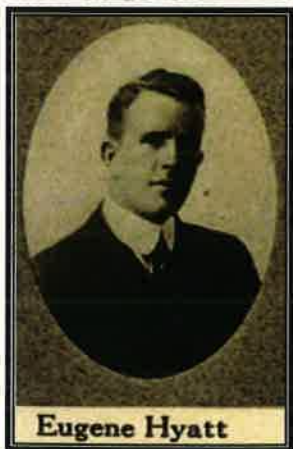


HISTORICAL NOMINATION

of the

The Eugene and Katherine Hyatt House

4767 Mission Bell Lane ~ La Mesa Highlands Neighborhood
La Mesa, California



Eugene Hyatt

Dennstedt Co. Builds Home For La Mesa Engineer



This spacious residence, typifying the hospitality of the early California rancho, is now being constructed for Mr. and Mrs. Eugene P. Hyatt by The Dennstedt Co., in scenic La Mesa Highlands.



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Kiley Wallace
Legacy 106, Inc.
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August 2013



CITY OF
LA MESA
JEWEL of the HILLS

HISTORIC LANDMARK NOMINATION FORM

COMMUNITY DEVELOPMENT DEPARTMENT / PLANNING DIVISION
8130 Allison Avenue, La Mesa, CA 91942
Phone: 619.667.1177 • Fax: 619.667.1380

1. NAME

Historic: **The Eugene and Katherine Hyatt House**
and/or common: Millman House

2. LOCATION

Address: 4767 Mission Bell Lane
City: La Mesa

State: CA

Zip: 91941

3. CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
☐ District	Public ☒	☒ Occupied	☐ Agricultural
☐ Building(s)	☒ Private	☐ Unoccupied	☐ Commercial
☒ Structure	Both	☐ Work in progress	☐ Educational
☐ Site			☒ Private residence
☐ Object			☐ Entertainment
	<u>PUBLIC ACQUISITION</u>		☐ Government
	☐ In progress		☐ Industrial
	☐ Being Considered		☐ Military
			☐ Museum
			☐ Park
			☐ Religious
			☐ Scientific
			☐ Transportation
			☐ Other:

4. OWNER OF PROPERTY

Name: Wilson Adam and Elena Janine Schooley
Address: 4767 Mission Bell Lane
City: La Mesa

State: CA

Zip: 91941

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds, etc.:

Address:

City:

State:

Zip:

6. REPRESENTATION IN EXISTING SURVEYS

Title: Eugene Hyatt Home/Millman Home
Date: Dec. 1983
Depository for Survey Records:
City: La Mesa

State: CA

7. DESCRIPTION

<u>CONDITION</u>		<u>CHECK ONE</u>	<u>CHECK ONE</u>
☒ Excellent	Deteriorated	Unaltered	☒ Original site
☐ Good	☐ Ruins	☒ Altered	☐ Moved
☐ Fair	☐ Unexposed		

Date: _____

Describe the present and original (if known) physical appearance:

This house is a good representative example of the Monterey style with Spanish Eclectic influences built in 1935. It is a large single-family residence designed by recognized Master Builder the Dennstedt Building Company in the La Mesa Highlands Tract No. 3 neighborhood of La Mesa. The home has a compound front facing U-shaped floor plan around a small walled in Spanish courtyard area with a fountain. The property is situated on the crest of a hill with Mission Bell Lane circling the outside of the property below the hilltop and home. The house is on a bell shaped semi-circular lot with a terraced down effect. Behind the home to the rear, a detached multi-car garage has been expanded and is recommended excluded from the designation nomination.

The subject property at 4767 Mission Bell Lane is a cross gabled two-story Monterey style home with a cantilevered overhanging wooden Monterey style balcony. The home has an asymmetrical façade and a compound hipped and gable roofed floor plan. This mixture of hipped, front and side gable roofs and varying roof heights, along with the home's complex form and detached garage present an image of a small compact village breaking up the massing of this large single family home. The home utilizes an asymmetrical façade with a two story side facing gable and cross front facing two story hipped roof portion over a single story gable wing projecting east. The home's clay roof has irregular layering of Spanish clay roof tiles. The home features a low pitched roof with irregularly laid mission fired clay tiles and eaves with very little overhang, indicative of the Monterey and Spanish eclectic styles. The central main two story section has a front facing gable roof end with a one story wing which features a cross gabled front façade. A low pitched mission red fired tile roof with minimal eave overhang and decorative wooden rafter tails are seen around on the home at the eaves. The home features stucco wall surfacing and brown painted wood detailing throughout.

This is a good example of a Monterey style home as the early Monterey style was transitioning in 1935 from the earlier Spanish Eclectic design. The home was designed by recognized Master Builder the Dennstedt Company. The home displays all character defining features indicative of the Monterey style, such as the cantilevered second story wooden balcony which is covered by the principle roof. This cantilevered porch is positioned above the principle front doorway. The home utilizes a low pitched gabled roof with short decorative rafter-tails below the eave rooflines. The home also has the characteristic defining architectural features of the Spanish Eclectic style including the asymmetrical façade, low pitched red tile roof, eaves with shallow overhangs, stucco surfacing, arched doors and entry doorways. The home also exhibits a complex irregular floor plan which reveals itself as you move from the outside public space past the front walls and wrought iron gate to the front patio semi-public patio space and rear garage area behind the home. The home has a rustic hand laid irregular stucco exterior surfacing seen throughout. Windows and doors are brown painted wood and unless otherwise noted. Square clay tile vents are visible at the gable ends with clay tiles spilling over the edge at the top gable ends. Other wood is painted brown unless otherwise noted. The house has had a large addition replacing a series on non-historic additions on its southern (side).

The Monterey Architectural Style - Early Californians created an indigenous style of architecture by fusing local Spanish influences with Anglo Colonial designs from the east coast. Their designs eventually led to the emergence of one of California's few native architectural styles. A revival of the Monterey style became popular between 1930-1950. It is sometimes classified as a sub style of the Spanish Eclectic, but today most historians call the designs Monterey, named after the California city where the style is most prevalent. The combination of Spanish and Anglo stylistic traditions is seen in the building materials utilized.

Description (continued):

Used primarily for residential properties, Monterey style homes are typically two stories in height with shallow pitched gable and hipped roofs, and a second story cantilevered covered wood balcony. Plans are usually L or U-shaped but also appear in other forms and plans. Roofs are generally covered in clay tiles in the Spanish style and the exterior wall surfaces are usually finished in stucco also reflecting the Spanish influences.

The inset balcony, usually located above the main entrance door, is accessed only from the interior by glazed French doors. Many have ornate balusters juxtaposed against simple squared wood posts. The balcony and a side facing gable roof gives the home a dominant rectilinear horizontal character.

Early examples of the Monterey style, from about 1930-1940, tend to favor Spanish detailing such as tile roofs and carved balcony porch posts, while later examples from the 1940's and 1950's emphasize American Colonial details, such as double hung multi-light windows adorned with shutters and front paneled entry doors. The 1935 San Diego Expo and associated buildings also greatly promoted the style in San Diego.

This Spanish Eclectic Style, also known as the Spanish Colonial revival style, became popular in 1915 with the creation of the California pavilion and other buildings for the Panama California Exposition in San Diego. At the Exposition, architect Bertram Goodhue built upon earlier Mission Revival styles and added a more varied and accurate representation of original 16th century Spanish buildings. This romantic, sophisticated style borrowed from a broader rich vocabulary of Moorish, Spanish Baroque, Renaissance and Mediterranean architectural traditions with detailing often based on actual prototypes in Spain. The San Diego Exposition, along with Goodhue and other designers, publicized and promoted the style's popularity and it became a craze in California in around 1925.

East (Front) Elevation – From top to bottom, the cross gabled home has a low pitched gabled roof with hand laid red clay barrel tiles in an irregular pattern and short wooden rafter tails in keeping with the rustic Monterey Spanish aesthetic and design. The varied roof line is evident in this front elevation with the U-shaped home utilizing a side facing gable with second story balcony beneath the principle main roof and to the north the upper level displaying a hipped end above a single story gable end. The most important and dominant feature of the front elevation is the Monterey style cantilevered porch. The porch recently underwent a rehabilitation and restoration because of deteriorated and rotted wood. The cantilevered Monterey style balcony is supported by two double wooden floor beams and secondary single beams placed between. The original photos show three double beams with two smaller single beams placed between. The existing condition is similar, except that the south end beam is not double and the balcony was slightly elongated approximately two feet on the south end. The wooden plank picket balustrade railing has decorative scroll cut designs perforated with two circular holes matching the historic photos. These were repaired and replaced as needed based on extant originals. The three wooden double floor beams further support a side facing roof beam placed just under the exposed wooden roof rafters. A multi-paned wooden double French door, wooden single double hung window and single French multi-light door provide access to the upper level balcony. Below the extending wooden balcony the single principle door way is seen to the north (right) with a secondary double doorway seen on the south (left) with a single wooden window seen on the right. The principle single doorway has an original elaborated door surround with plaster and stucco entablature above the door supported by simple rectangular pilasters on each side. The present homeowner has repeated this door surround elaboration on the double doors as part of the recent addition. Both downstairs wooden doors are non-original replacements. The single rectangular window to the right is inset into the stucco with a rounded edge. The window has a handmade wrought iron window grille which was built to replicate the wrought iron grille seen in historical photos and advertisements. The window grille contains angled external square bars joined in an elaborate semicircular design.

On the projecting front facing northern wing, a rectangular single window is seen on the upper level under the second level hipped roof. Below on the single first story is a gabled roof with an angled rectangular clay tile vent seen at the gable end above a large inset rectangular focal window. This large window is inset into the wall with a rounded inset relief of approximately three inches. The fixed single pane window also has a rustic hand hewn wooden lintel beam inset into the stucco above the window opening. The newer addition is seen on the left (south) with a single story flat and gable roofed wing extending from the southern (side) end of the house. This non historic addition wing replaced earlier non historic additions and extended the wing to further enclose the front patio area. The semi enclosed interior to the front patio is enclosed with stucco finished site walls and has two entry walkways. These front patio site walls rise above Mission Bell Lane below. This addition does not clash or interfere and the home continues to convey its original Monterey design style and construction with Spanish Eclectic influences. The matching Spanish style side addition is pushed out from the original structure and is further differentiated from the original material by the much larger window on the front façade and lack of clay tile attic venting as seen on the original portion of the home. The later addition is single level in front with the second level setback at the rear. This addition replaced a previous non original addition. Also, the addition contains no wood balconies of any type allowing the main Monterey cantilevered wooden porch to continue to be the primary character defining feature of the home's front façade. Part of the original design aesthetic of Spanish Eclectic and Monterey style homes was to have differing masses and roof styles to have the appearance of a small Spanish village with different elements and rooms added on over time. Therefore, this side addition has less of a detrimental impact than with other period and eclectic architectural styles of the period.

Description (continued):

North (Side) Elevation – This elevation continues the gabled roof with fired red clay Mission half barrel roof with little overhang and exposed rafter beams matching the other elevations. To the left (south) side along the eave end of the side gable a large simple rectangular stucco chimney rises above the clay tile roof. This irregular stucco surfaced chimney rises the eave wall with at the point where the single story transitions to two story behind. Underneath the minimal overhanging eaves are brown painted decorative wooden rafter tails with a rounded edge. On the front (east) side single story a single rectangular wooden six over two double hung window is seen to the left of the chimney.

To the right (west) of the chimney, the side elevation consist of single large two story unbroken wall plane that continues to the rear corner of the house. Starting from the top fenestration consists of a horizontal rectangular window at the left (east) and with two divided light six over two double hung windows seen to the right (west) alongside a newer rectangular double casement window set as part of a rear addition.

On the lower level a single matching double hung wooden window sits to the left of a double set of double hung six over two divided light windows. To the right (west) is a single rectangular French door with concrete landing and steps which connects to the home to the rear pool behind. Below the windows rectangular basement vents are seen at the foundation level.

South (Side) Elevation – This portion of the house faces the driveway which continues beside the house to the detached multi space garage. This side elevation also faces the neighboring property to the south. This side gabled elevation is entirely comprised of the newer non-historic two and one story side addition. A tall tower feature is slightly visible from the public view at the rear.

To the right is the rear setback portion where the two story multifaceted tower is visible at the rear with a hexagonal hipped roof. As with the rest of the house, the roof has minimal overhang with decorative rafter tails. Arched wooden single pane windows are seen continuing around on each faceted wall of the tower addition. Below on the lower level of the tower are square wooden single pane awning windows with wooden sills. In front of the tower at the rear of the addition is a modern single story wooden pergola. This area is not in the public view. This protruding addition is in a sympathetic matching Spanish style built to add additional space to the home. The addition is differentiated by its lack of clay tile attic vents.

West (Rear) Elevation – This elevation reveals the rear pool area of the home which is the location of a rear corner two and a half story tower addition at the south west corner along with a single story arched rear colonnade which is matched to the original home's Spanish style. **This rear additions area is mostly not visible from the public view.**

Interior Architectural Features – Not proposed for inclusion in designation. The living room, entryway, and foyer feature a number of original interior archways, rustic hand roof beams, wood flooring and lighting fixtures. Of particular note is the decorative hand-made wrought iron stairway railing with decorative Spanish tile steps. The finely crafted wrought iron lighting fixtures exhibits hand wrought scrollwork that is secured with thin metal straps and rivets. Hand hammering of the metal is evident at the edges. Original lighting fixtures, door and window hardware are visible throughout the home's interior.

Front Patio / Front Gate / Landscaping – From the sloping driveway in front, entry is up from the driveway around the courtyard wall around an arched walkway up nine steps and through a decorative wrought iron gate which opens into the large front courtyard. On each side of the wrought iron gate are short stucco piers with built in matching archway. These piers connect to the house and stucco front site wall on each sides. The hand-made wrought iron gate has decorative scroll work with a series of connected rounded curling elements made of forged wrought iron round stock with rectangular outside bracing and built in latch. The elaborate gate is attached with original heavy duty hinges and maintains the original lock and handles mechanism.

This gate leads to the large front courtyard or terrace area and is mostly hidden from the road below behind the site wall and foliage. This large front courtyard area is also indicative of its style and period of significance in the pre-war era before housing design and courtyards began utilizing the more private back yard area for courtyard and patio designs. This front patio area contains a water fountain and grass area added by the present owner. The front patio is landscaped with edged concrete landscape planters holding a number of trees, hedges, and succulents.

Garage - The detached multiple garage is excluded from the nomination as it has been heavily altered and added on to over the years. It is at the rear and mostly outside of the public view although its rear wall faces out onto Mission Bell Lane as it curves around the property.

8. SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE - CHECK AND JUSTIFY BELOW			
☐	Prehistoric	☐ Archeology-prehistoric	☐ Conservation	☐ Landscape architecture	☐ Religion
☐	1400-1499	☐ Archeology-historic	☐ Economics	☐ Law	☐ Science
☐	1500-1599	☐ Agricultural	☐ Education	☐ Literature	☐ Sculpture
☐	1600-1699	☒ Architecture	☐ Engineering	☐ Military	☐ Humanitarian
☐	1700-1799	☐ Art	☐ Exploration / Settlement	☐ Music	☐ Theater
☐	1800-1899	☐ Commerce	☐ Industry	☐ Philosophy	☐ Transportation
☒	1900-	☐ Communications	☐ Invention	☐ Politics/Government	☐
☐		☐ Community planning	☐ Other (specify)	☐	☐

SPECIFIC DATES: Date of Const.- 1935

BUILDER/ARCHITECT: Master Builder - Dennstedt Building Company

Statement Of Significance: This Monterey style home with Spanish Eclectic influences is significant because it is a rare and significant example of the short lived residential architectural style with the Spanish influenced subtype of the style only built during the years of the Great Depression between 1930-1939. The design is one of California's few native architectural styles and it is the notable work of recognized Master Builders, the Dennstedt Building Company.

Architectural Analysis. The following is an analysis of the architecture and integrity of the property. Designation under the standards for Criterion C and D states a property important for architectural style or design and as a representative or notable example of the work of a master must retain most of the physical features and design quality attributable to the Master Builder and/or style. A property that has lost some historic materials and details can be eligible if it retains the majority of features that illustrate its architectural style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style and identified it as the work of a master.

Location. Location is the place where the historic property was constructed or the place where the historic event occurred.

As seen in historical photos and period advertisements The house remains in its original location. The location element of integrity is excellent.

Design. Design is the combination of elements that create the form, plan, space, structure, and style of a property. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Although the home has undergone an addition to the southern end and rear, the most essential physical and character defining features of the home features are retained and include: the cantilevered wooden Monterey style front porch with decorative plank balustrade and simple balcony posts under covered by the principle roof, front door and double French doors beneath the Monterey porch linking to the outside walled front patio area, the red mission clay tile roof, and white stucco exterior surfacing. The changes to the original design are setback or pushed out from the original house not placed in line with the original wall material. Additionally, changes were approved by the City of La Mesa. The change to the front elevation (east) double French door surround and lower door changes are outside of the public view or are reversible. The Design element is classified as fair and if the front elevation area was restored this could rise to good.

Statement Of Significance (Continued):

Setting. *Setting is the physical environment of a historic property. The setting is the larger area or environment in which a historic property is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood.*

The setting is distinguished by being located on a hilltop. There is minimal landscaping. The Setting for the subject resource is excellent.

Materials. *Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The Standards state that deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

As seen in the historic photos provided, most of the essential building materials used to create this house appear to be original or were matched "in kind" with the original materials. The exceptions are the two story and bell tower to the left. The wall stucco, wood framed windows, garage door all seem to match the original materials. Based on this analysis, the materials aspect appears to be fair.

Workmanship. *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

Good quality carpentry and stuccowork is present in the exterior and interior, such as hand hewn beams and woodworking. The Workmanship aspect is classified as good.

Feeling. *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

Although the neighborhood was developed mostly after the subject resource, a person walking down Mission Bell Lane can experience an historical sense and feel for the 1930's neighborhood. This house contributes to that feeling, based on the massing and height of the houses and their general variation of Spanish Eclectic styles. The Feeling aspect is good.

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

Although the home has some associations with early development in La Mesa and the Dennstedt Company in particular. After significant research, the home was not found to have significant associations with significant historic events or persons to qualify under this criterion.

Conclusion. This house meets six of the seven aspects of integrity, with the Association element unevaluated. Thus, the house meets a majority of the aspects and meets the *Secretary of the Interior's Standard* for minimally acceptable integrity.

Background for Recognized Master Builders, The Dennstedt Building Company The City of San Diego's Historical Resources Board designated the A.L. and A.E. Dennstedt Company as Master Builders with the designation of HRB Site No. 818, the Hazel Weir/Dennstedt Company House, 1857 Viking Way in La Jolla on June 28, 2007. Other homes designated by the HRB built by this firm include Site No. 535, the Carlos B. and Blanche W. Livers House, 2820 Dove Street (1937); Site No. 664, the A.L. and Cleveland Dennstedt House, 4372 Ridgeway Drive (1941); Site No. 806, the Anne and Edward Lindley House, 4319 Arista Street (1935); and Site No. 892, the Jean P. Hampton / A.L. & A.E. Dennstedt Building Company Spec House #1, 7015 Vista Del Mar Avenue (1935).

The brothers sold real estate in Iowa and north to Canada until the market collapsed in 1923. In 1924 they moved to San Diego and put their house design and construction skills to use beginning a construction company. A family dispute over entering the housing tract market and working with low-cost Federal Housing Authority loans divided the Dennstedt brothers in 1933 and A.L. sold his interests and formed his own company, the "A.L. and A.E. Dennstedt Building Company." In reality, all four brothers shared in their achievements up to 1933. They opened their office at 3144 5th Avenue, just across from Park Manor. A.L. and A.E. Dennstedt hired Henry Landt to design houses for their smaller company. One of their first major projects involved custom homes in Reynard Hills, between Middletown and Mission Hills. They shifted designs to accommodate the national trends and offered FHA approved Cape Cod style houses with multi-pane windows, porthole windows, shutters, and moderately pitched roofing, as well as Monterey style that shifted away from Spanish to a more Colonial Revival style (*San Diego Union* October 2, 1938). They also revived the Old English style (*San Diego Union* October 16, 1938) and A.L. then assigned Landt to design his

Statement Of Significance (Continued):

own house in Kensington Heights.

According to Alberta Dennstedt, they resisted tract subdivisions as much as possible and were forced to build speculation houses by 1935 to people who qualified for FHA loans. An April 28, 1935 advertisement touted "A.L. & A.E. Dennstedt Building Co., Builders of Distinctive Homes" and illustrated a multi-level Spanish style building. A.L. received a service award from the Building Contractors Association in 1939. They remained in business until the outbreak of war in 1941.

The Original Dennstedt Company (1938-1960). For the general public, confusion reigned between the various Dennstedt building companies. The family responded by re-naming their company and advertisements such as: "Another Blue Ribbon Home Planned and Built by The Original Dennstedt Co. for Mr. Jose Januario," a Minimal Traditional style home at 1470 Rosecrans Street in Point Loma (*San Diego Union* October 9, 1938). In fact, The Original Dennstedt Company shifted to building Minimal Traditional style houses with smaller dimensions, less metals, and only hints of architectural motifs. These tracts increased during World War II, but they had to improvise to get around the need for metal hardware because most metals were diverted to the war effort. By late 1943, federal agencies urged builders to use wooden dowels in lieu of metal nails and other fasteners.

From the City of San Diego Historic Resources list of established Masters, the Dennstedts are an essential element to the history of San Diego from the 1920's-1940's. Through their company, the Dennstedt Building Company, this family business built many homes, commercial buildings, and apartments throughout San Diego. The Dennstedt family home was built in the Kensington community in the pre-war era (1941) in the Old English Manor style. The Dennstedt Company offices were located at Fifth Avenue and advertised their services saying, "the success of the Dennstedt organization is the completeness of the service it renders".

The original Dennstedt Company produced high-end custom homes in San Diego from 1926-1933. After 1933 the company was left to just A.L. and A.E. Dennstedt whom continued in custom home construction. Henry Landt served as director of drafting for the Dennstedt Company, later forming his own firm partnered with Norman Dennstedt. The brothers employed a variety of architectural styles in their homes including Spanish Eclectic, Mexican Hacienda, Tudor, English, Monterey and Ranch styles. These homes were built in communities all over San Diego including North Park, Talmadge, Kensington, La Jolla, and Point Loma. Services offered by the Dennstedt Company included in-house design, construction of structures designed by other architects, lot sales, and financing.

One development the brothers worked on was the Reynard Hills subdivision where they purchased many lots, sold them to the public, and then were contracted to build the house on the lot. The company even built a model home for the Reynard Hills development which reportedly had long lines of interested members of the public who came to see the house on its opening day.

A.L. and Norman Dennstedt headed the San Diego chapter of the Building Contractors Association. In 1968 Norman received a lifetime achievement award from the BCA San Diego chapter. Norman was also chairman of the Carpenters Union's joint Labor-Management Trust Fund. A.L. Dennstedt was born in Fillmore County, Minnesota in 1881, moving to San Diego with his brothers. He lived in San Diego for 41 years until his death in 1967. A.L. was a charter member of the Hillcrest Lions Club and a member of Al Bahr Shrine, Albert Lea (Minn). York Rite, and John D. Spreckles Masonic Lodge.

La Mesa Highlands

An August 17, 1928 advertisement in the *La Mesa Scout* announced the opening of the new La Mesa Highlands tract as a "De Luxe Suburb", describing it as the "Jewel of the Hills". The new tract was described as being only 20 minutes from San Diego at a time when automobiles were still a rarity in many places. The announcement also promised no high pressure selling.

Other articles in the *San Diego Union* described the official opening and dedication of La Mesa Highlands and Merritt Boulevard taking place July 28, 1928 with dedication by Mayor Sheldon and other distinguished guests. The Grable-Francisco-Bleifuss Company put in extensive improvements. These improvements included water and sewer mains, curbs, sidewalks, electrolier street lamps, tree planting and 3,000 feet of 5-inch asphaltic concrete pavement on 40 foot streets. The R.E. Hazard Contracting Company outbid three other bidders for the grading, paving, sidewalks, curbs, water system, fire hydrants, sewer system, and ornamental lights, coming in \$193.23 under the engineer's estimate. The competing firms were George R. Daley, O.U. Miracle, and David H. Ryan ("Boulder Heights Improvement Job Goes to Hazard," *La Mesa Scout*, October 28, 1927, courtesy La Mesa Historical Society Research Archive). Many prominent Spanish style homes were built in this pre and early depression era from 1927-1935.

The Great Depression destroyed the financial markets in San Diego by the mid and late 1930's and banks foreclosed on houses across San Diego County. The marketing program for La Mesa Highlands ended and many of the lots remained vacant through the Depression and World War II. The rugged boulder landscape posed serious challenges for home builders during that era of steam shovel technology. Development would not take off again in mass until the post WWII development boom.

9. PLANNED IMPROVEMENTS/RESTORATION AND HISTORIC PRESERVATION

Work Completed and Planned

Schedule

<p>A. Restored single front door to original. When the current owners moved in, the single front door was Japanese stained glass (installed by sellers, Millmans). The current owners met with a member of the family that owned the home from 1939-1952 and, based on his oral history and hand-drawn rendering, had a single front door custom built to restore the original material, style, and look (heavy alder, ¾ arched glass, wrought iron—right down to what this prior owner described as “rusted-looking” iron and hardware). Note that the historic East (front) elevation photo in this report (p. 48) was taken by that same family in the 1940’s, <i>after</i> they replaced the original ¾ glass front door with an all-wood door for privacy (the couple’s bedroom was on the 1st floor near the front door and she was uncomfortable with a glass door outside her bedroom). This family member visited after the work was done and wrote: “It was a real pleasure to visit you in your beautiful home, and to see how you have restored it so well, without losing any of its old Spanish colonial charm.”</p>	<p>Completed - 1999 \$3,500</p>
<p>B. Refurbished and restored many original wooden windows. When current owners moved in, all original windows were in poor condition, and a few had even been replaced by metal windows. Many of the original wood windows have been fully restored.</p>	<p>Begun - 1999 \$8,900</p>
<p>C. Restored Original Roof, re-roofed entirely with all historic rough, uneven, wide barrel Mission terra cotta red clay tiles. When current owners purchased, the roof had deteriorated significantly, been patched with some modern tile, and needed complete restoration. The roof was restored with all hand laid red clay barrel tiles in an irregular pattern and short wooden rafter tails consistent with the rustic Monterey Spanish style.</p>	<p>Completed - 1999 & 2010 \$27,000</p>
<p>D. Re-stuccoed exterior with original white “wavy” mission-style. When current owners purchased, the stucco had been painted over many times and was beige-peach color. All non-original paint has since been sand-blasted off and the house fully re-stuccoed in the character defining original style and texture.</p>	<p>Completed - 2010 \$39,000</p>
<p>E. Restored cantilevered wooden Monterey style balcony. The front-facing balcony—a character defining feature of this native Californian Monterey Spanish architectural style—was in what contractors described as “terminal” condition. They recommended it be removed because repair was prohibitively complex and expensive. But the current owners insisted on fully restoring it, which required replacing most of the (dry-rot and termite destroyed) wood, and essentially reconstructing and reinforcing the front structure of the house itself and the roof, including replacing balcony beams extending back into the house, shoring up the door frames with additional support, and rebuilding the balcony from the inside out. All balcony balustrades and posts were meticulously restored and matched to extant originals in this restoration process.</p>	<p>Completed - 2010 \$24,700</p>
<p>F. Restored original hand-hammered wrought iron work. Original hand-made wrought iron railings and lighting fixtures were completely repaired, restored, and replaced with exact replicas where broken or missing.</p>	<p>Completed - 2010 \$8,250</p>
<p>G. Restore original shutters around some windows and doors. Historic advertisements and photos show original wood shutters framing some doors and windows, notably on the front-facing elevations. These will be fully restored as shown in the photos and drawings.</p>	<p>Planned - 2014</p>
<p>H. Refurbish and restore all remaining original wood windows.</p>	<p>Planned - 2016</p>
<p>I. Termite and dry-rot repair, restoration, and maintenance.</p>	<p>Planned - ongoing</p>
<p>J. Restore and maintain the original red-cement front walk and patio. The arched front walkways and patio that frame and define the front courtyard elevation are original and in need of restoration and ongoing maintenance.</p>	<p>Planned - 2017</p>
<p>K. Finalize restoration of front double doors. These doors, door frame, and sill receive a lot of direct, hot sun and were severely damaged when current owners purchased the house. The owners set out to restore them in a historically accurate, simultaneously very sturdy and sun-resistant way. Time-of-construction 1935 ads show double doors but do not reveal their style. One later historic photo, circa the mid-1940s, obtained by the current owners from the family that owned the home from 1937 to 1952 shows double 6-lite French doors. But the family member who recalls that his family replaced the single front wood and glass door with all wood, <i>thinks</i> his family also previously added the 6-lite French doors to replace more elaborate wood, glass, and iron originals like the single door.</p>	<p>Planned - 2022</p>

He was, though, so young when this occurred that he does not have a clear memory. So, lacking further guidance, the current owners had custom double doors made to replicate exactly this prior owner's hand-drawing of the original front door style. These custom double doors are extra thick and sturdy alder to resist the sun, and cost nearly \$10,000 installed. Current owners are continuing their research in order to try to confirm the original door style. When that is confirmed, the owners will insure the doors conform to the original aesthetic. (If that requires any significant alteration, the owners propose to complete this later rather than sooner because of the substantial cost of their existing doors.)

L. Chimney rehabilitation and restoration. The original large, irregular stucco surfaced chimney, on the North side but prominently visible from the front elevation, is in need of structural reinforcement and rehabilitation and leak correction.

Planned - 2019

10. SOURCES

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Government Documents

City of San Diego Historical Resources Board

2009 Historical Resource Research Report Guidelines and Requirements, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.1, Adopted by the Historical Resources Board November 30, 2006, Updated January 24, 2008 and February 9, 2009.

Internet

Ancestry.com, www.ancestry.com (U.S. Census 1880, 1900, 1910, 1920, 1930, 1940; California Death Index; Social Security Death Index; genealogical files)

Interviews

Ricci McBurney of 4770 Mission Bell Lane and long time Mission Bell Lane resident, interviewed by Alexandra Wallace of Legacy 106, Inc. in August 2013. She can be reached for questions at (619) 772-7550.

Gil Newton, son of Dr. Hiram D. Newton and Lucile Newton. Gil's parents owned and resided at 4767 Mission Bell Lane from 1939 to 1952 and Gil lived there as a young boy. Interviewed by Kiley Wallace of Legacy 106, Inc. in August 2013. He can be reached for questions at (619) 444-1121.

Newspaper

La Mesa Scout

San Diego Union

San Diego Evening Tribune

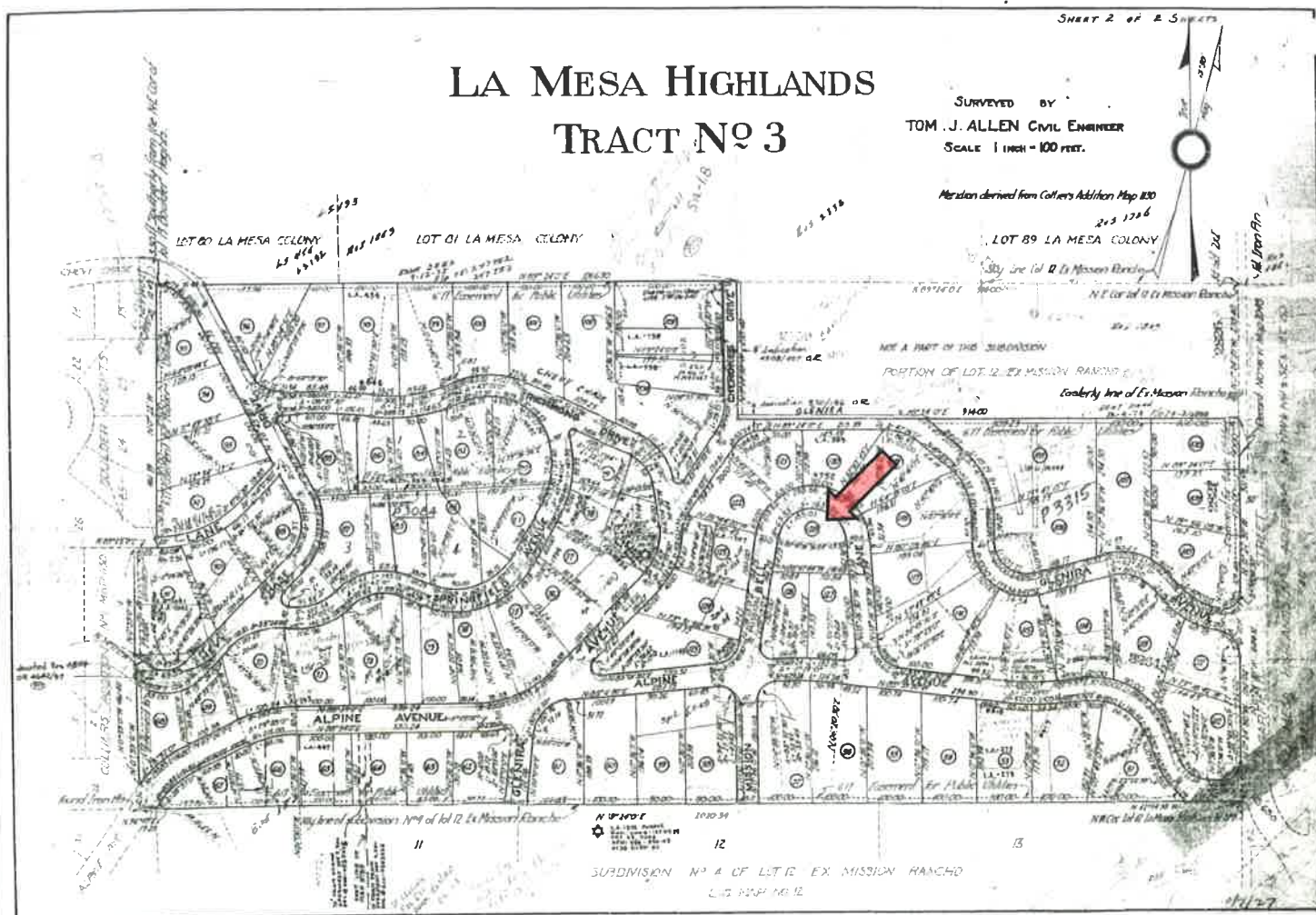
San Diego Union-Tribune

11. GEOGRAPHICAL DATA

All of Lot 128 and that portion of Lots 126 and 127 of La Mesa Highlands Tract No. 3, in the City of La Mesa, County of San Diego, State of California, according to map thereof no. 2064, filed in the Office of the Recorder of San Diego County, October 7, 1927, lying northerly of a line that begins at a point on the westerly boundary of said Lot 126, distant thereon south 09°13' west, 52.81 feet from the northwest corner thereof, and runs north 89°06' east, 154.42 feet, more or less, to an intersection with the easterly boundary of said Lot 127.

APN: 494-494-01-00

2064 Sheet 2



County Tax Assessor's Map of La Mesa Highlands Tract No. 3

San Diego, CA, 2012-2013 - 494-491-493 Sheet 1 of 1

494-491-494

DETAIL
NO SCALE

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 894, PAGE 494



494-49

1"=100'

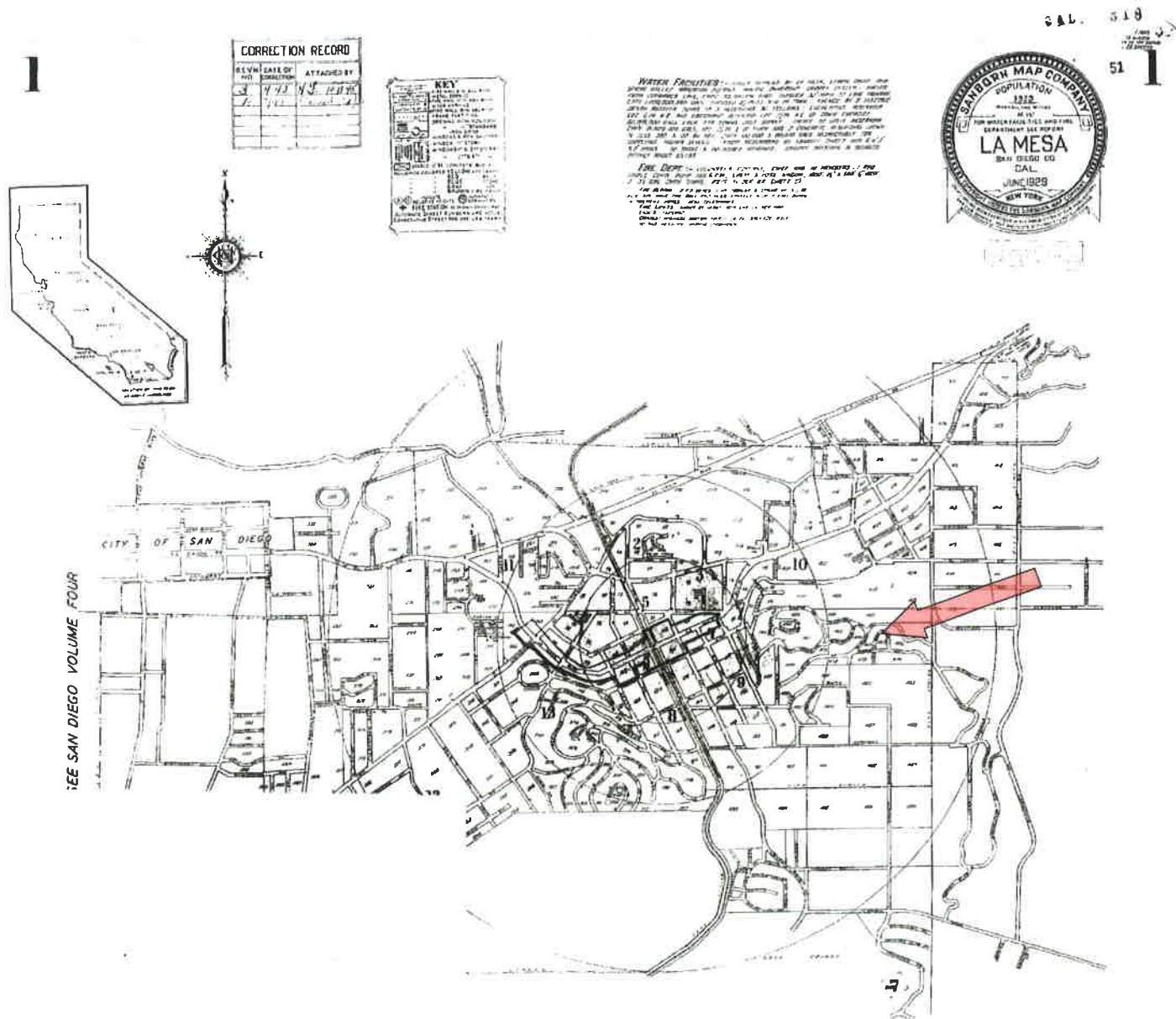
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4767 Mission Bell Lane is not included in any Sanborn Fire Insurance Map

4767 Mission Bell Lane is not included in any Sanborn Fire Insurance Map



NEW INDEX, MAY 1933

Original Index		NEW INDEX, MAY 1933																		Continued																																																																																												
STREETS		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																																																												
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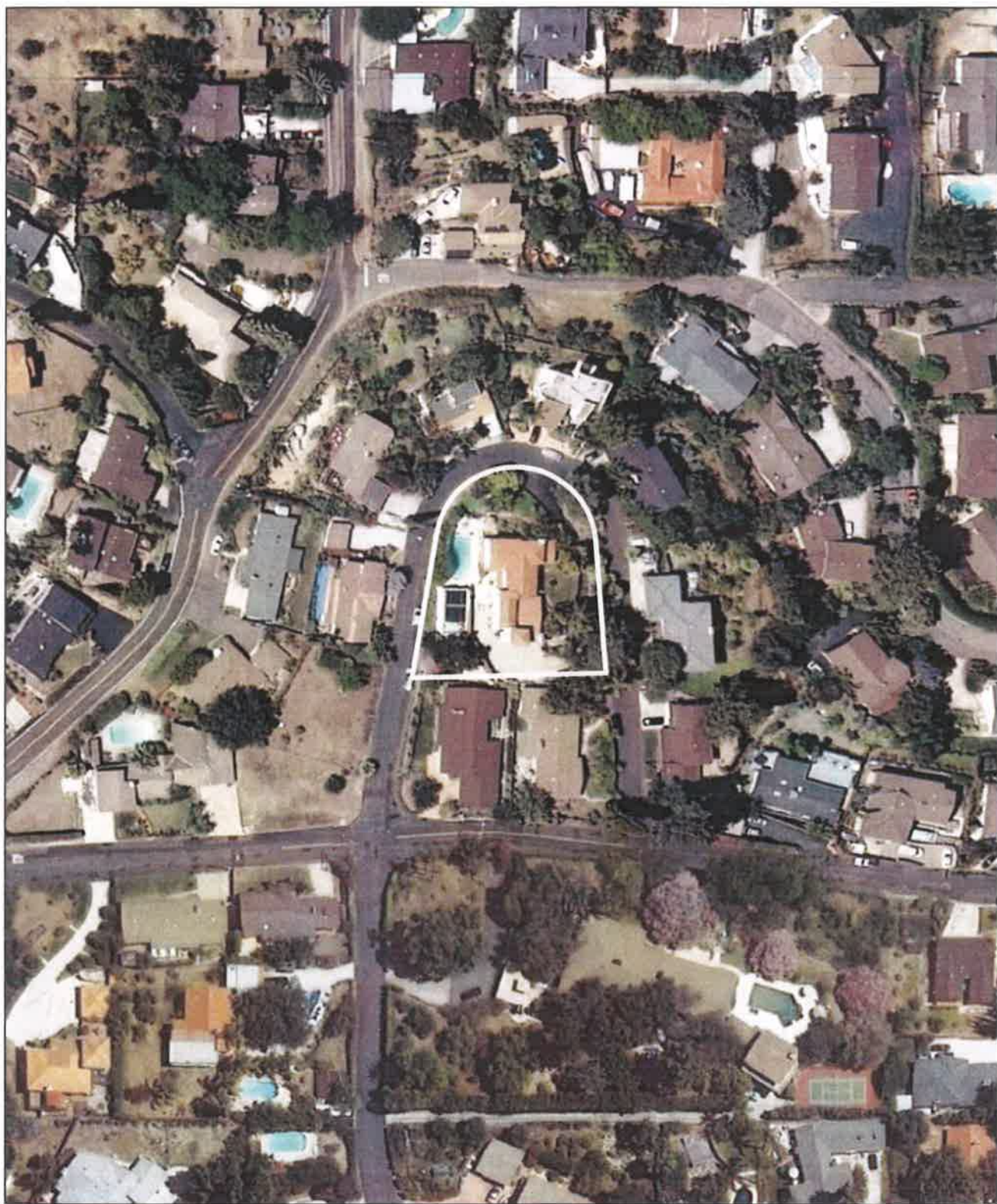
2005 Aerial Photo of 4767 Mission Bell Lane



4767 Mission Bell Lane
2005 aerial photo



2012 Aerial Photo of 4767 Mission Bell Lane



4767 Mission Bell Ln.
2012 aerial photo



12. FORM PREPARED BY:

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APPLICATION PREPARED BY:

Legacy 106, Inc.

Chain of Title:

4767 Mission Bell Lane
APN 494-494-01-00

Instrument Date	Grantor to Grantee, Recording Date, Book Number, Page Number
June 4, 1934	Arthur K. Emmons and Rolene I. Emmons to Eugene P. Hyatt and Katherine G. Hyatt, June 8, 1934, Book 292, Page 336
July 3, 1935	Notice of Completion Eugene P. Hyatt (builder is The Dennstedt Co.), July 3, 1935, Book 414, Page 218
October 7, 1936	Katherine G. Hyatt to Eugene P. Hyatt, October 7, 1936, Book 578, Page 75
January 13, 1937	Eugene P. Hyatt to W.H. Jennings and Louise H. Jennings, January 14, 1937, Book 605, Page 270
January 13, 1937	W.H. Jennings and Louise H. Jennings to Eugene P. Hyatt and Katherine G. Hyatt, January 14, 1937, Book 605, Page 271
September 18, 1937	Katherine G. Hyatt to H.E. Trumbull, September 18, 1937, Book 697, Page 285
September 25, 1937	H.E. Trumbull and Ethel H. Trumbull to Security Trust and Savings Bank of San Diego, October 27, 1937, Book 713, Page 317
November 24, 1937	Security Trust and Savings Bank of San Diego to Marion G. Ruhle, November 27, 1937, Book 714, Page 383
March 30, 1939	Marion G. Ruhle to Hiram D. Newton and Lucile Spencer Newton, April 8, 1939, Book 891, Page 266
October 13, 1952	Hiram D. Newton and Lucile Spencer Newton to George W. Vermillion and Virginia E. Vermillion, December 8, 1952, Book 4679, Page 109
March 22, 1956	George W. Vermillion and Virginia E. Vermillion to Claire B. Cook, April 11, 1956, Book 6055, Page 155
September 13, 1956	Notice of Completion (for improvements) Claire B. Cook (contractor was Dennstedt & Barr Bldg. Co.), September 17, 1956, Book 6260, Page 249
August 27, 1976	Frank L. Cook and Claire B. Cook to Stephen J. Millman and Lynda J. Millman, December 1, 1976, File 76-400936
October 15, 1982	Stephen J. Millman, M.D. and Lynda J. Millman to Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Family Trust, October 26, 1982, File 82-329472
January 14, 1983	Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Family Trust, to Stephen J. Millman and Lynda J. Millman, January 25, 1983, File 83-026397
April 5, 1985	Stephen J. Millman and Lynda J. Millman to Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Family Trust, July 15, 1985, File 85-251260
January 20, 1989	Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Family Trust, to Stephen J. Millman and Lynda J. Millman, March 3, 1987, File 87-111700
December 16, 1988	Stephen J. Millman and Lynda J. Millman to Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Inter Vivos Trust, March 9, 1989, File 89-120621
November 18, 1991	Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Inter Vivos Trust to

Stephen J. Millman and Lynda J. Millman, November 22, 1991, File 1991-0605907

November 18, 1991 Stephen J. Millman and Lynda J. Millman to Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Inter Vivos Trust, April 3, 1992, File 1992-0193394

June 5, 1996 Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Inter Vivos Trust to Stephen J. Millman and Lynda J. Millman, June 14, 1996, File 1996-0300402

June 6, 1996 Stephen J. Millman and Lynda J. Millman to Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Inter Vivos Trust, June 17, 1996, File 1996-0301833

October 8, 1998 Stephen J. Millman and Lynda J. Millman to Stephen J. Millman and Lynda J. Millman, Co-Trustees under the Millman Inter Vivos Trust to Wilson A. Schooley and E. Janine Schooley, November 9, 1998, File 1998-0730296

June 10, 1999 Wilson A. Schooley and E. Janine Schooley to Wilson Adam Schooley and Elena Janine Schooley, Co-Trustees of the Schooley Family Trust, June 16, 1999, File 1999-0421030

Biographies of Owners and Residents:

Eugene P. and Katherine Hyatt Owners and Residents, 1934 to 1937

Eugene and Katherine Hyatt were the original owners and residents of 4767 Mission Bell Lane. Eugene was a civil engineer and later took over as manager of the Lemon Grove and Spring Valley Irrigation District. In June 1934, Eugene and Katherine purchased lot 128 and parts of lots 126 and 127 in the La Mesa Highlands No. 3 tract. They contracted with the Dennstedt Building Company, and the home was completed in July 1935.

On November 28, 1895, Eugene Pooler Hyatt was born in Los Angeles to Henry Hyatt, a county clerk, and his wife Mary. Eugene lived in Los Angeles until moving to Berkeley to attend school. In 1918, Eugene graduated from the University of California at Berkeley. According to his World War I draft registration cards, Eugene was active in the Student Officer Training Corps, a precursor to today's ROTC, at the Presidio in San Francisco. By 1920, he was again living with his parents in Los Angeles, working on a ranch (1920 U.S. Census). In June 1921 he married Katherine Isobel Grigg, and they had two children: Richard and Mary Katherine.

According to the 1930 U.S. Census, the Hyatt family lived in Lakeside, and Eugene worked as a civil engineer for the irrigation district. Also residing with them was Eugene's elderly mother Mary. Eugene and Katherine lived in Lakeside from the time they were married until they moved into the subject resource.

In June 1934, Eugene and Katherine purchased lot 128 and parts of lots 126 and 127 in the La Mesa Highlands No. 3 tract. They contracted with the Dennstedt Building Company, and the home was completed in July 1935. The house was publicized in local newspapers. A March 17, 1935 *San Diego Union* article featured an architectural rendering of the home along with an article about it and the Dennstedt Company. Shortly after the home's completion, a photograph was featured in a Dennstedt Company advertisement in the July 7, 1935 edition of the *San Diego Union*. Included in the advertisement was a letter written by the Hyatts to the Dennstedt Co., expressing their happiness with their new home and in doing business with the home builders. Also on July 7th, the Hyatts held a one-day open house, so that the general public could tour their newly constructed home.

In February 1937, Eugene passed away. In September of that year, his widow Katherine sold the property to Harlow and Ethel Trumbull. In late 1937, Katherine married Thomas Stangbye in San Francisco. Further information about her could not be located.

Richard Story Hyatt, the son of Eugene and Katherine, was born in California in 1928. In 1940, he and his sister Mary resided at 4270 Campus Avenue in San Diego, with their mother and stepfather Thomas. In the 1950's, Richard lived in San Diego and worked as a tool designer, and in 1960, he married Carmen Hall. Richard died in San Diego in 1979.

Mary Katherine Hyatt was the daughter of Eugene and Katherine. She was born in California in 1922 and graduated from Frances Shimer Junior College in Mt. Carroll, Illinois (*San Diego Union*, October 8, 1940). In October 1940 she married Ensign Marks P. Wangsness, U.S. Navy Reserve. In June 1941, only eight months after the wedding, Marks was one of 33 men killed aboard a submarine, the USS O-9 (SS-70), when it sunk during a training exercise off of the Maine coast. Divers were unable to locate the wreck and its location was unknown until 1997. In November 1942, Mary remarried to Robert Lawson, Saley, Jr. in San Diego. She passed away in Bethesda, Maryland in December 2010.

The current homeowner, Wilson Schooley, interviewed neighbor Ricci McBurney, who has lived on Mission Bell Lane for over fifty years. According to Mrs. McBurney, the Hyatts had a Spanish Colonial hacienda in Cuernavaca, Mexico, which they used as a vacation home. Eugene Hyatt's idea was to rebuild the Cuernavaca hacienda they so loved, only better. The Hyatts wanted the new California version of their Cuernavaca house to have a similar bell-type tower, which they thought perfectly suited to a Spanish Colonial/Mission Revival home on Mission Bell Lane. Eugene hired the Dennstedt Company, now considered a Master Builder by the City of San Diego, to construct the subject resource. The Hyatts' plan was to build their Cuernavaca family vacation home here in La Mesa, but add a tower and a second "salon" parallel to and across the entrance courtyard from the first salon (or living room) of their Cuernavaca house. Dennstedt began construction of the home in 1935. Spanish Colonial and Mission Revival construction details copied from the Cuernavaca house included extensive use of Mexican and Malibu tiles in the bathrooms, stairway, and elsewhere, original wood floors throughout, wrought iron railings, and a grand fireplace.

Insufficient information was found about Eugene P. and Katherine Hyatt to determine they were historically significant for their association with 4767 Mission Bell Lane under Criterion B.

**W.H. Jennings and Louise H. Jennings
Owners, January 1937**

On January 13, 1937, Eugene P. Hyatt sold the subject resource, as well as several other lots, to William H. Jennings and Louise H. Jennings. That same day, the Jennings deeded the property to both Eugene and Katherine Hyatt. The Jennings never lived in the home. It is possible that this transaction was performed in order for the Hyatts to obtain a loan on the home from the Jennings. William was an attorney specializing in water issues, and is the man for whom Lake Jennings in eastern San Diego County is named. It is highly likely that he knew Eugene P. Hyatt from working in the Helix Irrigation District.

William, a California native, was born in 1899 to Frederick and Ida Jennings. In 1910, William, his parents and three sisters lived at 514 Cleveland Avenue in San Diego's Hillcrest neighborhood. That year's Census lists his father's occupation as a San Diego sheriff. They lived at 3509 Plum Street in the Loma Portal neighborhood in 1920.

Around 1920, William married Louise Hoffman. In 1930 they lived in Los Angeles with their eight year old son, William Jr. While attending the Los Angeles College of Law, the elder William was employed as a hardware store clerk. He graduated in 1930. According to the 1940 U.S. Census, William and Louise lived in La Mesa at 4344 Date Avenue.

According to his obituary, "Mr. Jennings attributed his lifelong interest in water issues to his youth here when he roamed the waterfronts and rivers and witnessed several floods from untamed local rivers" (*San Diego Union*, February 16, 1983). Realizing the critical water issues in Southern California, William began to specialize in water law. In 1936, he started as general counsel to the Helix Irrigation District, and served the San Diego County Water Authority in the same capacity from 1947 until he retired in 1969 (*ibid*).

William also served as a consulting attorney for several County water districts, and as special counsel for the San Bernardino Valley Water Conservation District, as well as the cities of Burbank and Glendale. In 1969, he won a lawsuit which awarded Burbank and Glendale the rights to water underneath their areas in the Los Angeles Basin (*ibid*).

Locally, William was instrumental in implementing the California Water Plan and the Feather River Project which provide long-term water resources for California. In 1964 he was honored by the Helix Irrigation District when they named a lake formed by the Chet Harritt Dam in East County as "Lake Jennings."

Insufficient information was found about W.H. Jennings and Louise H. Jennings to determine they were historically significant for their association with 4767 Mission Bell Lane under Criterion B.

**H.E. and Ethel Trumbull
Owners, September 1937**

Harlow E. and Ethel Trumbull briefly owned 4767 Mission Bell Lane in September 1937. They purchased the home from Katherine Hyatt and later the same month sold it to Security Trust and Savings Bank of San Diego. The Trumbulls did not live in the home.

Harlow Edson Trumbull, born in 1890, was a native of Amesbury, Massachusetts. In 1908 he graduated from Amesbury High School and went on to attend Dartmouth. In 1912 he married his first wife, Elizabeth Ashton Coffin, a school teacher. According to Harlow's World War I draft registration cards, he resided in Haverhill, Massachusetts with Elizabeth and their two children, Frances and Edson. He was working in sales for the American Woolen Company. It is not known if he served overseas during World War I, however, after the war he was involved in the Massachusetts National Guard. In 1921, Harlow was promoted to Second Lieutenant in its 51st Field Artillery Brigade (*Boston Herald*, December 11, 1921). By 1925, Harlow and Elizabeth lived in Newburyport, Massachusetts. Harlow had switched careers and was working in real estate sales. They divorced around 1928. In May 1930, Harlow married Ethel Wilson in Pelham, New Hampshire. At the time, both resided in Providence, Rhode Island.

Harlow and Edith lived in the San Diego area briefly, appearing only in the 1937 and 1938 San Diego City Directory as residing in La Mesa. Advertisements for his real estate business appear in local papers in 1937 only, the same year he owned 4767 Mission Bell Lane. It was located in El Cajon. In 1940, the couple lived in Glendale, California where Harlow still worked in real estate and Ethel worked as a private nurse (1940 U.S. Census). The following year, they moved to Santa Barbara, where Harlow died in 1956.

Ethel Wilson Trumbull was a Rhode Island native born in 1887. In 1900, she lived in Pawtucket, Rhode Island with her father George, a secretary for the International Power Company, and her mother Emma, a housewife. In 1910, Ethel still lived with her parents in Pawtucket while working as a nurse in a hospital. She lived in Manhattan with a female friend in

1920, and both worked as nurses in social welfare (1920 U.S. Census). In 1930, she married Harlow while both of them lived in Providence, Rhode Island. Ethel passed away in 1963.

Insufficient information was found about H.E. and Ethel Trumbull to determine they were historically significant for their association with 4767 Mission Bell Lane under Criterion B.

**Marion G. Ruhle
Owner and Resident, 1937 to 1939**

In November 1937, Marion G. Ruhle purchased the subject resource from the Security Trust and Savings Bank of San Diego. In March 1939, she sold the home to Dr. Hiram D. Newton and Lucille Newton. Marion was the wife of Willard J. Ruhle, who owned a Harley-Davidson motorcycle dealership at 929 India Street in San Diego. Marion is listed as the sole owner of 4767 Mission Bell Lane on the deed, although she was married at the time. Although it is possible that the Ruhles resided in the subject resource, definitive proof could not be found.

Marion Elizabeth Gemmill was born in New York in March 1892 and grew up in Troy, New York. Her father James was a florist, while her mother Anna raised Marion and her siblings. Marion appears in the 1915 New York State Census, living with her parents and three siblings in Troy, and attending the State Normal School.

Around 1925, she married Willard J. Ruhle. In 1930, she and Willard lived in Los Angeles, where Willard owned a motorcycle dealership. They moved to San Diego around 1933, settling at 4130 Middlesex Drive in San Diego's Kensington neighborhood. In San Diego, Willard was co-owner of Ruhle & Artley, a motorcycle dealership located at 929 India Street. In 1937, Marion purchased 4767 Mission Bell Lane. They appear in the 1938 San Diego City Directory as residing in La Mesa, but no exact address is listed for them. However, it is likely that they resided at the subject resource that year. Marion sold the home in 1939. By 1940, the Ruhles lived at 6126 Avenida Cresta in La Jolla along with their seven year old son, Philip Grayson Ruhle.

Willard passed away in San Diego in 1947. The following year, Marion and son Philip moved to Monrovia, California. By 1954, Marion had relocated to Saratoga Springs, New York. In 1984 she died in Santa Clara, California.

Insufficient information was found about Marion G. Ruhle to determine she was historically significant for her association with 4767 Mission Bell Lane under Criterion B.

**Dr. Hiram D. Newton and Lucile S. Newton
Owners and Residents, 1939 to 1952**

Dr. Hiram D. Newton and his wife Lucile (sometimes spelled "Lucille") owned and resided at 4767 Mission Bell Lane from 1939 to 1952. Dr. Newton was a dermatologist who served as a Lieutenant Commander in the U.S. Navy Reserve's Medical Corps during World War II, and also had a private practice before and after the war.

Hiram Daniel Newton was born in Louisiana on November 15, 1898 to John, a school teacher, and Laura, a housewife. Hiram and his parents lived in Kansas City, Kansas in 1905 and in Clinton, Missouri in 1910. In the 1920 U.S. Census, he appears as living in Kansas City, Missouri at the General Hospital, where he worked as a laboratory assistant. In September of that year, he married Lucille E. Spencer in Topeka, Kansas.

Around 1923, Hiram graduated with a medical degree from the University of Kansas. He and Lucille arrived in San Diego in 1928, and by 1930, they lived at 1635 Brookes Ave. in San Diego's Bankers Hill neighborhood, and around 1932 they moved to 4014 Coutts St. in the Mission Hills neighborhood. In 1939 they purchased the subject resource, where they lived until 1952.

In October 1942, Dr. Newton was called to service with the Navy Reserve, entering the Medical Corps as a Lieutenant Commander. He originally served at the local Naval Hospital for six months, and next was transferred to Long Beach Naval Hospital for 18 months (*San Diego Union*, November 24, 1945). Dr. Newton was then transferred to the Fleet Hospital in Guam. He is pictured in a *San Diego Union* article from July 16, 1945, treating rare tropical skin diseases in Guam. He was discharged in November 1945. Two years later, Dr. Newton was elected President of the San Diego County Medical Society. Dr. Hiram Newton died in 1972.

Lucille Newton was born in Kansas in 1894 and grew up in Wichita. Her father Edwin was a real estate salesman, while her mother Eva kept house and raised her children. In 1920, she married Hiram. After coming to San Diego, Lucille was involved in many social and civic organizations, including horseback riding clubs at the Balboa Park Stables and the Women's Auxiliary to the San Diego Medical Society. Lucille died in 1953 in San Diego.

Kiley Wallace of Legacy 106, Inc., as well as the current homeowner, Wilson Schooley, interviewed Gil Newton, son of Dr. Hiram and Lucille Newton. Mr. Schooley wrote the following biography about the family:

"In 1939, Dr. Hiram D. Newton, M.D., and his wife Lucille Spencer Newton moved from San Diego's Mission Hills neighborhood to buy the house at 4767 Mission Bell Lane. Dr. Newton served in the U.S. Navy during both World Wars I and II, and had a medical practice in San Diego from 1929 until 1970. When the Newtons moved in, the house was the only one inside the Mission Bell Lane loop. The Newtons and their two sons, Dana and Gilbert, kept horses on the property, just north of the house. The house's central lawn, lined with groves of fruit trees, ran south from the house to Alpine Street. On the other side of Alpine was Col. Pickering's half acre, from which the Newtons could hear the Colonel's 9mm. luger bark early in the morning when he shot skunks on his property. The land East of the house was entirely covered by Mr. Larson's avocado grove. On the South-East portion of the property, along Mission Bell Lane, there was a stone walled swimming pool and barbeque area for outdoor entertaining.

The property had extensive and exotic plantings, including fruit and avocado groves, rare cacti, Torrey Pines, a very rare Hollywood Juniper, unusual South American trees, and much more.

After they moved in, in December 1939, the Newtons added a lean-to like maid's room and small bath in the area at the South-East corner of the house. That maid's room addition was not especially well done or functional and so after a time was used only for guests. The Newtons also converted the pool into a fishpond because the lack of filtration was causing local kids to have sinus infections.

The Newtons stayed in the house until 1952, and moved because Lucille Newton's health required a house without stairs."

Insufficient information was found about Dr. Hiram D. Newton and Lucille Newton to determine they were historically significant for their association with 4767 Mission Bell Lane under Criterion B.

**George W. and Virginia E. Vermillion
Owners and Residents, 1952 to 1956**

George W. Vermillion and his wife Virginia owned and resided at 4767 Mission Bell Lane from 1952 to 1956. George was a butcher who owned Vermillion's Fine Foods, a grocery store.

George William Vermillion was born in Higginsville, Missouri in September 1916. His father Cecil was a railroad lineman, and his mother Daisy raised the children. In 1920, George lived with his parents and sister Lucille in Kansas City, Missouri (1920 U.S. Census). George lived in Missouri until the late 1930's, when he moved to San Diego. George appears in the 1940 U.S. Census, renting an apartment at 2642 6th Ave., just west of Balboa Park. He was working as a meat cutter in a butcher shop. George married Virginia Elizabeth Saint in the mid-1940's, and they had four children: Lynda, James, Charles, and Thomas.

During the time that the Vermillions owned and resided at the subject resource, George's occupation is listed in the San Diego City Directory as owning Vermillion's Fine Foods, which was located at 7305 El Cajon Blvd. George died in San Diego in 1968. At the time of his death, he and Virginia were living at 5944 Dugan Ave. in La Mesa, and George was employed as a meat cutter for a packing company.

Virginia E. Vermillion was a California native born in 1915. In 1920, she resided with her parents John and Evelyn in Los Angeles, and she lived there until the early 1930's. In 1940, Virginia rented at 3765 4th Ave. in Hillcrest while working as a registered nurse in private homes (1940 U.S. Census). Further information about Virginia could not be located.

Insufficient information was found about George W. and Virginia E. Vermillion to determine they were historically significant for their association with 4767 Mission Bell Lane under Criterion B.

**Frank L. Cook and Claire B. Cook
Owners and Residents, 1956 to 1976**

In 1956, Claire B. Cook purchased 4767 Mission Bell Lane from the Vermillions. She was the sole grantee on the grant deed, although she was married to Frank L. Cook at the time she purchased the home. She and Frank resided in the home until they sold it in 1976. Also residing with them was Diane Sharp, Claire's daughter from a previous marriage. Frank was a supervisor at Convair and retired around 1965. Claire was a housewife and raised her five children. Little information about Frank and Claire could be located.

The current homeowner, Wilson Schooley, conducted an interview with Judith Walery, daughter of Claire B. Cook. The following biography was written by Mr. Schooley:

"In March 1956, the property was purchased by Claire B. Sharp-Cook, the widow of Lt. Donald N. Sharp, with help from Thomas E. Sharp, San Diego businessman and radio broadcasting pioneer whose financial gift to the San Diego Hospital Association for a new hospital resulted in the Donald N. Sharp Memorial Hospital. Lt. Donald N. Sharp's B-26G was shot down over Germany in World War II. He ordered his crew to parachute out, but remained at the controls himself to the end. While Lt. Sharp was serving in the European theater, Claire gave birth to their daughter, Diane. Claire and Diane moved into 4767 Mission Bell Lane. Claire later remarried, to Mr. Frank L. Cook, and the Cooks raised 6 children together and lived in the house until December 1976, when they moved because they knew it had become too big for them when their dog had a room and bath of his own.

In the 1950's, the Sharp/Cooks added a state-of-the art swimming pool at the back of the house, the pit for which had to be blasted with dynamite because the house is built on granite. Georgia granite was imported for the plaster lining the pool, to insure it would last forever. The plaster remains in perfect condition today, attesting to the wisdom of the Cook's use of the Georgia granite. The Sharp/Cooks also added a two-story, two-bedroom addition at the back (Western corner) of the house, adjacent to the pool. In 1960, they added a wrought iron fence around the pool, and in 1962 a retaining wall, carport and laundry room, and they remodeled the kitchen, including then top-of-the-line, state-of-of-the-art Chambers ovens and cook-tops."

In August 2013, Alexandra Wallace of Legacy 106, Inc. conducted a telephone interview with Mrs. Ricci McBurney, a neighbor who has lived on Mission Bell Lane for over fifty years. She was friends with Diane Sharp, Claire Cook's daughter (and granddaughter of Thomas E. Sharp), and attended high school with Diane. Ricci believed that Thomas Sharp owned the home, however, his name does not appear on any of the title paperwork obtained by Legacy 106, Inc. In August 2013, Alexandra also interviewed Thomas Cook, son of Claire and Frank Cook. Thomas Cook stated that Thomas Sharp never lived at 4767 Mission Bell Lane, but did visit often. Thomas Sharp died in November 1959, and left a sizeable estate to Claire, Frank, their children, and to Diane.

Thomas Edward Sharp was born in Colac, Victoria, Australia in 1890. He immigrated to the United States in 1917, arriving in Vanceboro, Maine. He and wife Madeleine arrived in San Diego in 1920, and settled in Coronado. Locally, he was a businessman, radio broadcasting pioneer, and philanthropist who in 1955 founded the Donald N. Sharp Memorial Community Hospital in memory of his son, an Air Force pilot who was shot down in combat in Germany in December 1944. In 1956, Claire B. Cook (Sharp), Donald's widow (and daughter-in-law of Thomas Sharp) purchased 4767 Mission Bell Lane and resided there with her second husband, Frank L. Cook, and daughter Diane Sharp, who was born one month prior to her father Donald Sharp's death.

Thomas Sharp started the hospital after the heartbreak of losing his son Donald N. Sharp and created the community hospital in Donald's name. The resource exemplifies this continuing relationship and the loss of Sharp's son which was the inspiration and namesake for creating the Donald N. Sharp Memorial Community Hospital in 1955. The significance and importance of the hospital fostering medical care and research in San Diego is significant and is evident today in its ongoing work.

The Donald N. Sharp Memorial Community Hospital is a pioneering hospital and has won numerous awards for its service, quality of care, and innovation. It currently employs over 1,100 physicians and 3,800 other employees and has delivered over 250,000 babies to San Diego families.

From the Donald N. Sharp Memorial Community Hospital online history:

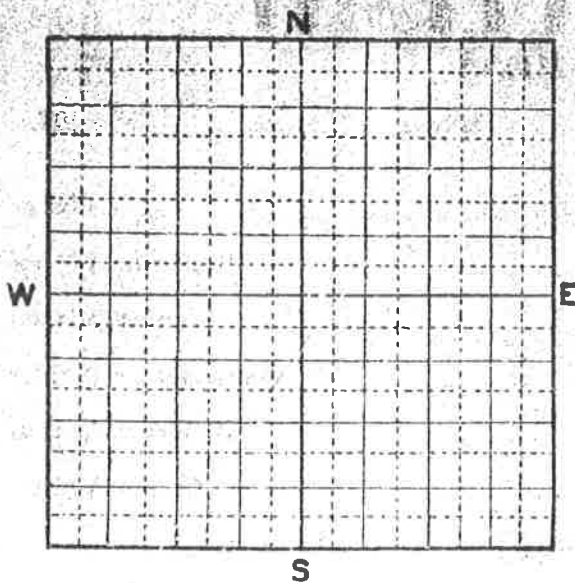
The Donald N. Sharp Memorial Community Hospital was a visionary, community-wide effort to transform health care in San Diego. From the beginning, this was a health care organization designed not for profit, but for people. And in the decades to come, Sharp Memorial Hospital would deliver many medical firsts for the greater good of all San Diegans.

Sharp Memorial Hospital had become a recognized leader in San Diego for cardiac care, rehabilitation and maternity services. Dramatic advances like San Diego's first implantable pacemaker and first open-heart surgery became commonplace. Major expansion of the hospital campus began immediately after it opened. It was not enough for Sharp Memorial Hospital to be the area's newest and most modern hospital, its destiny was to grow with San Diego, becoming the area's most comprehensive center for health care.

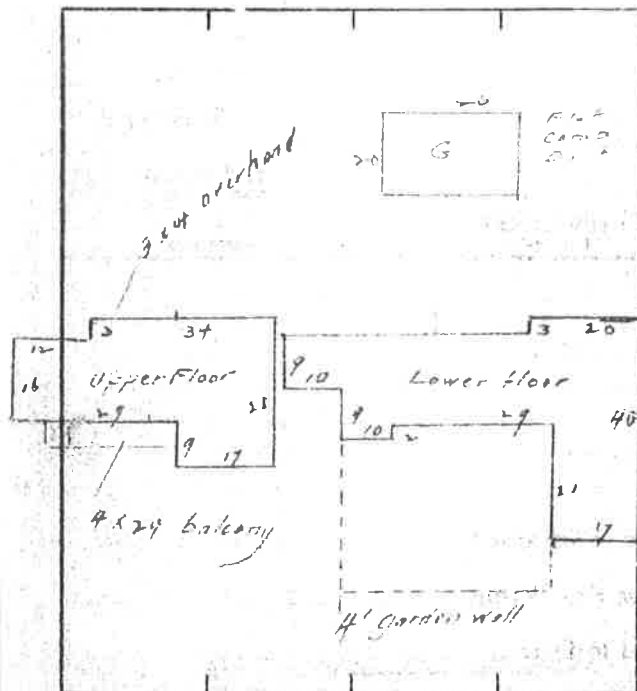
Although the Sharp family was significant to San Diego History and development, insufficient information was found that Frank L. and Claire B. Cook would have sufficient direct associations to qualify as historically significant for their association with 4767 Mission Bell Lane under Criterion B.

City of La Mesa Improvement Appraisal, Page 1

Diagram of a Section



Each square represents 330x330 ft. or 2 3/4 acres.
Locate the property described, on this plat.



This plat shows 4-25x140 ft. lots. Locate and scale your improvement on same.

Roll New Value Lot Book
Page Old Value Page

IMPROVEMENT APPRAISAL

CITY OF LA MESA

Addn. Highlands #3 City or Sch. Dist.
Lot 126-127 Block
St. No. 4767 Street Mission Blvd
Owner Hyatt

Lessee
Calif. Cottage Garage ✓
Bungalow Barn ✓
Residence ✓ Duplex Chicken House ✓
Flat Shed
Apartment Service Station
Church School Mountain Cabin
Store Factory
Hotel Warehouse

New Addition Alteration Repairs
Year Built 1935 Condition Stories 2

FOUNDATION
Concrete ✓ Mud Sills
Masonry ✓ Blocks
CONSTRUCTION
Frame Struct. Steel
Hollow Tile Rein. Conc.
Brick Light Steel
EXTERIOR
B. & B. Flg. or Cell.
Siding Stucco ✓
Brick Ven. Stone
Shingles Shakes
Cor. Iron Sht. Iron
ROOF
Flat Gable ✓
Hip Mansard
Shingles Tar & Gravel
Tile Pat. Roofg.
Cor. Iron Special

INTERIOR
Unfinished Paper
V.G. Ceiling B.A.B.
Plaster Bd. Celotex
Plaster-Jazz Plain ✓
FLOORS
Hdw. ✓ Pine ✓ Conc. ✓
TRIM
Hdw. Pine ✓
ELECTRIC LIGHTS Yes No
PLUMBING Yes No
Bathrooms Bat Med. Ord.
Laundry Trays ✓
Hot Water Heater Std. Auto. ✓
HEATING Yes No
Remarks

For Location of improvements see other side

EXTRAS

Date
Appraiser

Approved

Checked

Entd. Field Book

Entd. Lot Book

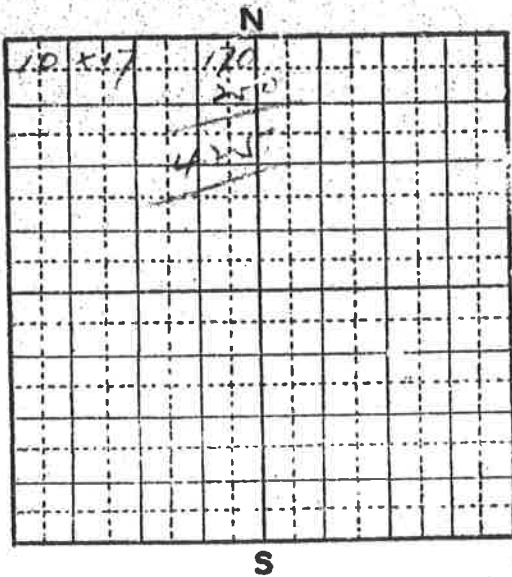
Entd. Roll

Entd. Class. Shts.

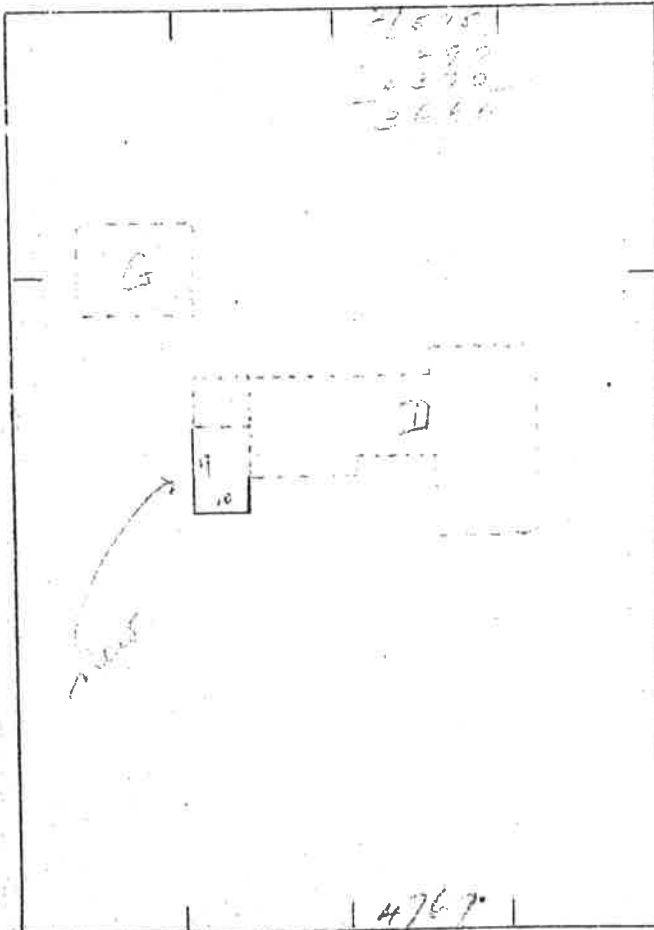
2414 280 6750
x - Sq. ft. @
x - Sq. ft. @
x - Sq. ft. @
x - Sq. ft. @
PORCH 4x24 96 Sq. ft. @ 1.00 96
GARAGE 20x26 520 Sq. ft. @ 312
Replacement Total 7167
Depreciation @ %
TOTAL PRESENT VALUE

City of La Mesa Improvement Appraisal, Page 2

DIAGRAM OF A SECTION



Each square represents 330x330 feet or $2\frac{1}{4}$ acres.
Locate the property described, on this plat.



This plat shows 4-25x140 ft. lots. Locate and scale your improvements on same.
Form No. L187—Assessor 8-28-5M

Roll _____ New Value 3560 Lot Book 30
Page _____ Old Value 3370 Page 77

IMPROVEMENT APPRAISAL

COUNTY OF SAN DIEGO
L. M. Highland City of La Mesa Sch. Dist. 1

Addn. 126-7-8 Block ✓
Sq. No. 4767 Street Mission Bell Lane

Owner Dr. H. A. Newton
(Marion G. Rube)

Lessee _____
Calif. Cottage _____ Garage 10x17
Bungalow _____ Barn _____
Residence _____ Chicken House addition
Flat _____ Shed _____
Apartment Duplex _____ Service Station _____
Church _____ School _____ Mountain Cabin _____
Store _____ Factory _____
Hotel 4626 Warehouse 750
1624 12/24

New _____ Addition ✓ Alteration _____ Repairs _____
Year Built 39 Condition med. Stories 1

Concrete <u>✓</u>	FOUNDATION	Unfinished	INTERIOR
Masonry <u>✓</u>	Mud Sills	V. G. Ceiling	Paper
	Blocks	Plaster Bd.	B. & B.
Frame <u>✓</u>	CONSTRUCTION	Plaster Jaz	Celotex
Hollow Tile	Struc. Steel		Plain <u>✓</u>
Brick	Rein. Conc	FLOORS	Pine <u>✓</u>
	Light Steel	Hdw.	Trim <u>✓</u>
B. & B.	EXTERIOR	Hdw.	Pine <u>✓</u>
Siding	Fig. or Ceil.	ELECTRIC LIGHTS—Yes <u>✓</u> No <u>✓</u>	FLUWING—Yes <u>✓</u> No <u>✓</u>
Brick Ven.	Stucco <u>✓</u>	Bathrooms Best <u>Med.</u> Ord. <u>✓</u>	Laundry Trays
Shingles	Stone <u>✓</u>	Hot Water Heaters	Std. Auto. <u>✓</u>
Cor. Iron	Shakes	HEATING—Yes <u>✓</u> No <u>✓</u>	Remarks <u>Bath Lin</u>
	Sht. Iron		
Flat	ROOF		
Hip	Gable		
Shingles	Mansard		
Tile	Tar & Gravel		
Cor. Iron	Pat Roofg.		
	Special		

For location of improvements see other side
EXTRAS

_____ Book #90
_____ 3000

Date 12/12/39
Appraiser _____
Approved _____
Checked _____
Entd. Field Book _____
Entd. Lot Book _____
Entd. Roll _____
Addressograph _____
Entd. Class. Shta. _____

X 11 = 170 Sq. ft. @ <u>2.50</u>	<u>425</u>
X = Sq. ft. @	
X = Sq. ft. @	
X = Sq. ft. @	
FORCH X = Sq. ft. @	
GRACH X = Sq. ft. @	
Replacement Total	<u>575</u>
Depreciation @ %	
TOTAL PRESENT VALUE	<u>575</u>

Previous Survey Form - Page 1

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

Ser. No. _____	
HABS _____ HAER _____ NR _____ SHA _____ Loc _____	
UTM: A 3625020 B 499320	
C _____ D _____	

HISTORIC RESOURCES INVENTORY

IDENTIFICATION:

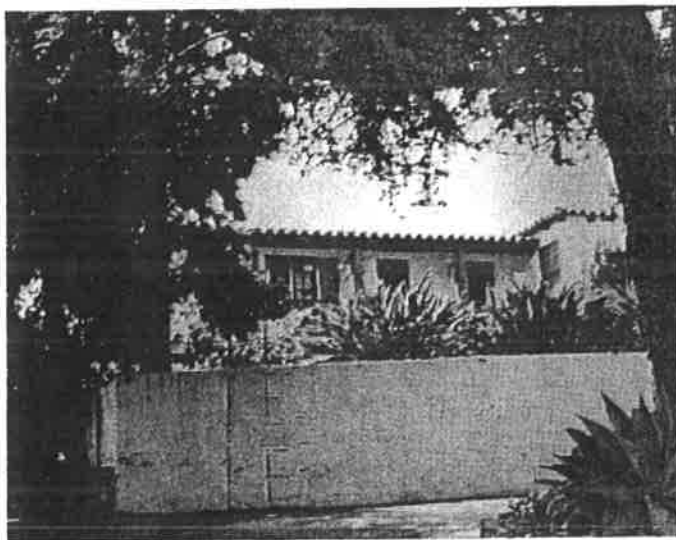
1. COMMON NAME: Millman Home
2. HISTORIC NAME: Eugene Hyatt Home
3. ADDRESS: 4767 Mission Bell Lane CITY: La Mesa
ZIP: 92041 COUNTY: San Diego 4. PARCEL #: 494-494-01
5. PRESENT OWNER: S. and L. Millman CITY: La Mesa
ADDRESS: 4767 Mission Bell Ln.
ZIP: 92041 OWNERSHIP IS: PUBLIC: PRIVATE: xx
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION:

- 7A. ARCHITECTURAL STYLE: Spanish Colonial
- 7B. BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: La Mesa Highlands, tract #3, por. lots 126-128.

This two story Spanish Colonial residence is set back from street on a ridge. The roof is nearly flat and covered with red tile. The chimney is at the right front corner of the stuccoed house. A 5' retaining wall holds back the soil at the street. The yard is heavily landscaped hiding somewhat the long open front porch. The porch, covered with a red tiled roof, is supported by four by four beams. Windows are varied in shape and size. Wrought iron decorative trim carries out the Spanish theme.



8. CONST. DATE:
EST: FACT: 1935
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
FRONT. 200 DEPTH. 200
OR APPROX. ACREAGE:
12. DATE(S) OF PHOTO(S):
1982

Previous Survey Form - Page 2

13. CONDITION: EXCELL..x.. GOOD..... FAIR..... DETERIORATED.....
NO LONGER IN EXISTENCE.....
14. ALTERATIONS: None known.
15. SURROUNDINGS: (CHECK MORE THAN ONE IF NECESSARY)
OPEN LAND..... SCATTERED BLDGS..... DENSELY BUILT-UP..x..
RESID..x.. INDUST..... COM'L..... OTHER.....
16. THREAT TO SITE: NONE KNOWN..x.. PVT DEVEL..... ZONING.....
VANDALISM..... PUBLIC WORK PROJECT..... OTHER.....
17. IS STRUCTURE: ON ITS ORIG SITE?..x.. MOVED?..... UNKNOWN?.....
18. RELATED FEATURES: Garage, property partially walled.

SIGNIFICANCE

19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL
IMPORTANCE (INCLUDING DATES, EVENTS, AND PERSON
ASSOCIATED WITH THE SITE).

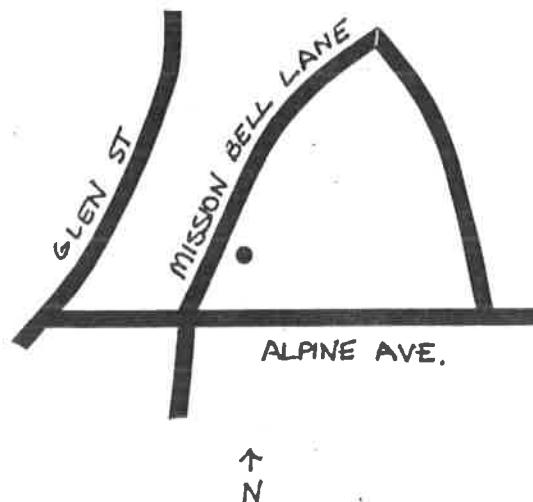
This home was built in 1935 by Eugene P. Hyatt, the assistant manager of the La Mesa,
Lemon Grove and Spring Valley Irrigation District.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IF MORE THAN ONE
IS CHECKED, NUMBER IN ORDER
OF IMPORTANCE).
ARCHITECT..x..ARTS & LEISURE.....
ECONOMIC/INDUSTRIAL.....
EXPLORATION/SETTLEMENT.....
GOVT.....MILITARY.....RELIG.....
SOCIAL/EDUCATION.....
21. SOURCES (LIST BOOKS, DOCUMENTS
PERSONAL INTERVIEWS, AND
THEIR DATES).

La Mesa City Directories
County Assessors and Recorders
Offices.

22. DATE FORM PREPARED: June 1982
BY(NAME): Dr. Ray Brandes
ORGANIZATION: SANDAG
ADDRESS: 1200 Third Avenue, Suite 524
CITY: San Diego ZIP: 92101
PHONE: (619) 236-5300

LOCATIONAL SKETCH MAP
(DRAW AND LABEL SITE AND
SURROUNDING STREETS,
ROADS, AND PROMINENT
LANDMARKS):



Notice of Completion

Eugene P. Hyatt listed as Owner, and the Dennstedt Co. was the contractor. It states that the home was actually completed on July 3, 1935.

OFFICIAL RECORDS BOOK

414

NOTICE IS HEREBY GIVEN that Eugene P. Hyatt whose address is 4767 Bell Lane, La Mesa, California is now and was on the 23rd. day of March, 1936, the owner in fee of that certain real property situated in the City of ---County of San Diego, California, described as follows, to-wit:

All of Lot 128, and the Northerly 12 feet of Lots 126 and 127 of La Mesa Highlands, Tract No. 3, County of San Diego, State of California

THAT as such owner of said land said owner, about the 23rd. day of March, 1935, entered into a contract with THE DENNSTEDT CO., a corporation, as contractor, for the erection and construction on said land of a certain building, to-wit:

Frame stucco residence and garage

THAT said building has been duly constructed, and the same was actually completed on the 3rd. day of July, 1935.

This notice is given pursuant to the provisions of Section 1197 of the Code of Civil Procedure of the State of California.

Dated this 3rd. day of July, 1935.

Eugene P. Hyatt

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

Eugene P. Hyatt being first duly sworn deposes and says: that he is the owner of the property described in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true.

Wagon P. Hyatt



Subscribed and sworn to before me this
3rd day of July, 1935.

Laura B. Church

Laura E. Church
Notary Public in and for the County of
San Diego, State of California.

Recorded at request of Contractor Jul 8 1936 9 Min past 3 P. M.

O. M. Swope, County Recorder
By Deputy H. I. Erb.

Total \$1.00

31686

COMPARED.

Notula 74. P. f. f. f.

000000000000000000000000000000000000

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

Deeds

Arthur K. Emmons and Rolene I. Emmons to Eugene P. and Katherine G. Hyatt
Recorded June 8, 1934

336

GRANT DEED

We, Arthur K. Emmons and Rolene I. Emmons, husband and wife,

For and in consideration of Ten Dollars,

Do hereby grant to Eugene P. Hyatt and Katherine G. Hyatt, husband and wife, as joint tenants,

All that real Property situated in the City of La Mesa, County of San Diego, State of California, bounded and described as follows;

Lot One Hundred Twenty-eight and the Northerly twelve feet of Lots One Hundred Twenty-six and One Hundred Twenty-seven of La Mesa Highlands Tract No. 3, according to the Map thereof No. 2084, filed in the office of the Recorder of said San Diego County, October 7, 1927, the Southerly line of said Northerly twelve feet of said Lots One Hundred Twenty-six (126) and One Hundred Twenty-seven being parallel with and distant twelve feet at right angles Southerly from the Northerly line of said lots.

JUNE 8, 1934
\$1.

witness our hands this 4th day of June, 1934.

Signed and executed in presence of--)

ARTHUR K. EMMONS
ROLENE I. EMMONS

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } ss

On this 6th day of June, 1934, before me, the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Arthur K. Emmons and Rolene I. Emmons, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



E. M. Boutwell

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

Recorded at Request of Southern Title & Trust Co. Jun 8 1934 at 9 A.M.

O. M. Swops, County Recorder
By Deputy H. Warfield

Fee \$1.10
30842

Affix I.R.S. \$2.00

103873
Enc. #20,403 JR

PHOTOGRAPHED

292

337

PHOTOGRAPHED BY D. A. JOHNSON DEPUTY

Deeds

Quitclaim Deed. Katherine G. Hyatt to Eugene P. Hyatt, recorded October 7, 1936.

OFFICIAL RECORDS BOOK

578

75

---000---
QUITCLAIM DEED

KATHERINE G. HYATT For and in consideration of Ten Dollars, DOES HEREBY QUITCLAIM to EUGENE P. HYATT, as his sole and separate property and not as community property, ALL THAT REAL PROPERTY situated in the City of La Mesa, County of San Diego, State of California, bounded and described as follows:

Lot One Hundred Twenty-eight (128) and the Northerly twelve feet of Lots One Hundred Twenty-six and One Hundred Twenty-seven of La Mesa Highlands Tract No. 3, according to the Map thereof No. 2064, filed in the office of the Recorder of said San Diego County, October 7, 1927, the Southerly line of said Northerly twelve feet of said Lots One Hundred Twenty-six (126) and One Hundred Twenty-seven (127) being parallel with and distant twelve feet at right angles Southerly from the Northerly line of said Lots.

WITNESS my hand this 7th day of October 1936.

Signed and executed in presence of --

KATHERINE G. HYATT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)SS

On this 7th day of October 1936, before me, J. WEINBERGER a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared KATHERINE G. HYATT known to me to be the person described in and whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office, in said County of San Diego, State of California, the day and year in this certificate above written.

J. WEINBERGER
Notary Public in and for the County of San Diego,
State of California.

J.
WEINBERGER

RECORDED AT REQUEST OF GRANTEE OCT 7 1936 13 min past 3 P. M. COMPANION

\$1.00 - 84362 - 4

O. M. SNOPE, COUNTY RECORDER
BY DEPUTY H. ZERVAS

Click the
DEPUTY RECORDER'S NAME

7642062 L. 8567

---000---
ORIGINAL
TRUSTEE'S DEAD UPON SALE

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

Deeds

Eugene P. Hyatt to W.H. Jennings and Louise H. Jennings, January 13, 1937.

1938

5

000

GRANT DEED

EUGENE P. HYATT For and in consideration of TEN DOLLARS

Does hereby grant to W. H. JENNINGS and LOUISE H. JENNINGS

All that Real Property situated in the County of San Diego, State of California,

bounded and described as follows:

All that CERTAIN PORTION of El Cajon Valley Company's Lands, according to Map No. 289, filed in the office of the County Recorder of said San Diego County, December 30, 1886, particularly described as follows:

Beginning at the Northeast corner of Lot One Hundred Thirteen (113), shown on said map; thence Westerly along the Southerly line of Sycamore Street to its intersection with the center line of Palm Street; thence Southerly along the center line of Palm Street to its intersection with the Northerly line of Elm Street; thence Easterly along the Northerly line of Elm Street, to the Southeast corner of said Lot 113; thence Northerly along the East line of said Lot 113 to the point of beginning. This deed is given subject to Water, Road and Liquor conditions, as shown by Certificate No. 108243 Union Title Company.

Lot Seven (7) of Morningside, according to Map thereof No. 1408, filed in the office of the County Recorder of said San Diego County, December 30, 1911. ALSO all that portion of Lot "D" of said Morningside lying between the Northerly and Southerly side lines of said Lot Seven (7), extended in their direct course to Cajon Avenue, as shown on said Map, in the City of La Mesa.

Lots Sixteen (16) and Seventeen (17) of the Hood Tract, according to Map thereof No. 1089, filed in the office of the County Recorder of said San Diego County, October 11, 1907, being in the City of La Mesa.

Lot One Hundred Twenty-eight (128) and the Northerly twelve feet of Lots One Hundred Twenty-six (126) and One Hundred Twenty-seven (127), of La Mesa Highlands, Tract No. 3, according to the Map thereof No. 2044, filed in the office of the Recorder of said San Diego County, October 7, 1927, the Southerly line of said Northerly twelve feet of said Lots One Hundred Twenty-six (126) and One Hundred Twenty-seven (127), being parallel with and distant twelve feet at right angles Southerly from the Northerly line of said Lots.

OFFICIAL RECORDS BOOK

605

Witness my hand this 13th day of January, 1937.

Eugene P. Hyatt

Signed and Executed in Presence of ----

STATE OF CALIFORNIA)
County of San Diego) ss. On this 13th day of January, 1937, before me, E. C. UPP,
a Notary Public in and for said County and State, residing therein, duly commissioned and
sworn, personally appeared EUGENE P. HYATT known to me to be the person described in and
whose name is subscribed to the within instrument and acknowledged to me that he executed
the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my
office, in said County of San Diego, State of California, the day and year in this cer-
tificate above written.



E. C. Upp

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

PHOTOGRAPHED

Deeds

W.H. Jennings and Louise H. Jennings to Eugene P. and Katherine G. Hyatt
Recorded January 14, 1937

OFFICIAL RECORDS BOOK 605

371

GRANT DEED

W. H. JENNINGS and LOUISE H. JENNINGS

For and in consideration of TEN DOLLARS,

Do hereby grant to EUGENE P. HYATT and KATHERINE G. HYATT, husband and wife as joint tenants

All that Real Property situated in the County of San Diego, State of California

bounded and described as follows:

All that certain portion of El Cajon Valley Company's Lands, according to Map No. 289, filed in the office of the County Recorder of said San Diego County, December 30, 1886, particularly described as follows:

Beginning at the Northeast corner of Lot One Hundred Thirteen (113), shown on said map; thence Westerly along the Southerly line of Sycamore Street to its intersection with the center line of Palm Street; thence Southerly along the center line of Palm Street to its intersection with the Northerly line of Elm Street; thence Easterly along the Northerly line of Elm Street, to the Southeast corner of said Lot 113; thence Northerly along the East line of said Lot 113 to the point of beginning. This deed is given subject to Water, Road and Liquor conditions, as shown by Certificate No. 108243 Union Title Company.

Lot Seven (7) of Morningside, according to Map thereof No. 1408, filed in the office of the County Recorder of said San Diego County, December 30, 1911. ALSO all that portion of lot "D" of said Morningside lying between the Northerly and Southerly side lines of said Lot Seven (7), extended in their direct course to Cajon Avenue, as shown on said Map, in the City of La Mesa.

Lots Sixteen (16) and Seventeen (17) of the Hood Tract, according to Map thereof No. 1089, filed in the office of the County Recorder of said San Diego County, October 11, 1907, being in the City of La Mesa.

Lot One Hundred Twenty-eight (128) and the Northerly twelve feet of Lots One Hundred Twenty-six (126) and One Hundred Twenty-seven (127), of La Mesa Highlands, Tract No. 3, according to the Map thereof No. 2064, filed in the office of the Recorder of said San Diego County, October 7, 1927, the Southerly line of said Northerly twelve feet of said Lots One Hundred Twenty-six (126) and One Hundred Twenty-seven (127), being parallel with and distant twelve feet at right angles Southerly from the Northerly line of said Lots.

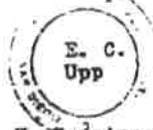
Witness our hands this 13th day of January, 1937.

Signed and Executed in Presence of ---

W. H. Jennings
Louise H. Jennings

STATE OF CALIFORNIA)
County of San Diego) ss. On this thirteenth day of January, 1937, before me, E. C. Upp, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared W. H. JENNINGS and LOUISE H. JENNINGS known to me to be the persons described in and whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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



E. C. Upp

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

Recorded at request of W. H. Jennings, La Mesa, Cal. JAN 14 1937 23 min past 12 P. M.
O. M. SWOPE, County Recorder
By Deputy H. Zervas.

2490

7

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PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

Deeds

Katherine G. Hyatt to H.E. Trumbull, recorded October 27, 1937

-- 00000 --

Katherine G. Hyatt

U.T.I. Co San Diego, Calif.
Oct 27 1937
5 Dollars

For and in consideration of the sum of Ten and No/100 Dollars,

Do Hereby Grant to H.E. TRUMBULL, a Married Man

ALL THAT REAL PROPERTY situated in the County of San Diego, State of California, bounded and described as follows:

Lot 126 and the North 12 feet of lots No. 126 and 127, of La Mesa Highlands Tract No. 3, in the City of La Mesa, County of San Diego, State of California, according to map thereof No 2064 filed in the office of the County Recorder of said San Diego, County October 7, 1927, the Southerly line of said Northerly 12 feet of said lots 126 & 127 being parallel with and distant 12 feet at right angles Southerly from Northerly line of said lots.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee

his heirs and assigns forever.

WITNESS my hand and seal this 18th day of September, 1937.

Signed and executed in presence of--)

Katherine G. Hyatt (Seal)

OFFICIAL RECORDS BOOK

697

STATE OF CALIFORNIA)
County of San Diego) ss

On this 18th day of September, 1937, before me Hester F. Heald, a Notary Public in and for said County and State, personally appeared KATHERINE G. HYATT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

1468 WITNESS my hand and official seal the day and year in this Certificate first above written.

Hester F. Heald

Notary Public in and for said County and State.

Recorded at request of UNION TITLE INSURANCE CO Oct 27 1937 at 9 A.M.

O.M. SWOPE, County Recorder
By Deputy H. Mervas

65685

1.00 - 4

--- 00000 ---

PHOTOGRAPHED

Deeds

H.E. and Ethel H. Trumbull to Security Trust and Savings Bank of San Diego
Recorded October 27, 1937

OFFICIAL RECORDS BOOK

713

317

STATE OF CALIFORNIA

SS

COUNTY OF SAN DIEGO

On this 20th day of October, in the year A. D. nineteen hundred and thirty-seven before me, Lela I. Stillman, a Notary Public in and for said County of San Diego, residing therein, duly commissioned and sworn, personally appeared E. G. CHABREX and ANGELINE CHABREX, husband and wife known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at my office in the said County of San Diego the day and year in this certificate first above written.

Lela I. Stillman

Lela I. Stillman
Notary Public in and for the County of San Diego
State of California.

Recorded at request of Southern Title & Trust Co
Oct 27 1937 at 9 A. M.
O. M. Swope County Recorder
H. Zervas Deputy
Fee \$4.10 (35)
65744

265743 MWG

N. E. TRUMBULL and ETHEL H. TRUMBULL Husband and Wife For and in consideration of the sum of Ten and no one hundredths Dollars, DO HEREBY GRANT TO SECURITY TRUST AND SAVINGS BANK OF SAN DIEGO A Corporation. All That Real Property situated in La Mesa County of San Diego, State of California, bounded and described as follows:

Lot 128 and the North 12 feet of Lots 126 and 127 of La Mesa Highlands Tract No. 3, in the City of La Mesa, County of San Diego, State of California, according to Map thereof No. 2064, filed in the office of the County Recorder of said San Diego County October 7 1927, the Southerly line of said Northerly 12 feet of said lots 126 & 127 being parallel with and distant 12 feet at right angles Southerly from Northerly line of said lots.

5 Dollars
U. F. I. Co
San Diego Calif.
Oct 27 1937.

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee its successors and assigns forever

WITNESS our hands and seals this seventeenth day of September, 1937.

SIGNED AND EXECUTED IN PRESENCE OF

H. E. TRUMBULL

(SEAL)

M. Q. Wright.

ETHEL H. TRUMBULL

(SEAL)

STATE OF CALIFORNIA

SS

COUNTY OF SAN DIEGO

On this 25th day of September, 1937, before me EDNA M. MARCH a Notary Public in and for the said County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared M. Q. WRIGHT personally known to me to be the person whose name is subscribed to the within instrument as a subscribing witness thereto who being by me duly sworn, deposed and said that he resides in the said County of San Diego, State of California, that he was present and saw H. E. TRUMBULL and ETHEL H. TRUMBULL personally known to him to be the same persons described in and whose names are subscribed to the within instrument as parties thereto, sign and execute the same; and that he, the affiant, then and there subscribed his name to said instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the County of San Diego, the day and year in this certificate above written.

138

Edna M. March
Notary Public in and for the County of San Diego,
State of California.
My Commission Expires -----

Recorded at request of Union Title Insurance Co
Oct 27 1937 at 9 A. M.
O. M. Swope County Recorder
H. Zervas Deputy
Fee \$1.00 (5)

65 686

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

Deeds

Security Trust and Savings Bank of San Diego to Marion G. Ruhle
Recorded November 27, 1937

-----00000000000000

SECURITY TRUST & SAVINGS BANK OF SAN DIEGO a corporation, of the City of San Diego,
County of San Diego, State of California,
For and in consideration of the sum of TEN and no/100 (\$10.00) Dollars

DO HEREBY GRANT TO MARION G. RUHLE

ALL THAT REAL PROPERTY situated in County of San Diego, State of California, bounded
and described as follows:

Lot One Hundred Twenty-eight (128) and the Northerly Twelve (12) feet
of Lots One Hundred Twenty-six (126) and One Hundred Twenty-seven (127)
of La Mesa Highland Tract Number Three (3), according to Map thereof
No. 2064, filed for record in the office of the County Recorder of San
Diego County, October 7, 1927.

Subject to the second installment of taxes for the fiscal year 1937-38 and
thereafter, and to La Mesa, Lemon Grove and Spring Valley Irrigation Dis-
trict Assessments.

Subject also to conditions, restrictions, reservations, easements and
rights of way of record.

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

WITNESSETH: That said corporation has caused this deed to be signed by its Vice-

President and Secretary and its corporate seal to be affixed hereto this Twenty-fourth
day of November, 1937.

Signed and executed in presence of _____

U T I Co SECURITY TRUST & SAVINGS BANK OF SAN DIEGO
Nov 27 1937 A. J. Sutherland Vice-President.
San Diego, Calif. P.C. Kelley, Secretary.
10 Dollars 30 cents

Security Trust
& Savings Bank
of San Diego
Incorporated
August 14, 1913
San Diego,
Cal.

State of California)
County of San Diego) ss

On this twenty-fourth day of November, 1937, before me, Gladys Wright, a Notary Public
in and for said County, personally appeared A. J. SUTHERLAND known to me to be the Vice
President, and P. C. KELLEY known to me to be the Secretary of the corporation that exe-
cuted the within instrument, known to me to be the persons who executed the within in-
strument on behalf of the corporation therein named, and acknowledged to me that such
corporation executed the same.

Gladys Wright
Notary Public in and for said County and State.
My Commission expires Jan. 16, 1941.

Gladys
Wright

OFFICIAL RECORDS BOOK

714

Recorded at request of Union Title Insurance Co. Nov 27 1937 at 9 A. M.
Fee \$1.00 -4-

383

O. M. Swope, County Recorder.
By Deputy H. I. Erb.

72242

-----000000000000-----

RECORDED

PHO

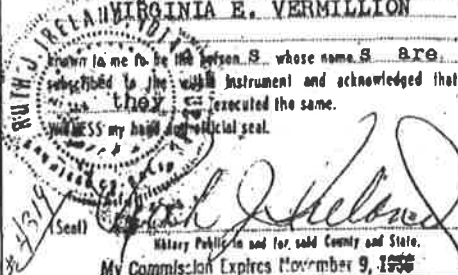
Deeds

Hiram D. and Lucille Spencer Newton to George W. and Virginia E. Vermillion
Recorded December 8, 1952

DISCROW NO. 44,7	AFFIX REV. STAMPS \$ 31.35	ORDER NO. 24,0641
GRANT DEED		BOOK 4679 PAGE 109
HIRAM D. NEWTON and LUCILLE SPENCER NEWTON, husband and wife		
For and in consideration of --- TEN AND NO/10ths --- DOLLARS,		
Do hereby grant to GEORGE W. VERMILLION and VIRGINIA E. VERMILLION, husband and wife as joint tenants		
All that Real Property situated in the --- County of San Diego,		
State of California, described as follows:		
<p>All of Lot 126 and that portion of Lots 126 and 127 of La Mesa Highlands Tract No. 3, in the City of La Mesa, County of San Diego, State of California, according to the Map thereof No. 2064 filed in the Office of the Recorder of said San Diego County October 7, 1927, lying Northerly of a line that begins at a point on the Westerly boundary of said Lot 126, distant thereon South 9° 13' West, 52.81 feet from the Northwest corner thereof and runs North 89° 06' East, 154.42 feet more or less to an intersection with the Easterly boundary of said Lot 127.</p>		
<p>Hiram D. Newton Lucille Spencer Newton</p>		
STATE OF CALIFORNIA, } ss. County of San Diego.	SPACE BELOW FOR RECORDER'S USE ONLY	
On this 13th day of October, 1952, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hiram D. Newton and Lucille Spencer Newton	DOCUMENT No. 152798 RECORDED AT REQUEST OF SECURITY TITLE INSURANCE COMPANY DEC 8 1952 at 9: A.M. BOOK 4679 PAGE 109	
known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.	OFFICIAL RECORDS County of San Diego, California	
WITNESS my hand and Official Seal. 2243 [Signature] Notary Public in and for said County and State. My Commission Expires July 10, 1954	Fee \$ 1.80 Folios 4 ROGER N. HOWE, County Recorder [Signature]	

Deeds

George W. and Virginia E. Vermillion to Claire B. Cook
Recorded April 11, 1956

H-586176 rjr		BOOK 6055 PAGE 155	
I		PLACE I	
GRANT DEED THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST CO.		Affix I. N. S. \$ 28.60	
FORM 323-10-55			
WE, GEORGE W. VERMILLION and VIRGINIA E. VERMILLION, husband and wife FOR A VALUABLE CONSIDERATION, do hereby GRANT to CLAIRE B. COOK, a married woman			
the real property in the State of California, described as:		City of La Mesa, County of San Diego,	
All of Lot 128 and that portion of Lots 126 and 127 of LA MESA HIGHLANDS TRACT NO. 3, according to Map thereof No. 2064, filed in the office of the County Recorder of San Diego County, October 7, 1927, lying Northerly of a line that begins at a point on the Westerly boundary of said Lot 126, distance thereon South 9°13' West 52.81 feet from the Northwest corner thereof and runs North 89°06' East 154.42 feet, more or less, to an intersection with the Easterly boundary of said Lot 127.			
Dated: March 22, 1956			
1 <i>Virginia E. Vermillion</i> VIRGINIA E. VERMILLION		<i>George W. Vermillion</i> GEORGE W. VERMILLION <i>Virginia E. Vermillion</i>	
State of CALIFORNIA } ss. County of SAN DIEGO }		After recording, mail to: Grantee: Mrs. Claire B. Cook-8542 Boulder Drive, La Mesa, California	
On March 22nd, 1956 before me, the undersigned, a Notary Public in and for said County and State, personally appeared GEORGE W. VERMILLION and VIRGINIA E. VERMILLION known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. I witness my hand and official seal.		SPACE BELOW FOR RECORDER'S USE ONLY DOCUMENT No. 49705 RECORDED AT REQUEST OF UNION TITLE INSURANCE & TRUST COMPANY APR 11 1956 at 9:00 A.M. BOOK 6055 PAGE 155 OFFICIAL RECORDS County of San Diego, California Fee \$ 2.00 ROGER H. HORN, County Recorder By _____ Deputy	
 My Commission Expires November 9, 1956			

Directory Search of Occupants

1935		Address not listed in this year's directory. Eugene P. and Katherine G. Hyatt were the owners in 1935. Newspaper articles indicate that the Hyatts were residing in the home this year. This year's directory indicates that the Hyatts were living in Lakeside.
1936		Address not listed in this year's directory. Eugene P. and Katherine G. Hyatt were the owners in 1936. Newspaper articles indicate that the Hyatts were residing in the home this year.
1937		Address not listed in this year's directory. Eugene P. and Katherine G. Hyatt were the owners until September 1937. Newspaper articles indicate that the Hyatts were residing in the home this year.
1938		Address not listed in this year's directory. Marion G. Ruhle purchased the home in November 1937 and it is likely that she lived at 4767 Mission Bell Lane in 1938.
1939		Address not listed in this year's directory. Marion G. Ruhle purchased the home in November 1937 and it is possible that she lived at 4767 Mission Bell Lane in 1939.
1940		Newton Hiram D (Lucy) physician h4767 Mission Bell Lane
1941		Newton Hiram D (Lucy) physician h4767 Mission Bell Lane
1942		Newton Hiram D (Lucy) physician h4767 Mission Bell Lane
1943		Address not listed in this year's directory. Dr. Hiram D. Newton and wife Lucile were the owners this year.
1944 - 1945		Address not listed in this year's directory. Dr. Hiram D. Newton and wife Lucile were the owners this year.
1946		Directory not published this year
1947 - 1948		Newton Dana r4767 Mission Bell Lane Newton Gilbert r4767 Mission Bell Lane Newton Hiram D (Lucile S) physician r4767 Mission Bell Lane
1949		Directory not published this year
1950		Newton Hiram D (Lucile S) physician h4767 Mission Bell Lane
1951		Directory not published this year
1952		Vacant
1953 - 1954	Vermillion Geo W (o)	Vermillion Geo W (Virginia E; Vermillion's Fine Foods) h4767 Mission Bell Lane, La Mesa
1955	Vermillion Geo W (o)	Vermillion Geo W (Virginia E; Vermillion's Fine Foods) h4767 Mission Bell Lane, La Mesa
1956		Vacant
1957	Cook Frank L (o)	Cook Frank L (Claire) supvr Convair h4767 Mission Bell Lane, La Mesa
1958	Cook Frank L (o)	Cook Frank L (Claire) supvr Convair h4767 Mission Bell Lane
1959	Cook Frank L (o)	Cook Frank L (Claire) supvr Convair h4767 Mission Bell Lane
1960	Cook Frank L (o)	Cook Frank L (Claire) supvr Convair h4767 Mission Bell Lane
1961- 1962	Cook Frank L (o)	Cook Frank L (Claire) supvr Convair h4767 Mission Bell Lane
1963	Cook Frank L (o)	An error in this year's directory omitted the Cooks. It skips from the surname Constantine to Cope.
1964	Cook Frank L (o)	Cook Frank L (Claire) supvr Convair h4767 Mission Bell Lane
1965	Cook Frank L (o)	Cook Frank L (Claire B) retired h4767 Mission Bell Lane
1966	Cook Frank L (o)	Cook Frank L (Claire B) retired h4767 Mission Bell Lane
1967	Cook Frank L (o)	Cook Frank L (Claire B) retired h4767 Mission Bell Lane
1968		Directory not published this year
1969	Cook Frank L (o)	Cook Frank L (Claire B) retired h4767 Mission Bell Lane
1970	Cook Frank L (o)	Cook Frank L (Claire B) retired h4767 Mission Bell Lane

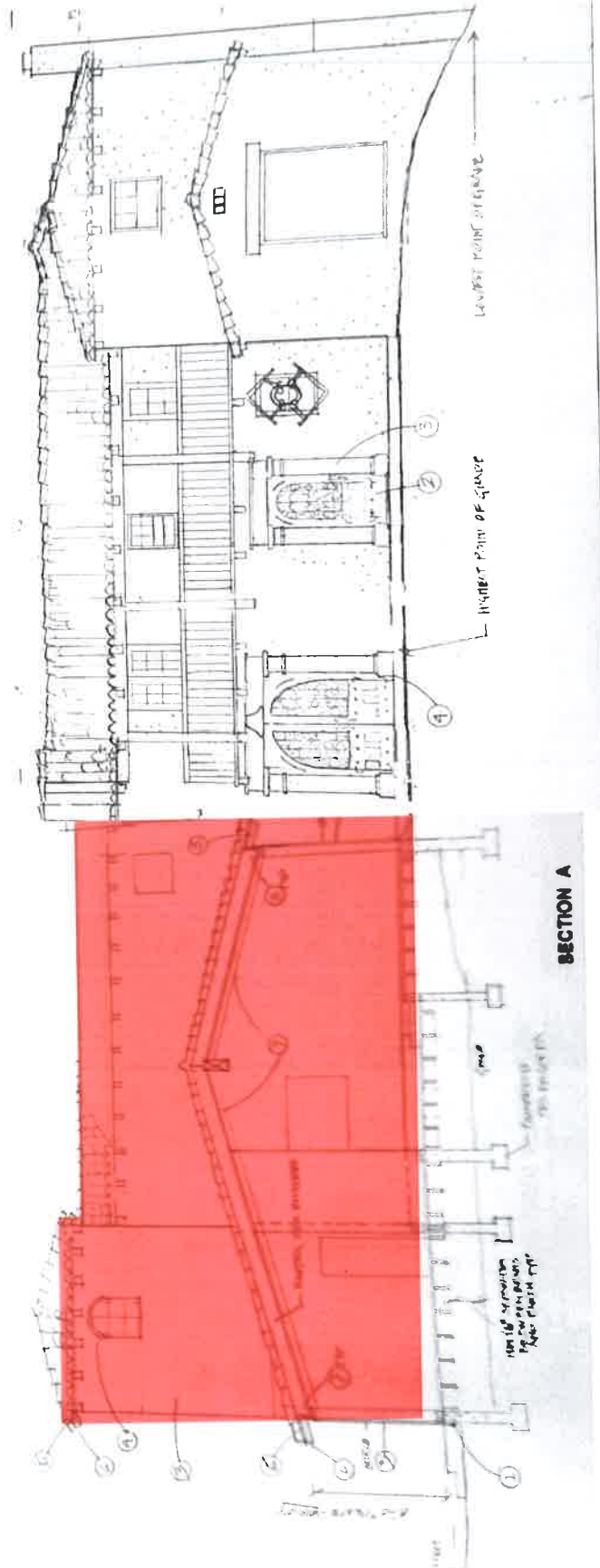
1971	Cook Frank L (o)	Cook Frank L (Claire B) retired h4767 Mission Bell Lane
1972	Cook Frank L (o)	Cook Frank L (Claire B) retired h4767 Mission Bell Lane
1973	Cook Frank L (o)	Cook Frank L (Claire B) retired h4767 Mission Bell Lane

EXISTING GROUND FLOOR PLAN



Front Elevation Addition highlighted in red

alternative



North (Side) and West (Rear) Elevation

Rear addition highlighted in red



Building / Construction Permits

May 1956 addition to garage

This Application Shall Be Filled Out by the Applicant.
Draw Lines Through All Items Below that Do Not Apply to Your Application.
Mark "X" in All Squares that Do Apply.

DATE

5-7-1956

4228
PERMIT NUMBER

APPLICATION FOR A BUILDING OR STRUCTURE PERMIT

Is hereby made to the Building Inspector of the City of La Mesa in accordance with the description and for the purpose hereinafter set forth.

152.81 - Lot 3/26-1274 Vol. Page

HOUSE NO.	STREET	LOT NO.	BLOCK NO.	SUBDIVISION
4767	MISSION BEILANE 128			LA MESA #3
NAME				
ADDRESS				
PROPERTY OWNER	FRANK L. COOK			
CONTRACTOR	DENNSTEDT + BARR Bldg Co			
ARCHITECT				

DESCRIPTION OF WORK	EXT. WALL COVERING
Addition & Alterations to DWELLING	SIDING
	STUCCO
	BOARD AND BATT
Addition to Garage	ROOF COVERING
	WOOD SHINGLES
	COMPO. SHINGLES
	TILE
	COMPOSITION
IRON	

TYPE OF STRUCTURE			
FIREPROOF	HEAVY TIMBER		
SEMI-FIREPROOF	METAL FRAME		
WOOD STUD FRAME	BOARD FRAME		
FRAME BUILDING SPECIFICATIONS			
FOUNDATION	EXTERIOR	PIERS	
MATERIAL	CONC.		
THICKNESS			
HT. ABOVE GRADE			
DEPTH IN GROUND			
SUPERSTRUCTURE	SIZE	O. C.	SPAN
GIRDERS	2x10		
GIRDERS	2x8		
FLOOR JOIST	2x8	16"	
FLOOR JOIST	2x8	16"	
FLOOR JOIST	2x10	16"	
CEILING JOIST	2x4	16"	
CEILING JOIST	2x6	16"	
ROOF RAFTERS	2x4	24"	
ROOF RAFTERS	2x6		
STUDS	2x4	16"	S-F.T. Ceiling Stud.
STUDS	2x6	16"	S-F.T. Ceiling Stud.
STUDS		16"	S-F.T. Ceiling Stud.

	USE	LOT			WIDTH OF YARDS			BUILDING				AREA SQ. FT.	COST PER SQ. FT.	TOTAL COST	FEE
		FRONTAGE	DEPTH	FRONT	SIDE	BACK	HEIGHT	STORIES	ROOMS	FAMILIES					
MAIN BUILDING	Alterations & Addition											674	\$6,335.00	\$30.00	
ACCESSORY BUILDING															
ADDITION															
OTHER STRUCTURES													\$7,055	\$4.00	

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the ordinances and laws governing building's construction will be complied with, whether herein specified or not.

Signed _____
OWNER OR AUTHORIZED AGENT

NATURE OF JOB	FIRE DISTRICT	ZONE			USE APPROVED:	SET-BACK	CERTIFICATE OF OCCUPANCY
NEW	☒ YES ☐ NO	R-A	C-1		☒ FULL COMPLIANCE	Is Special Set-back Applicable	ISSUED 10-8-1956
ADDITION		R-1	C-2		☐ VARIANCE by Council OK	☐ YES ☒ NO	
REPAIR		R-2	M			If Yes, Ordinance No. _____	
MOVING		R-3				Distance back _____ feet.	
RE-CON							

SHOW PLOT PLAN ON OTHER SIDE

Building / Construction Permits



CITY OF LA MESA

8130 ALLISON AVENUE

LA MESA, CA 91901

(619) 667-1176

Community Development Department

Building Division

FINAL

JAN 18 2000

CITY OF LA MESA

COMBO BUILDING PERMIT

PERMIT #: B99-140

Address: 4767 MISSION BELL LN
Location: REAR OF STRUCT
Parcel #: 494-494-0100
Subdivision: Lot/Block:

Status: ISSUED
Issued: 07/15/1999

APPLICANT LEGINSKI GREG
4511 PESCADERO AVE., SAN DIEGO, CA 92107
OWNER SCHOOLEY MRS & MS.
4767 MISSION BELL LN, LA MESA CA 91941

Phone: 226-2228

Phone: 465-9640

Permit Type: SINGLE FAMILY ADDITION

Description of Work:

ADD 326 BEDRM/ CLOST/ KIT. REMODEL 72 S.F. BATH

Bldg Sq Ft: 3319
Valuation: 31,630.75

Occ Group: R3

Type Const: V-N

Zoning: R1S-P Use:
Setbacks Front: 15 Side: 05 Rear: 15 Total Units on Prop:
Garage: 2CAR Parking Required: 2 Provided: 4
File Reference: HPC 99-01
Comments:

FEE SUMMARY

Total Permit Fee.....	1,041.66
Total Payments.....	1,041.66
Balance Due.....	.00

Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one calendar year from the date of such permit, or if the building or work authorized by such permit is stopped at any time after the work is commenced for a period of 6 calendar months, or if the building or work authorized by such permit exceeds 3 calendar years from the issuance date of the permit - L.M.M.C. Sec. 14.11.050.

4767 Mission Bell Ln

San Diego Union, July 7, 1935

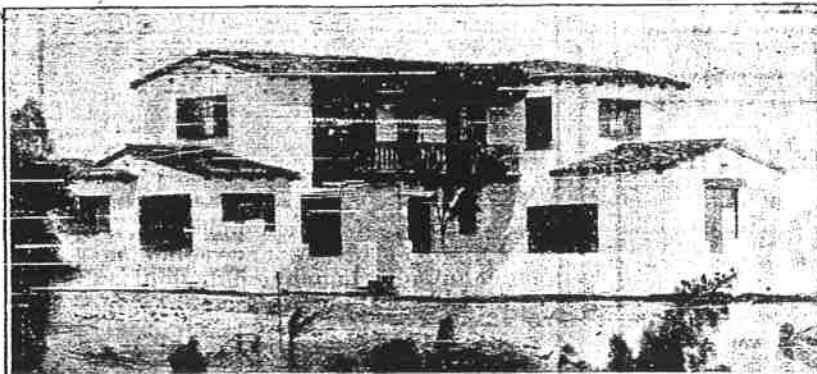
PREVIEW—Today

Mr. and Mrs. Eugene P. Hyatt's New Home

4767 Mission Bell Lane, La Mesa

DIRECTIONS

Go to center of La Mesa, turn south on Palm, 3 blocks to Fresno Avenue, east on Fresno 3 blocks, then left on Alpine and follow main road and flags.



You are welcome, through the courtesy of the owners, to view this distinctive home. Its many new ideas, adaptations and improvements will offer many suggestions for the planning of your own home.

(Not for Sale)

4767 Mission Bell Lane
La Mesa, California
July 3, 1935

The Dennstedt Co.
3761 Fifth Avenue
San Diego, Calif.

Gentlemen:

We wish to express our appreciation for the satisfactory manner in which your organization has handled the building of our home, now completed at the above address. Having watched carefully every detail of its construction from start to finish we are pleased to state that all material furnished and work performed has been of marked excellence and the high standards set up in the plans and specifications have in every instance been attained and in some instances voluntarily exceeded. Your entire organization has shown a fine spirit of courteous cooperation and we have been impressed with the conscientious efforts on the part of all to build for us a home of the highest quality. It will be a pleasure to recommend your organization to any of our friends who may build homes in the future.

Sincerely yours,

Mr. and Mrs. Eugene P. Hyatt

In cooperation with our organization, the following firms contributed their effort to complete this very attractive home.

Burns Electric
Wm. Neir, Mgr.
Point Loma Branch
Main 1235

McNell's Plumbing
4224 University Ave.
Rand. 3725

J. L. Kabanek, Decorator
3925 22nd Street
Hill. 3401 E

A. R. C. Tile Co.
2808 4th Avenue
Hill. 7078

Gaudreau Roofing Co.
441 16th Avenue
Pr. 4572

National Heating and Engineering
Co., Manufacturers of
Magic Way Furnaces and
Appliances
4695 Atlantic Street
Hill. 5161

H. L. Benbough Co., Ltd.
Furnishings
4th Avenue at B
Main 5121

Emil Jorgensen
Expoletum floors, stairs and
drainboards
3864 Albatross
Hill. 0046 W

Al E. Riley
Concrete Contractor
4656 Marlborough Dr.
Rand. 0891

Dall's
Shades, Linoleum and Floor
Coverings
935 University Avenue
Hill. 2475

E. W. Dennstedt

C. A. Dennstedt

M. S. Dennstedt

A. R. Dennstedt

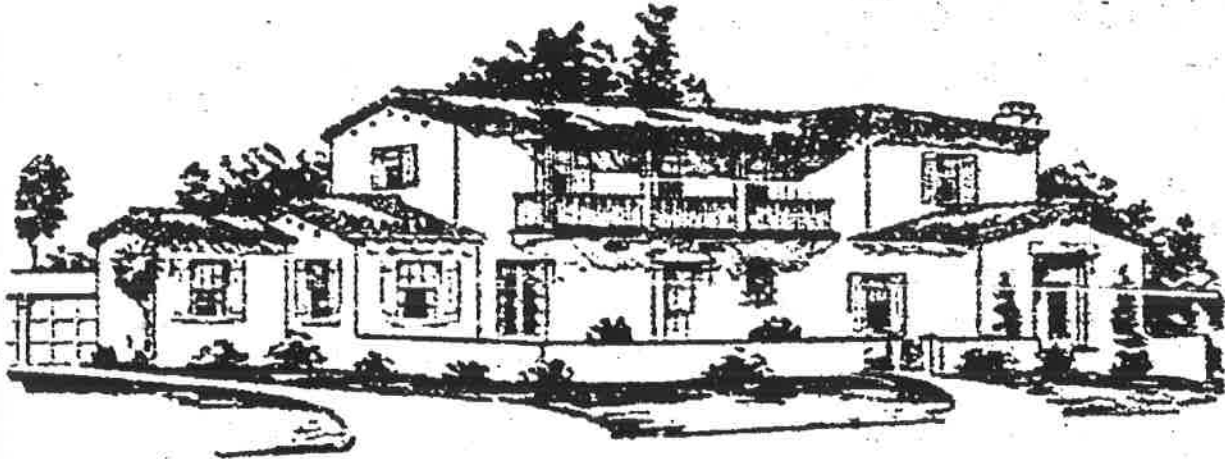
The DENNSTEDT Co.

3761 Fifth Ave.

BUILDERS

Hilcrest 6521

Dennstedt Co. Builds Home For La Mesa Engineer



This spacious residence, typifying the hospitality of the early California rancho, is now being constructed for Mr. and Mrs. Eugene P. Hyatt by The Dennstedt Co., in scenic La Mesa Highlands.

Planned to take full advantage of one of the finest panoramic views in San Diego county, the La Mesa residence of Mr. and Mrs. Eugene P. Hyatt is now being erected by The Dennstedt Co., 3761 5th avenue, San Diego's largest and most active home builders, in La Mesa Highlands.

The exterior shows marked Monterey influence with overhanging balcony commanding a view of the valley dense with avocado planted villas and on to Grossmont and Mt. Helix, and overlooking the entrancingly landscaped patio sheltered from the prevailing winds, giving that

traditional Spanish hospitable welcome.

The spacious entrance hall serves the various six rooms on the first floor and the wide winding stairs leads to the three bedrooms, two baths on second floor. Every room has a particular view.

Mr. and Mrs. Hyatt with the guidance of the efficient Architectural department of The Dennstedt Co., designed this home to meet the needs of each member of their family and incorporated many unique ideas they had long dreamed of as making a home wherein dwells convenience, comfort and leisure.

Historic Photos - East (front) Elevation

4767 Mission Bell Lane in the 1940's

Courtesy of Wilson Schooley



Historic Photos - South East Elevation

4767 Mission Bell Lane in the 1940's



Gil Newton, son of Dr. Hiram D. Newton, who owned and resided in the home from 1939 to 1952.

Gil and Rita

Historic Photos - Rear Detached Garage - Facing East

4767 Mission Bell Lane in the 1940's



Historic Aerial Photo

Circa 1940's



Current Photos - East (front) Elevation

Top photo by Dan Soderberg, July 2013. All other photos by Kiley Wallace, June 2013.



Current Photos - East (front) Elevation



Current Photos - East (front) Elevation



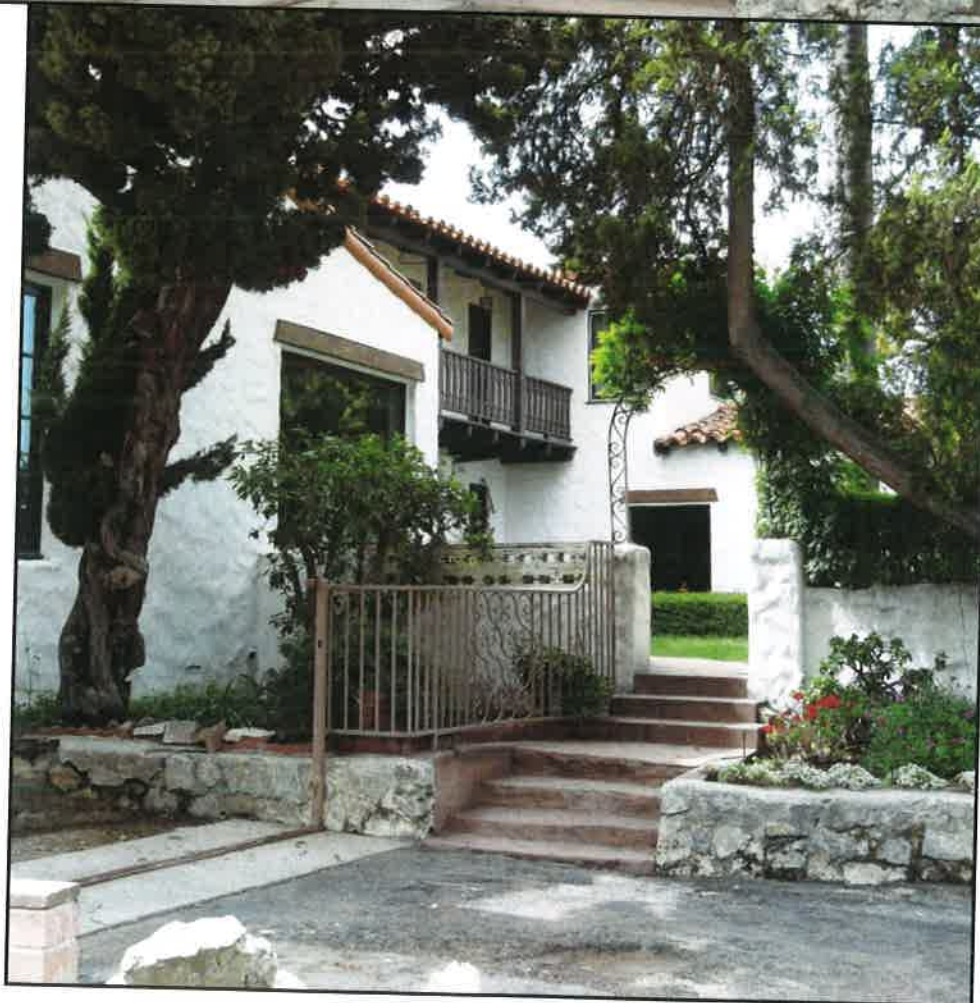
Current Photos - East (front) Elevation



Current Photos - East (front) Elevation



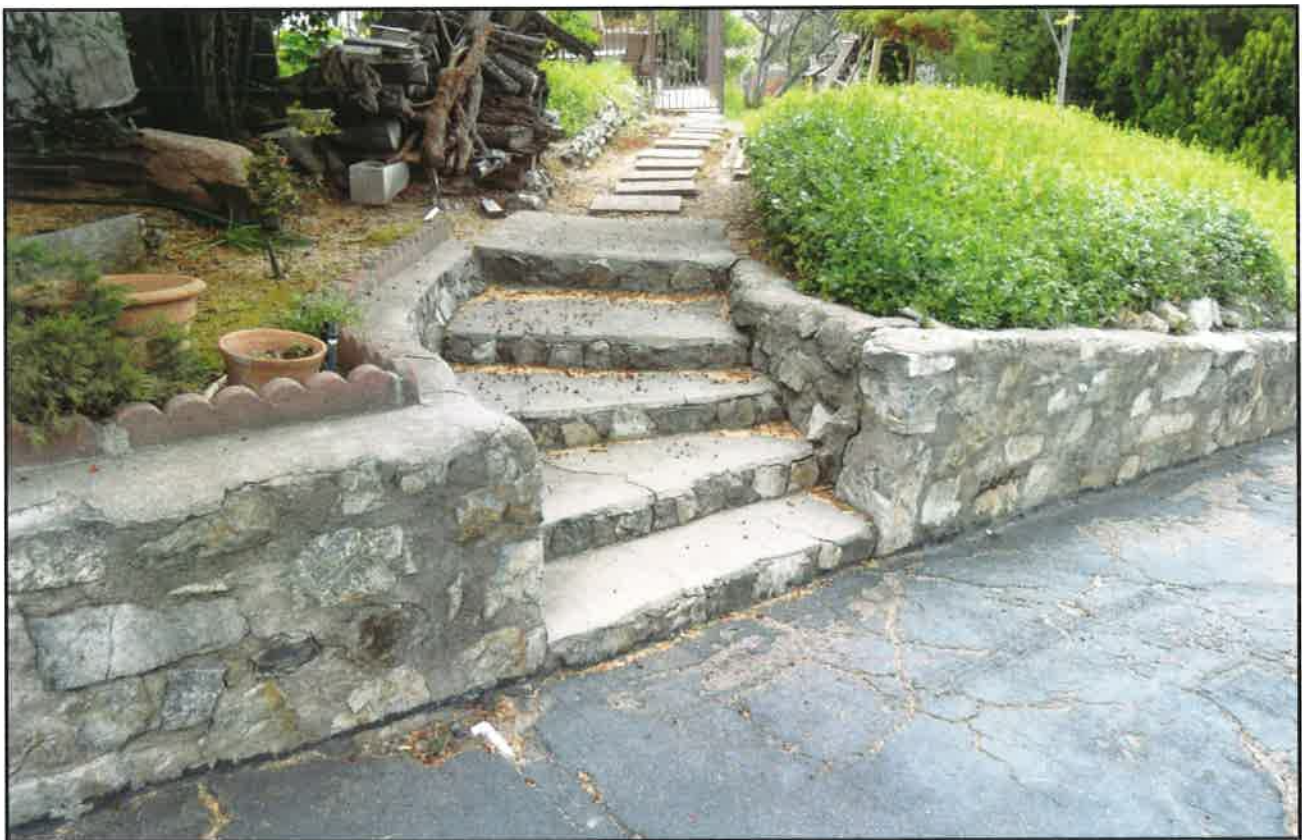
Current Photos - East (front) Elevation



Current Photos - East (front) Elevation



Current Photos - East (front) Elevation



Current Photos - East (front) Elevation
South (side) addition front shown



Current Photos - East (front) Elevation



Current Photos - North (side) Elevation



Current Photos - North (side) Elevation



Current Photos - North (side) Elevation



Current Photos - West (rear) Elevation



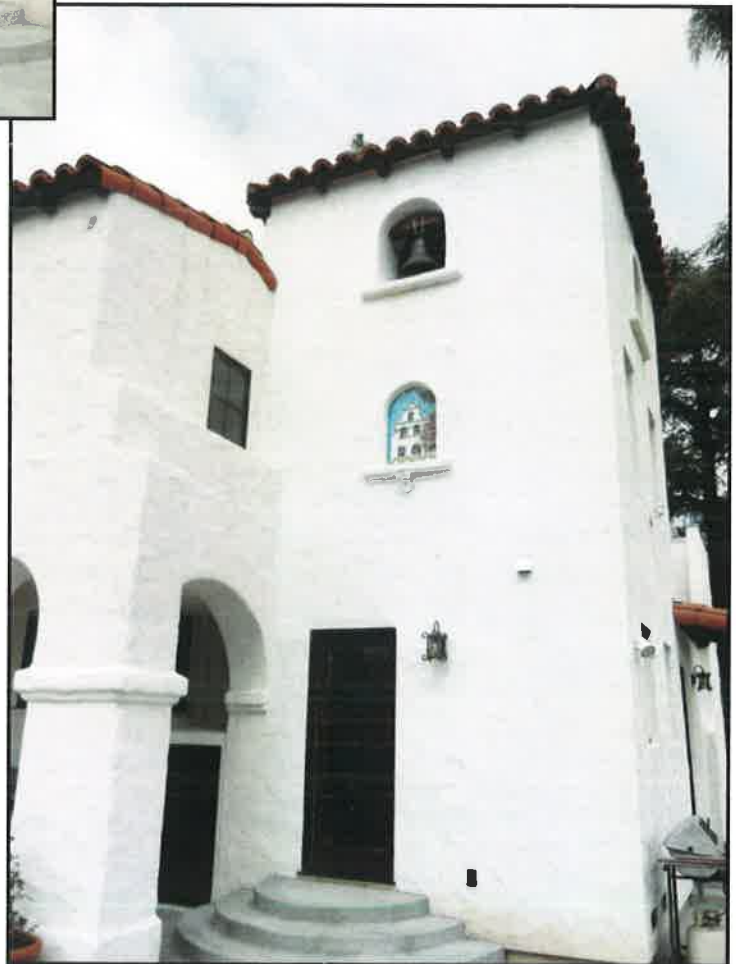
Current Photos - West (rear) Elevation



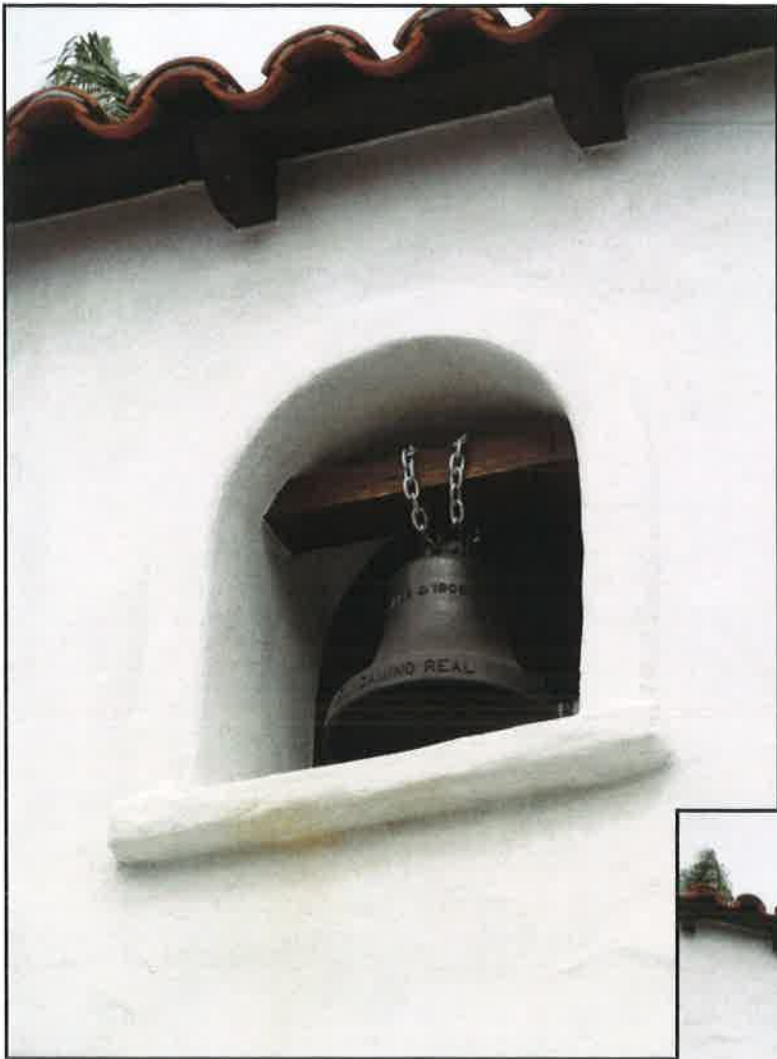
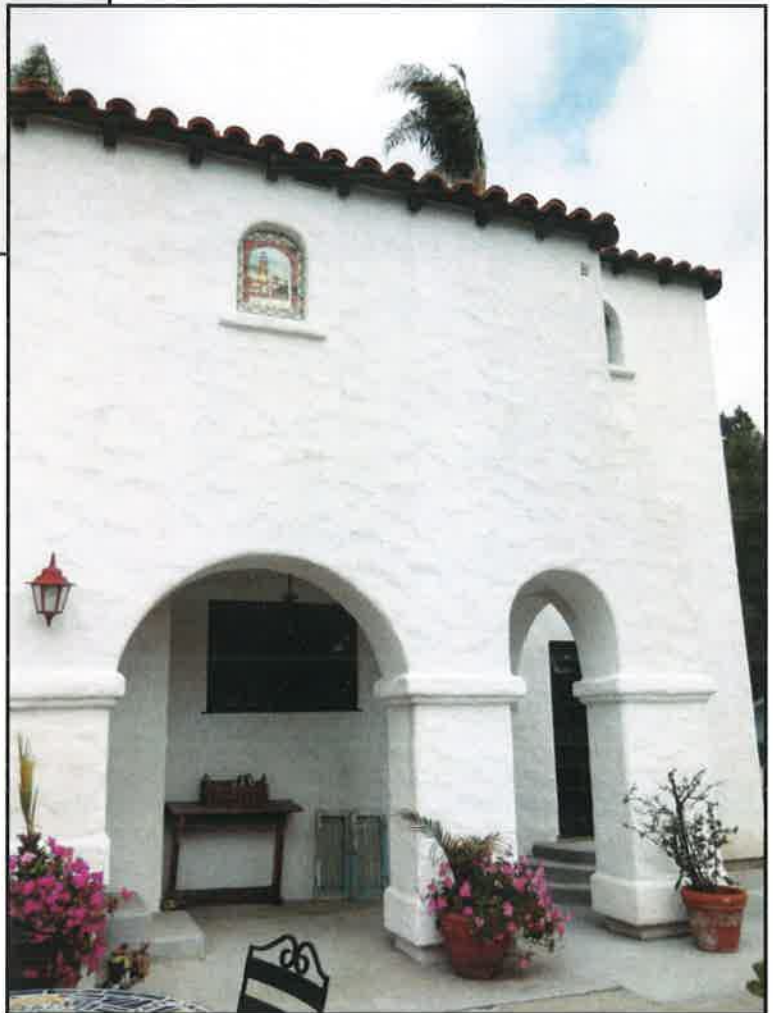
Current Photos - West (rear) Elevation



Current Photos - West (rear) Elevation



Current Photos - West (rear) Elevation



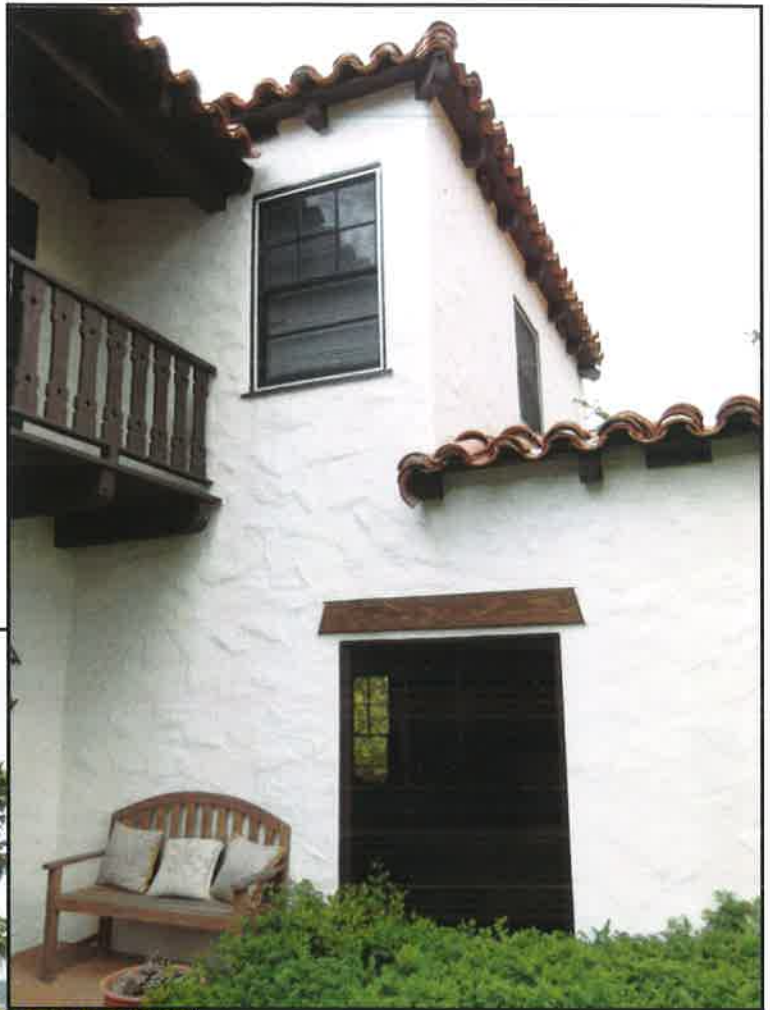
Current Photos - South (side) Elevation



Current Photos - South (side) Elevation



Current Photos - South (side) Elevation



Current Photos - South (side) Elevation



Current Photos - Southeast Elevation



Current Photos - Detached Rear Garage

Not included in designation

South east elevation of house and east elevation of detached rear garage

