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: Adams Residential Complex

and/or Common: Adams Residential Complex

## 2. LOCATION

Address: 9415-9425 Lemon Avenue

City: La Mesa State: California Zip: 91941

## 3. CLASSIFICATION

CATEGORY
- ■ District
- ■ Building(s)
- ☐ Structure
- ☐ Site
- ☐ Object

OWNERSHIP
- ☐ Public
- ■ Private
- ☐ Both

PUBLIC AQUISITION
- ☐ In progress
- ☐ Being Considered

STATUS
- ■ Occupied
- ☐ Unoccupied
- ☐ Work in progress

PRESENT USE
- ☐ Agricultural
- ☐ Commercial
- ☐ Educational
- ☐ Entertainment
- ☐ Government
- ☐ Industrial
- ☐ Military
- ☐ Museum
- ☐ Park
- ■ Private residence
- ☐ Religious
- ☐ Scientific
- ☐ Transportation
- ☐ Other

## 4. OWNER OF PROPERTY

Name: Joe M. Hofmann Trust 07-16-99

Address: 9425 El Dorado Lane

City: La Mesa State: California Zip: 91941

## 5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds, etc.:

Address: San Diego County Assessor-Recorder | 200 S. Magnolia Avenue

City: El Cajon State: California Zip: 92020

## 6. REPRESENTATION IN EXISTING SURVEYS

Title: Urbana Preservation & Planning, LLC "Historic Landmark Nomination Report - Adams Res

Date: March 2018

Depository for Survey Records:

City: La Mesa State: CA Zip: 91942

## 7. DESCRIPTION

| CONDITION | | CHECK ONE | CHECK ONE |
|---|---|---|---|
| ■ Excellent | ☐ Deteriorated | ■ Unaltered | ■ Original site |
| ☐ Good | ☐ Ruins | ☐ Altered | ☐ Moved |
| ☐ Fair | ☐ Unexposed | | |

Date: March 2018

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

The Adams Residential Complex is located on a portion of Lots 16, 17, and C of the Mount Helix subdivision recorded as Map No. 1516 on January 13, 1913, at 9415-9425 Lemon Avenue, and is identified as San Diego County Assessor's Parcel No. 495-173-04-00.

Today the Adams Residential Complex contains four contributing historic-era improvements and six non-contributing historic-era and contemporary-period improvements over its two-acre parcel.

Contributing Historic-Era Improvements
- Modern dwelling at 9415 Lemon Avenue, built in 1955.
- Modern dwelling at 9425 Lemon Avenue, built in 1959.
- Modern cabana / guesthouse and attached garage at 9425 Lemon Avenue, built in 1959.
- Swimming pool built in 1959.

Non-Contributing Historic-Era and Contemporary-Period Improvements
- Detached garage at 9415 Lemon, built in 1987.
- Wood-frame cottage, built in the 1930s.
- Quonset hut, built between 1959 and 1964.
- Replacement breezeway between the 9425 Lemon Avenue dwelling and the associated cabana / guesthouse built between 1968 and 1980.
- 25' x 25' addition appended to the east elevation of the 9425 Lemon Avenue dwelling.
- 9425 Lemon Avenue swimming pool gazebo.

Refer to the attached Historic Landmark Nomination Report (HLNR) for an additional narrative and current description of the Adams Residential Complex.

## 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 | ☐ Social / |
| ☐ 1700-1799 | ☐ Art | ☐ Exploration/Settlement | ☐ Music | ☐ Humanitarian |
| ☐ 1800-1899 | ☐ Commerce | ☐ Industry | ☐ Philosophy | ☐ Theater |
| ■ 1900- | ☐ Communications | ☐ Invention | ☐ Politics/Government | ☐ Transportation |
| | ■ Community Planning | ☐ Other (specify) | | |

SPECIFIC DATES: 1955-1959 BUILDER/ARCHITECT: John Mortenson, Master Builder / Designer

**Statement Of Significance**:

The Adams Residential Complex is historically and architecturally significant for its embodiment of Modernist domestic architecture that characterized Southern California, San Diego, and Mt. Helix in the 1950s and 1960s; for its association with post-WWII Modern-period development patterns of Mt. Helix; and lastly, as a masterful representation of the work of Master Builder John Mortenson. The property qualifies for designation as a City of La Mesa Historic Landmark under the following criteria.

• Criterion A for its association with development patterns of the greater Grossmont-Mt. Helix community in the modern-period (circa 1940 through 1970). The period of significance under this context and criterion is 1955, when the 9415 Lemon Avenue house was built, to 1959, when construction was completed at the 9425 Lemon Avenue dwelling and its associated cabana / guesthouse and swimming pool.

• Criterion B for embodying the distinctive characteristics of Modernistic residential architecture in the greater Grossmont-Mt. Helix community. The period of significance under this context and criterion is 1955, when the 9415 Lemon Avenue house was built, to 1959, when construction was completed at the 9425 Lemon Avenue dwelling and its associated cabana / guesthouse and swimming pool.

• Criterion C for representing the work of Master Builder John Mortenson. The period of significance under this context and criterion is 1958-1959, when the 9425 Lemon Avenue dwelling was completed, including its associated cabana / guesthouse and swimming pool.

• Criterion G as a geographically definable area containing two dwellings that represent a continuum of modernist architecture at the property, and that maintain their historic locations, design, setting, materials, workmanship, feeling and association. The period of significance under this context and criterion is 1955, when the 9415 Lemon Avenue house was built, to 1959, when construction was completed at the 9425 Lemon Avenue dwelling and its associated cabana / guesthouse and swimming pool.

The following improvements are excluded from eligibility under the established context and criteria.
• Detached garage at 9415 Lemon, built in 1987.
• Wood-frame cottage, built in the 1930s.
• Quonset hut, built between 1959 and 1964.
• Replacement breezeway between the 9425 Lemon Avenue dwelling and the associated cabana / guesthouse built between 1968 and 1980.
• 25’ x 25’ addition appended to the east elevation of the 9425 Lemon Avenue dwelling.
• 9425 Lemon Avenue swimming pool gazebo.

## 9. PLANNED IMPROVEMENTS

Recent improvements include installation of a new composition shingle roof at the 9425 Lemon Avenue dwelling; exterior paint; repairs to select windows and doors; and landscape enhancements.

Planned improvements include: ongoing maintenance and repair of windows and doors at both houses (2019); repairs to original interior cabinetry (2019); masonry repointing at natural stone areas (chimney, planter walls, and bulkhead sections) (2020); installation of period-appropriate interior flooring (2020); swimming pool resurfacing and plumbing upgrades (2021); and systems maintenance (ongoing as-needed). Although in good integrity, the interior features are not proposed for designation.

## 10. SOURCES


"Christopher J. Mortenson - Obituary) The San Diego Union-Tribune 26 April (1995).
City of La Mesa Community Development Department Archives.
Crawford, Kathleen. God's Garden: The Grossmont Art Colony Journal of San Diego History Fall 1985, Volume 34, No. 4.
County of San Diego, Assessor-Recorder Grantor-Grantee Index, 1954, 1955, and 1956.
-----, Mapping Division.
-----, Residential Building Records – 9415-9425 Lemon Avenue.
"Developer Fred Hansen Funeral Set," San Diego Union, July 30, 1974 (Section B5:1).
"Facts" Mt. Helix Calavo Gardens Advertisement, San Diego Union, October 12, 1930.
Ford, James, and Katherine Morrow Ford. The Modern House in America (New York: Architectural Book Publishing Company, Inc., 1940) 10-11.
"John N. Mortenson - Obituary" The San Diego Union 17 February 1983 (B9).
Phillips, Roxana Lunday. John No. Mortenson: Designer and Builder (M.A. – History Thesis: University of San Diego, 1984) 63-64.
Richard C. Adams, Patent No. 2,411,842 "Coating Applying Device" Application No. 436,577, Filed March 28, 1942, Patented December 3, 1946.
San Diego History Center Photographic Archives.
San Diego Union / San Diego Union Tribune Archives.
York, Keith, ed. "John N Mortenson" Modern San Diego. http://www.modernsandiego.com/Mortenson.html.


## 11. GEOGRAPHICAL DATA

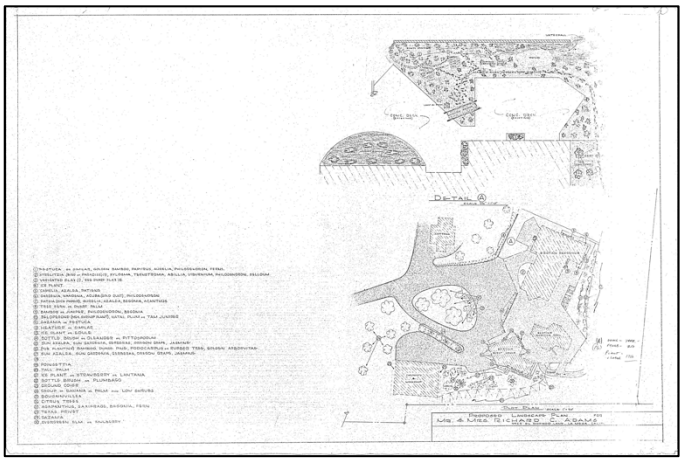
San Diego County Assessor's Parcel No. 495-173-04-00. The property is legally addressed as 9415-9425 Lemon Avenue, and is addressed as 9415-9425 El Dorado Lane by the United States Postal Service.

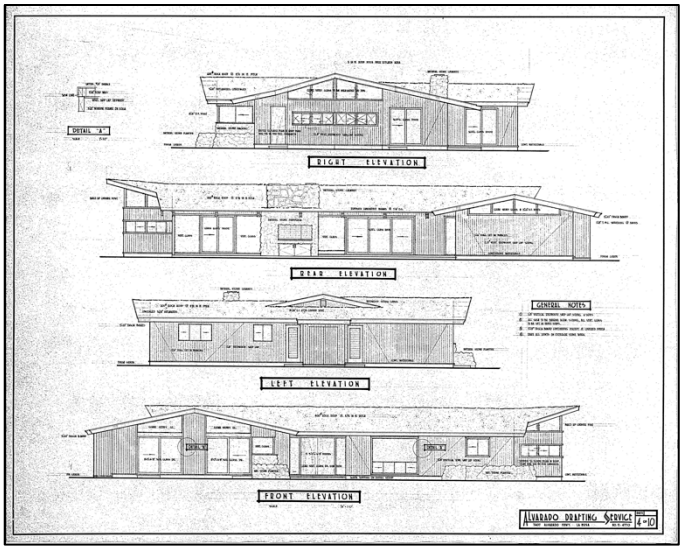
## 12. FORM PREPARED BY:

Wendy L. Tinsley Becker, RPH, AICP, Principal | Urbana Preservation & Planning, LLC

## 13. APPLICATION PREPARED BY:

Urbana Preservation & Planning, LLC








**Prepared For:**
Joe Hofmann, Property Owner
9425 Eldorado Lane
La Mesa, CA 91941

**Submitted To:**
City of La Mesa
Community Development Department
Planning Division
8130 Allison Avenue
La Mesa, CA 91942

**Prepared By:**
Wendy L. Tinsley Becker, RPH, AICP, Principal
Urbana Preservation & Planning, LLC
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**March 2018**

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## EXECUTIVE SUMMARY

This Historic Landmark Nomination Report (HLNR) has been prepared for the Adams Residential Complex located at 9415-9425 Lemon Avenue in the Mt. Helix community of La Mesa. The property is identified as San Diego County Assessor's Parcel No. 495-173-04-00 and is located on a portion of Lots 16, 17, and C of the Mount Helix Subdivision. This HLNR was prepared by Wendy L. Tinsley Becker, RPH, AICP, Principal of Urbana Preservation & Planning, LLC (Urbana), at the request of property owner Joe Hofmann in order to support a designation request to the City of La Mesa Historic Preservation Commission. The property owner is seeking designation in order to enter into a Mills Act Property Tax Abatement contract.

Master Builder John Mortenson designed the Modern style dwelling at 9425 Lemon Avenue in 1958-1959 for property owners Richard and Mary Adams, whose descendants owned the home until August 2016 when the current owner purchased it. Beyond his personal residences, the wood framed wood-clad Modernistic home at 9425 Lemon Avenue is one of the first John Mortenson designed and built homes constructed in the greater Grossmont-Mt. Helix community between circa 1959 and 1971. Several of these properties are designated as County of San Diego Historic Sites and the County Historic Site Board has formally recognized Mortenson as a Master Builder. With its intact low-slung linear plan, tongue and groove redwood walls, full-height glazing, and easterly views of the cross atop Mt. Helix, the 9425 Lemon Avenue dwelling retains a high degree of integrity and has been maintained such that the home's appearance has not significantly changed from the 1959 construction campaign. The home embodies the tenets and stylistic features of Modern architecture, and is an excellent intact example of the design and construction skills of John Mortenson in the first year of his career as a licensed contractor. Additionally, Master Landscape Architects Harriett Wimmer and Joseph Yamada originally designed the property's landscape and hardscape features, although many of these plants no longer exist.

Prior to the construction of the house at 9425 Lemon Avenue, Mr. and Mrs. Adams commissioned the construction of a smaller Modernist dwelling at the same property. Addressed as 9415 Lemon Avenue, this house features a rectilinear plan with original board and batten siding, original full-height glazing along the south elevation to maximize southerly views of San Diego, and an original recessed entry that bisects the home's open plan and frames the southerly view from the entrance. Local Architect John F. Dietert, who designed custom residential, liturgical, and commercial buildings in the East County region, designed the 9415 Lemon Avenue dwelling. Although Dietert is not regarded as a Master Architect, the 9415 Lemon Avenue dwelling represents a modest introduction to the Modernist aesthetic at the site and in the greater Grossmont-Mt. Helix area.

The Adams Residential Complex is historically and architecturally significant for its embodiment of Modernist domestic architecture that characterized Southern California, San Diego, and Mt. Helix in the 1950s and 1960s; for its association with post-WWII Modern-period development patterns of Mt. Helix; and lastly, as a masterful representation of the work of the Master Builder John Mortenson. The property qualifies for designation as a City of La Mesa Historic Landmark under the following criteria.

- Criterion A for its association with development patterns of the greater Grossmont-Mt. Helix community in the modern-period (circa 1940 through 1970). The period of significance under this context and criterion is 1955, when the 9415 Lemon Avenue house was built, to 1959, when construction was completed at the 9425 Lemon Avenue dwelling and its associated cabana / guesthouse and swimming pool.
- Criterion B for embodying the distinctive characteristics of Modernistic residential architecture in the greater Grossmont-Mt. Helix community. The period of significance under this context and criterion is 1955, when the 9415 Lemon Avenue house was built, to 1959, when construction was completed at the 9425 Lemon Avenue dwelling and its associated cabana / guesthouse and swimming pool.
- Criterion C for representing the work of Master Builder John Mortenson. The period of significance under this context and criterion is 1958-1959, when the 9425 Lemon Avenue dwelling was completed, including its associated cabana / guesthouse and swimming pool.

- Criterion G as a geographically definable area containing two dwellings that represent a continuum of modernist architecture at the property, and that maintain their historic locations, design, setting, materials, workmanship, feeling and association. The period of significance under this context and criterion is 1955, when the 9415 Lemon Avenue house was built, to 1959, when construction was completed at the 9425 Lemon Avenue dwelling and its associated cabana / guesthouse and swimming pool.

The following improvements are excluded from eligibility under the established context and criteria:

- Wood frame cottage ca. 1930s),
- Replacement breezeway connecting the 9425 Lemon Avenue dwelling to its detached cabana / guesthouse ca. 1968-1980),
- Addition appended to the east elevation of the 9425 Lemon Avenue dwelling (undated),
- Auto storage quonset hut (ca. 1959-1964),
- Detached garage at the 9415 Lemon Avenue dwelling, are identified as non-contributing elements of the residential complex (1987).

The following information is included in the Appendices of this HLNR: Modern Architecture Imagery (Appendix A), John Dietert Project Images (Appendix B), John Mortenson Biographical Data (Appendix C), Property Records, Plans, and Photos (Appendix D), Site Plan Showing Contributing Features (Appendix E), and Department of Parks & Recreation (DPR) 523 Series (Appendix F).

## I. INTRODUCTION

The Adams Residential Complex is historically and architecturally significant for its embodiment of Modernist domestic architecture that characterized Southern California, San Diego, and Mt. Helix in the 1950s and 1960s; for its association with post-WWII Modern-period development patterns of Mt. Helix; and lastly, as a masterful representation of the work of the Master Builder John Mortenson. The property qualifies for designation as a City of La Mesa Historic Landmark under the following criteria.

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- Replacement breezeway connecting the 9425 Lemon Avenue dwelling to its detached cabana / guesthouse ca. 1968p 1980),
- Addition appended to the east elevation of the 9425 Lemon Avenue dwelling (undated),
- Auto storage quonset hut (ca. 1959p 1964), and
- Detached garage at the 9415 Lemon Avenue dwelling (1987).

## II. HISTORIC CONTEXT

The subject property was initially constructed within the boundaries of the unincorporated community of Mt. Helix, within the County of San Diego. Between 1966 and 1975 the property was annexed into the City of La Mesa. Consequently, the property's historic context relates to the development patterns of the greater Grossmont-Mt. Helix Community rather than the City of La Mesa, although some information has been provided on modernist architecture in La Mesa because both areas feature significant examples of modernist buildings.

### Development Patterns of the Greater Grossmont-Mt. Helix Community

The development history of Mt. Helix and Grossmont, two neighboring unincorporated residential communities of San Diego, is divided into three distinct time periods defined by a series of land tracts platted from the early 20th Century forward out of a 600-acre Victorian-era ranch called Villa Caro that was established by Harvey C. Parke of the Parke-Davis Medical Company in Detroit, Michigan and sold in 1902 to Ed Fletcher, who soon established himself as a prominent land developer and civic booster in the San Diego region.[1] Fletcher's partner in the Villa Caro Ranch land acquisition was Pennsylvania-born theatre agent William Gross, who with Fletcher, envisioned the creation of an artists colony populated by literary and musical personalities, which would bring a significant return on their purchase through the speculative subdivision of raw land into real estate lots for sale. The name of Fletcher and Gross' colony would be Grossmont Park.

The first Grossmont Park subdivision was platted and recorded on October 31, 1910. Subsequent Units (#2 through #5) in the Grossmont Park tract were filed through 1915, and Unit #6, a resubdivision of lots from Units 1, 4, and 5, was recorded on February 17, 1931. For the Grossmont Park tracts Fletcher imported trees for planting and installed 14-miles of roads throughout that were intended to maximize views. Lots were sold initially for up to $2,500 per acre until the Great Depression hit and reduced land values to $250 - $500 per acre. While Fletcher worked on the land development process Gross worked to attract artists, musicians, and entertainers to the new community in the mountains. They succeeded in attracting the opera singer Ernestine Schumann-Heink as a resident, and eventually sold lots to a number of prominent people in the arts including songwriter Carrie Jacobs-Bond, pianist Teresa Carreno, and author Owen Wister. Motion picture companies used the area in the 1910s and 1920s, and Grossmont Studios flourished for a brief period. Fletcher himself established a country residence at the foot of Grossmont. Simultaneous to the efforts at Grossmont, Fletcher additionally platted the Mount Helix Subdivision, a 123-lot tract offering lots ranging in size from two to 25 acres. Recorded as Map No. 1516 on January 11, 1913, the Mount Helix Subdivision is sited in the vicinity of present-day Lemon Avenue (referred to as La Mesa Drive on the 1913 map) and Alto Drive and comprises lots along Alto Drive and Mt. Helix Drive.

With Fletcher and Gross' Grossmont Park marking the first phase of development, Mt. Helix Calavo Gardens initiated the second period of development from 1928 through the 1930s. Calavo Gardens Units #1 through #4 were developed as agricultural-residential tracts with large-acre lots and custom homes built in the Spanish Revival style of architecture. The tracts were developed by the F.J. Hansen Organization, led by Fred J. Hansen, San Diego's premier agricultural-residential development company in the 1930s thru 1960s. Hansen, a native of Denmark, moved to San Diego in the early 1920s and soon thereafter, pioneered avocado growing in the Mt. Helix area with his Calavo Gardens land subdivision. Hansen was a shareholder in the Cyclone Fence Company and founded the La Presa and Otay Municipal Water District (in 1956), assisted in the development of the Spring Valley Sanitation District, and served as a San Diego County Planning Commissioner for twenty-six years where he helped to guide current and long range planning and development issues throughout the county.[2]

Unit #1 of the Mt. Helix Calavo Gardens land subdivision was filed for record at the San Diego County Recorder's Office on September 27, 1928 at the request of property owner Fred J. Hansen. Recorded as Map No. 2132, the land subdivision was planned and surveyed by Hansen and the La Mesa Engineering Service to include approximately fifty lots, sited along present-day Fuerte Drive, Calavo Drive, Puebla Drive, Panchoy Drive, and Avocado Boulevard, ranging in size from .40 acres to 3.09 acres planted with Fuerte Avocado trees. The street names assigned to the area are avocado related, reflecting either varietals, or other important aspects of the history of avocados. Fuerte Drive is named for the Fuerte avocado varietal; Calavo Drive is named for the Calavo avocado varietal, Panchoy Drive is named for the Panchoy avocado varietal, and Puebla Drive is named for Puebla the Mexican city where the Fuerte tree was first discovered for introduction to California in 1911. Less than one year later, on March 2, 1929, Unit #2 of Mt. Helix Calavo Gardens was recorded as Map #2149. Continuing the 'alligator pear' street name assignments, all streets in Unit #2 were also named for avocado varietals. Anaheim Drive is named for the Anaheim varietal introduced to California in 1910, Queen Avenue for the Queen varietal introduced by E.E. Knight in 1914, Dutton Drive for the Dutton varietal and also perhaps for E.C. Dutton, president of the California Avocado Association established in 1915, Nabel Drive for the Nabel / Nabal varietal introduced in 1917 by F.W. Popenoe, Prince Lane for the Black Prince varietal, and Itzamna Road for the Guatemalan Itzamna varietal. Calavo Gardens included approximately sixty trees per acre, and purchase price of a property included planting, care and water for two years, with further maintenance offered at cost plus ten percent. The subdivision orchards were advertised as 100% of all fruit yields belonging to individual property owners.[3] The F.J. Hansen Organization advertised the land subdivision as 'investment in safety' and an ideal homesite offering, and continued to plat the remaining tracts at Calavo Gardens. The Spanish Revival architectural aesthetic selected for the individual homes within Calavo Gardens reflects not only the popular architectural ideology at the time, but also complemented the Hispanic origins and contributed to the general setting of the avocado orchards planted there.

The third and final phase of development in the Mt. Helix and Grossmont communities is punctuated not by a specific land tract or developer, but by a style of architecture and the relationship between the land and the dwellings built there immediately preceding WWII and in the post-WWII period. This third period is exemplified by Modernistic architecture and ideology with Modern style dwellings designed and constructed by a series of architects, designers, and builders who

today are regarded as Masters including Lloyd Ruocco, Homer Delawie, Sim Bruce Richards, A. Quincy Jones, Kendrick Bangs Kellogg, and John N. Mortenson. In the post-WWII period Mt. Helix and Grossmont became a haven for Modernist Residential Architecture, likely inspired by the area's natural terrain and landscaping with granitic boulders and outcroppings, steep slope lots, and panoramic views. The environmental conditions of Mt. Helix and Grossmont provided an ideal setting for the construction of new dwellings in wood and glass that were true in form, simple in plan, and integrated with the surrounding conditions. Examples of Modernistic dwellings built in the greater Grossmont-Mt. Helix community are listed in Table 1. Known Modernistic buildings that are located within City of La Mesa boundaries are included in Table 2.

Table 1. Known Modernist Dwellings in Mt. Helix / Grossmont, 1940-1968.

| Property Name | Year Built | Architect | Address |
|---|---|---|---|
| John Dirks Residence #1 | 1940 | John Dirks | Fuerte Drive |
| Holmgren Residence | 1948 | Lloyd Ruocco | Ward Lane |
| Bleecker Residence | 1949 | Lloyd Ruocco | Edgelake Drive |
| Mortenson Residence #1 | 1958 | John Mortenson | Sierra Vista Avenue |
| Lillie Residence | 1958 | Lloyd Ruocco | Carmen Drive |
| Levitt Residence | 1959 | John Mortenson | Sierra Vista Avenue |
| Enright Residence | 1959 | John Mortenson | Sierra Vista Avenue |
| Hvistendahl Builders Home | 1950 | A. Quincy Jones | Lavell Street |
| Jacobson Residence | 1951 | Lloyd Ruocco | Lavel Street |
| Adams Residence | 1955 | John Dietert | 9415 Lemon Avenue/Eldorado Lane |
| Adams Residence | 1959 | John Mortenson | Lemon Avenue/Eldorado Lane |
| Anderson Residence | 1959 | John Mortenson | Mesa Vista Avenue |
| McCummings Residence | 1959 | Richard Lareau | Taltec Drive |
| Herbert residence | 1960 | John Mortenson | Alto Drive |
| Mortenson Residence #2 | 1960 | John Mortenson | Sierra Vista Avenue |
| Casady Residence | 1961 | Delawie Year | Shadow Drive |
| Goldzband Residence | 1962 | Homer Delawie | La Rueda Drive |
| Hines Residence | 1962 | John Mortenson | Sierra Vista Avenue |
| Anderson Residence | 1962 | John Mortenson | Mesa Vista Drive |
| Daley Residence | 1962 | John Mortenson | El Granito Avenue |
| Green Residence | 1962 | John Mortenson | Sierra Vista Avenue |
| Lee Residence | 1962 | John Mortenson | Rockwood Road |
| Olson Residence | 1962 | John N. Mortenson | Sierra Vista Avenue |
| Emery Residence | 1963 | John Mortenson | Sierra Vista Avenue |
| Wexler Residence | 1963 | Lloyd Ruocco | Sierra Vista Avenue |
| Engstrand Residence | 1964 | Sim Bruce Richards | Sunset Drive |
| Hyndman residence | 1964 | John Mortenson | Alto Drive |
| Fine Residence | 1967 | Sim Bruce Richards | Fuerte Drive |
| McInnis Residence | 1968 | Kendrick Bangs Kellogg | Shadow Road |

Table 2. Known Modernist Buildings Constructed Within the City of La Mesa Boundaries.

| Property Name | Year Built | Architect | Address |
|---|---|---|---|
| Ruocco Residence / Il Cavo | 1945 | Lloyd Ruocco | 9100 Lakewood Drive / 9100 La Suvida Drive (demolished) |
| Van Tuyl Residence | 1948 | Not Identified | 9135 Johnson Drive |
| Spitzer Residence | 1949 | Lloyd Ruocco | 7256 West Point Avenue |
| Kopecky Residence | 1950 | Fred Livingstone | 4371 Pomona Avenue |
| Wetherell Residence | 1955 | Paderewski, Mitchell & Dean | 8760 Alpine Avenue |
| Adams Residence | 1955 | John Dietert | 9415 Lemon Avenue/Eldorado Lane |
| Johann Residence | 1956 | Lloyd Ruocco | 4511 Miramonte Street |
| Mayer Residence | 1956 | Not Identified | 8501 Chevy Chase Drive |
| Lemon Avenue Elementary | 1957 | Lloyd Ruocco | 8787 Lemon Avenue |
| Grossmont Hospital | 1958 | Pereira & Luckman | 5555 Grossmont Center Drive |
| La Mesa City Hall | 1958 | Not Identified | 8130 Allison Avenue |
| Adams Residence | 1959 | John Mortenson | Lemon Avenue/Eldorado Lane |
| FutureCraft Home | 1959 | Frank Hope & Associates | 4196 Eastridge Drive |
| Jack in the Box | ca. 1960s | Russell Forester | 5141 Jackson Drive |
| Anthony's Fish Grotto | 1960 | Not Identified | 9530 Murray Drive |
| Hill Residence | 1964 | John Mortenson | 4668 Garfield Street |
| Hyndman Residence | 1964 | John Mortenson | 9620 Alto Drive |
| Davis Residence | 1966 | Robert Des Lauriers | 9565 Alto Drive |
| Grossmont Colony Building | 1967 | Robert Des Lauriers | 9340-9350 Fuerte Drive |
| Ishikawa Residence | 1969 | Lloyd Ruocco | 5609 Lakewood Drive / 9141 Wakarusa Street (demolished 2007) |
| DeMario Residence | Not Identified | William Bloom | 8018 Pasadena Avenue |
| Gibson Residence | Not Identified | John Mortenson | 9874 Summit Drive |
| Private Residence | Not Identified | Not Identified | 4373 Eastridge Drive |
| Private Residence | Not Identified | Not Identified | 4296 Summit Drive |
| Private Residence | Not Identified | Not Identified | 9222 Briercrest drive |
| Private Residence | Not Identified | Not Identified | 9218 Briercrest Drive |
| Private Residence | Not Identified | Not Identified | 9120 Center Drive |
| Private Residence | Not Identified | Not Identified | 9130 Wakarusa Street |
| Smith Residence | Not Identified | Not Identified | 9101 Wakarusa Street |

**Modernist Residential Architecture**

Modernism is most simply expressed as a departure from historical precedent in architectural ideology when old and stereotyped forms were discarded and new modes of expression developed to create an aesthetic reformation. A reform in the aesthetic ideology, however, was influenced by innovations in technology and a change in lifestyles, which in turn created a new residential architecture with a twofold purpose; to base its plans upon the organic life of the family to be housed, and to make a logical use of the products of invention. In their 1940 monogram *The Modern House in America* authors James Ford and Katherine Morrow Ford respond to the inquiry of 'what is modern' with the following statement.

> It has elected to make a fresh approach, to free itself of constraints, by consciously ignoring tradition and expectations which the latter imposes with regard to façade and plan. The outer form of the modern house becomes the outgrowth of a plan built about the interests, routine activities, and aspirations of the client and his family expressed in terms of materials employed. Thus human need comes first. In skilful hands new appropriate and beautiful forms may emerge from an architecture, which, discarding styles, lets the house grown from the inside outwardly to express the life within…Modern architecture then seeks not style but substance, not ornament or ostentation but rational simplicity, not standard plans and facades but proficiency in exposition, not fitting the family to the house but the house to the family, not imitation but creation. Ideally it strives to make its fresh approach to the problem of design by the study of the latest findings concerning the nature of man and of social needs. It seeks fresh achievement in construction by thorough understanding and mastery of new materials and

> processes and of their potentials in use. It studies intensively the client and the members of the household, the site and its neighborhood, the available local organizations and materials for construction, and attempts an individualized synthesis which will perfect the adaptation of the dwelling to man. The result house is not a "machine for living," but a perceiving utilization of machine products to ease, facilitate, and even inspire each process of daily living for each member of the family…Intrinsically, the modern house seeks to fulfil the implicit goal of housing, which is not mere shelter but the opportunity for unhampered and gracious living.[4]

Three common characteristics helped to inform the geographical distribution of modern dwellings throughout the country in the 1940s and 1950s with California and the Atlantic Seaboard states leading the way. The first was the presence of a naturally beautiful environment, including the ocean, lakes, rivers, mountains, and deserts. The second was the cultivation of outdoor living and rise in leisure stimulated by wealth and opportunities. The third was an eagerness for simplicity without sacrificing the conveniences of modern technology. Additional features and considerations characteristic to modern architecture are identified as follows.

- ☐ Adaptation of the house and lot to man
  - Orientation to and protection from the sun
  - Placement of windows, doors, decks, and terraces to take advantage of vistas
  - A design that provides clearly defined and comfortable pedestrian circulation for both inhabitants and visitors
  - Providing for automobiles and service vehicles in a convenient and unobtrusive manner
- ☐ Elimination of the sense of confinement
  - Use of "indoor-outdoor" features in temperate climate with indoor spaces enlarged by unobstructed views of the outdoors by means of large glazed areas which can be opened
- ☐ Site and Landscape
  - Incorporation and consideration of the site orientation, views, original landforms and vegetation
  - Landscape and planted areas that relate and visually flow with the interior and exterior spaces and with the land forms
  - Landforms that enhance the livability of the site
  - Retention and enhancement of critical views
  - Recognizing and taking advantage of the path of the sun, wind patterns, and the effect of adjacent structures
  - A complimentary landscape plan that incorporates plantings, hardscape, and sometimes water features
- ☐ Building Materials and Structure
  - Integration of interior and exterior spaces through the use of large areas of glass including floor-to-ceiling sliding doors
  - Interaction with natural environment through orientation and openings to accommodate sunlight and air while still providing privacy, controlling sunlight and wind, and protecting the building from the elements
  - Honest use of materials in the intended appearance
  - Authentic use of fixtures and technology

Because Modern Residential Architecture was focused on serviceability as well as one's cultural interests and idea of beauty, and the above-referenced characteristics, modernistic dwellings constructed throughout the country vary significantly in form and appearance. Building materials may include smooth stucco on frame, concrete block (CMU), horizontal board siding, vertical board siding, stone, brick, steel, or glass. Roof types may include flat, hipped or gable with low pitch, shed of varying pitch, exaggerated gable with a projecting geometric form, butterfly, or canopy supported by steel beams. Varied examples of residential Modernistic architecture are included in Appendix A.

**Master Builder John Mortenson | John N. Mortenson, Inc.**

Recognized as a Master Builder by the County of San Diego Historic Sites Board, Minnesota Native John Mortenson arrived in San Diego in 1942 to serve as an Aviation Machinists Mate in the United State Navy.[5] He left the Navy in 1945 and relocated to Banning, California with his new wife, Veryl, where general contractor Ben Allen hired him as a finish carpenter. Working under Allen's guidance, Mortenson was able to implement and improve upon the limited residential

construction experience he gained in Minnesota prior to WWII. In his youth John remodeled kitchens and completed similarly scaled interior construction projects, therein sparking his interest in the field and motivating him to master the use of tools. After relocating to Palm Springs and then Los Angeles for a short period of time, Mortenson returned to San Diego and worked in a civil service position at North Island Naval Air Station, while steadily remodeling his own home and completing a small handful of residential remodel projects. In 1952 Mortenson set out to gain the experience needed to qualify for the California general contractors license. His former employer, Ben Allen, briefly provided him with work in Banning until local design-build firm Jackson and Scott hired him as a finish carpenter, and later promoted him to job superintendent. Jackson and Scott employed Mortenson from 1952 to 1958, when he received his contractors license and began to offer custom design-build services as John N. Mortenson, Inc.

In 1958 Mortenson initiated construction of his own residence on Sierra Vista Drive in Mt. Helix. After receiving a purchase offer on the property, he set out to build his family a new home on a nearby lot, also on Sierra Vista. Soon thereafter he was commissioned to design and construct a house on Alto Drive, in the Mount Helix Subdivision. Neighbors Richard and Mary Adams are said to have observed the Alto Drive property as construction started, and subsequently commissioned Mortenson to build a new home for their family on the Lemon Avenue property.[6] He continued to build around the greater Grossmont-Mt. Helix community through 1960s. In 1964 Mortenson took the leap from designer and homebuilder to developer with the creation of the El Jardin Verde subdivision, a 30 unit residential development located at the eastern end of Mt. Helix.[7] However, he continued to design and build custom homes on commission and on speculation into the early 1970s.

During his professional career, Mortenson is credited with building more than 250 single-family homes and more than 700 apartment units.[8] Despite never obtaining a formal degree in architecture, Mortenson became an innovative designer and was responsible for many custom homes in San Diego, primarily in the Mt. Helix area.[9] The *San Diego Union* described his custom homes as having a "distinctive touch [that] often made his projects known as 'a Mortenson house.'"[10] Design features common to 'a Mortenson house' include acknowledgement of site conditions and features in the design, wide gable roofs, sweeping eaves, curvilinear walls and rooflines, cantilevered decking or volumes (based on lot conditions), extensive full-height glazing, curvilinear or angled living and / or dining rooms, curvilinear or angled masonry fireplace walls, and reduced or non-existent hallways for a more efficient floorplan. In her 1984 graduate thesis titled *John N. Mortenson: Designer and Builder* Historian Roxana Lunday Phllips included the following description of Mortenson.

> He firmly believed in his ability to design a good house that served the particular requirements of a specific family. His designs resulted from "integration of lot, personalities, builder and client." The idea that some lots were not considered suitable for client needs prompted the opinion that "if that family is wrong for the lot, they should either be talked out of it, or have enough persuasive power to convince [Mortenson] they're right." Relationships with clients were generally very good because he spent time with them trying to discover their needs and desires, and because he gave them what he perceived suited their demands. John believed that if a house was properly designed it became more a statement by the owners than the designer.[11]

During his career Mortenson was involved in several homebuilding organizations that helped to shape the residential environment of San Diego County. He served on the Board of Directors of the San Diego Building Contractors Association and ascended to President of the organization in 1976. He was the founding President of the San Diego Home Owners Warranty Council, served on the Board of Directors for the San Diego Chamber of Commerce, and was a member of the City of San Diego and City of El Cajon Building Department's Appeals Board.[12] John N. Mortenson died on February 15, 1983 having left his distinctive mark on Mt. Helix and San Diego County. His legacy went beyond the buildings he constructed and the developments he planned. His son Christopher became a prominent developer in San Diego who was celebrated for his efforts in the preservation of San Diego's historical built environments.[13]

Mortenson's relatively short career, from 1958 through the late 1970s, is exemplified by his early work as a Design-Build Contractor of custom homes from 1958 to 1964 prior to his entry into speculative land subdivision development activities,

multi-family units, and commercial construction from 1964 through circa 1970. The end of his career marked a brief return to his custom single-family residential work.

Images of Mortenson's work are included in Appendix B. Biographical data tables on Mortenson's life and work are included in Appendix C.

## III. PROPERTY HISTORY

The Adams Residential Complex is located on a portion of Lots 16, 17, and C of the Mount Helix Subdivision recorded as Map No. 1516 on January 13, 1913, at 9415-9425 Lemon Avenue, and is identified as San Diego County Assessor's Parcel No. 495-173-04-00.

The property was initially subdivided in 1913 as the Mount Helix Subdivision, a rural residential land tract comprised of 123 lots ranging in size from two acres to 25 acres (approximate), and planted with avocado trees. The earliest improvement on the property, a two-room wood frame cottage, was built in the 1930s, presumably to house the landowner or property caretaker. The cottage is extant, although substantially modified with replacement windows, siding, and roofing, and a new deck at its front facade. By 1953, when Mt. Helix was captured in aerial photography surveys, the property was planted with avocado trees and featured a dirt drive extending approximately 365' south from Lemon Avenue. This historic drive aligns with the existing asphalt drive that serves the property today.

On May 9 and May 27, 1955 County of San Diego Building Permit Nos. 24314 and 25578 were issued for the construction of a detached single-family dwelling on the property, addressed as 9415 Lemon Avenue.[14] The home was constructed to include a generally rectilinear plan that included a single-car garage at the northeast corner, a gable roof, exterior walls clad in stucco and board-and-batten siding, metal sash casement and louvered window units around the perimeter, metal-framed full-height glazing at the rear facade, and a red brick fireplace. Designed by local Architect John F. Dietert, the house was sited at the northern edge of the property, fronting the south side of Lemon Avenue, which provided for south/southwesterly views of San Diego. The dwelling served as the first home for property owners Richard and Mary Adams, who with their children had relocated from Pasadena in 1948 and ultimately settled in Mt. Helix. In 1942 Adams, an industrial engineer and inventor, filed for (and later received) the first patent on the modern-day paint roller, then referred to as a "coating applying device",[15] and later invented a host of other utilitarian products including the "control means in mail separating, cancelling, and stacking machines",[16] the "multi-punch system for flexible film products",[17] and the "self-adjusting cut-off knife".[18]

Today the home retains its generally rectilinear plan with single-car stucco-clad garage at the northeast corner, gable roof, board-and-batten siding at the front (north) and east facades, stucco–clad west and south walls, original steel sash casement windows, and original full-height fixed, louvered, and sliding glass units at the rear (south) facade. Little information has been uncovered regarding the design and construction provenance of the 9415 Lemon Avenue dwelling. A Notice of Completion was not located for the home via a search of the San Diego County Assessor-Recorder Grantor-Grantee indexes of 1954, 1955, and 1956. Its designer and builder has not been identified to-date. The property's original building permits are referenced on its County of San Diego Residential Building Record (RBR), however, copies of the permits are not available from the County of San Diego or the City of La Mesa. The home exhibits modernistic architectural features, presumably designed with economy in mind as the family intended to build a larger dwelling at the southern end of the property. Born in 1915 in El Paso, Texas, architect John Dietert relocated to San Diego County in 1942, likely for military service. He worked as a draftsman in El Paso and continued his work as a draftsman and architect until his death in 1988. He owned El Cajon Blueprint from 1946 to 1985, and in those years, also designed custom residential, commercial, and liturgical projects, as well as large-scale multi-family mobile home developments. Mr. Adams may have become acquainted with the architect through his service on the San Diego County Planning Commission in the 1950s. The 9415 Lemon Avenue dwelling is the earliest building attributed to Dietert to-date; he later designed the Jaffee Residence in Alvarado Estates (ca. 1958), the Whiting-Mead Builders' Market (ca. 1960), the First Southern Baptist Church on Water Street (ca. 1967), business park office buildings in the Sorrento Valley Industrial Park (ca. 1968), the Girls Club of El Cajon (ca. 1970), and the Convoy Village Shopping Center (ca. 1973).[19] Dietert was licensed as California Architect No. C16201.[20]

In 1958 the Adamses hired Master Builder John Mortenson to design and construct their new, larger, family home at the south end of their property. The house with nearby cabana / guesthouse was completed in 1959. The home's swimming pool, designed by H.M. Sharp of Chadwick Pools, and connecting breezeway were completed in 1960. Master Landscape Architects Harriett Wimmer and Joseph Yamada designed the property's landscape and hardscape features. Addressed as 9425 Lemon Avenue, the house was built in an irregular T-shape plan with a north-facing entrance recessed into the north elevation and lined to the east by a planter wall faced in stone; a triangular wall form comprising the west elevation (a character-defining feature of Mortenson's work) articulated by ribbon windows; a stone-clad chimney with a built-in grill that anchored the south elevation; full-height glazing, sliding glass doors, and transom units that spanned the full length of their facade locations; all surmounted by a cross gabled roof with south-facing (at the southeast corner), north-facing (at the northeast corner), and west-facing (comprising the entire west elevation) gables.

The new house was featured in the June 1963 edition of *San Diego & Point Magazine* wherein it was described as

> a collaboration between [Mrs. Adams], builder John Mortenson, and decorator Robert Carlisle…the planning problem was that of providing separate space for the Adams', their two sons grown-to-young men, and shelter for a nonpareil collection of racing-sports cars, which require their own nearby garage. The main house was placed at the foot of a hollow, and the other buildings grouped about the circular driveway that links the Adams' with their private and completed shielded entrance road.[21]

In 1964 the property was again captured in aerial photography surveys. By this time the property was entirely developed with all existing buildings arranged around an egg-shaped asphalt drive. The Mortenson-built house anchored the southeast edge of the drive and was connected to its associated cabana / guesthouse by a covered breezeway formed from an extension of the west gable roof and featuring zig-zag or sawtooth eaves. The breezeway extended to the east wall of the cabana / guesthouse, and a garage was attached to the north wall of the cabana / guesthouse. An undated plot plan prepared by Wimmer and Yamada delineates a carport and workshop building immediately north of the cabana / guesthouse, separated by a planter bed that was labeled as existing on the plot plan. By the time of the 1964 aerial survey, the garage and cabana / guesthouse were connected by a continuous flat roof spanning approximately 50' in length. Today, the planter bed corresponds to the pedestrian entry wall of the garage. Based on available site drawings and building records, the existing connection point and spatial relationship between the cabana / guesthouse and garage dates to circa 1959-1964. Between 1968 and 1980 the zig zag breezeway roof was removed and replaced with the existing side gable roof that connects from the west gable of the main house (9425 Lemon Avenue) to the east elevation of the cabana / guesthouse. A contemporary-period addition, measuring approximately 25' x 15' was later constructed at the east elevation of the home. The addition appears to have occurred after 1977, as it is not referenced on the RBR, which was last updated in 1977.

As referenced in the 1963 *San Diego & Point Magazine* feature, the Adams' car collection was housed in a structure accessible from the elliptical drive. Located north of the garage along the northwest edge of the drive, the family constructed a quonset hut that was tucked in to the terrace between the upper house at 9415 Lemon Avenue and the garage of the lower house so as to not compromise the southerly views of the upper house. Between 1968 and 1980 the west facade of the quonset hut was expanded for additional auto storage space. Today the structure, with its extended facade, features a corrugated barrel form roof, vertical T1-11 siding, exposed board-form concrete stem walls at the south and north sides, and a south-facing manual garage door constructed of plywood sheets.

In 1987 a detached garage was built to the north of the upper house, with the garage bay facing south. Approved under City of La Mesa Building Permit No. 51256 / Plan File No. 4114, the garage is square in plan measuring 24' x 24' with an approximate 7' x 12' pop-out at the north facade, and is covered by a gable roof. Exterior building materials are composition roofing and vertical T1-11 siding at all exterior walls.

## IV. CURRENT DESCRIPTION

Today the Adams Residential Complex contains four contributing historic-era improvements and six non-contributing historic-era and contemporary-period improvements over its two-acre parcel.

**Contributing Historic-Era Improvements**

- Modern dwelling at 9415 Lemon Avenue, built in 1955.
- Modern dwelling at 9425 Lemon Avenue, built in 1959.
- Modern cabana / guesthouse and attached garage at 9425 Lemon Avenue, built in 1959.
- Swimming pool built in 1959.

**Non-Contributing Historic-Era and Contemporary-Period Improvements**

- Detached garage at 9415 Lemon, built in 1987.
- Wood-frame cottage, built in the 1930s.
- Quonset hut, built between 1959 and 1964.
- Replacement breezeway between the 9425 Lemon Avenue dwelling and the associated cabana / guesthouse built between 1968 and 1980.
- 25' x 15' addition appended to the east elevation of the 9425 Lemon Avenue dwelling.
- 9425 Lemon Avenue swimming pool gazebo.

**9415 Lemon Avenue**

The 9415 Lemon Avenue dwelling features a generally rectilinear plan with a single-car garage attached to the northeast corner, a gable roof covered in composition shingles, exterior walls clad in stucco and board-and-batten siding, metal sash casement and louvered window units around the perimeter, metal-framed full-height glazing at the rear facade, and a red brick fireplace at the east elevation. The house is sited at the northern edge of the Adams Residential Complex, fronting the south side of Lemon Avenue, and offers south/southwesterly views of San Diego. The front (north) facade is clad in board-and-batten, and is punctuated by a simple recessed entrance, which creates an axial point for the home and establishes a frame for its southerly views. The board-and-batten is indicative of the rustic, yet modern, materials being employed at homes in Mt. Helix in the 1950s, and represents a transition from the simplistic ranch aesthetic to the more sophisticated modern aesthetic. The rear (south) facade contains full-height units in fixed, operable, and louvered frames. This rear facade is characteristic of the modern aesthetic, which adopted expansive glazing at view facades and created opportunities to blend the outdoors with the open floor plan of modernist homes.

**9425 Lemon Avenue**

The 9425 Lemon Avenue dwelling features an irregular T-shape plan with a north-facing entrance recessed into the north elevation and lined to the east by a planter wall faced in stone; a triangular wall form comprising the west elevation (a character-defining feature of Mortenson's work) with original ribbon windows; a stone-clad chimney with a built-in grill at the south elevation; and full-height glazing, sliding glass doors, and transom units that span the full length of their facade locations; all surmounted by a cross gabled roof with south-facing (at the southeast corner), north-facing (at the northeast corner), and west-facing (comprising the entire west elevation) gables. All exterior walls are clad in original redwood siding. Roofing at this main house is composition shingle. A small addition appears to have been built at the east elevation in place of a small patio. Measuring 25' by 15' (approximate), this addition is clad in additional redwood siding and is covered by a gable roof that extends from the principal roof. No building permits are available for the addition; however, a review of original architectural drawings prepared for the building indicates that the addition was constructed to minimize visual changes to the home's front facade. The addition is tucked immediately south of an original louvered single-entry door at the northern half of the east facade, therein leaving all 'street' or driveway views intact.

The home's associated cabana / guesthouse, which was simultaneously constructed in 1958-1959 as living space for the Adams' children, is sited west of the main house, connected through a breezeway that was reroofed between 1968 and 1980. The cabana is oriented toward the swimming pool, sited immediately south of the breezeway roof, and features sliding glass doors on the east facades to open up to the pool. The breezeway roof is attached to the east elevation of the

cabana. It is non-contributing and resulted in a modification to the west gable and eave overhang of the main house, above the triangular wall at the west elevation. This roof modification, however, has not impaired the integrity of the home such that it no longer retains integrity of design or materials. The cabana is flanked to the north by an extended auto garage, rectilinear in plan, with manual garage doors and a single entry door at the southeast corner of the garage, immediately adjacent to the north wall of the cabana. The east facade, northeast corner, of the garage is clad in the same stone installed at the main dwelling's fireplace and chimney. Carrying over this material from the main house to the garage, strengthens the visual association between the buildings, and presumably also prevents water infiltration at the garage wall where it abuts a planter bed as the garage tucks into the property's natural slope. The cabana and attached auto garage are connected through a continuous flat, built-up, roof with wide eaves that are open at the north and west facades, and enclosed at the driveway frontage (east facade) with a simple fascia.

Original hardscape and site plan features include the egg-shaped or elliptical drive around which all of the buildings at the property are oriented, a concrete pad poured in a sawtooth shape extending from the front entrance at the north elevation, a planter wall clad in additional natural stone that is recessed into the east entry wall and extends east to line a portion of the north facade, and the swimming pool sited south of the breezeway. The remaining concrete patios that extend from the north facade and south facade are likely original, but are not specifically delineated in available architectural and landscape plans for the property.

Refer to Appendix D for property records, plans, and photographs. Refer to Appendix E for a site plan showing contributing features. DPR 523 series forms prepared for the property are included in Appendix F.

## V. WORKS CITED / ENDNOTES

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http://www2.dca.ca.gov/pls/wllpub/WLLQRYNA$LCEV2.QueryView?P_LICENSE_NUMBER=16201&P_LTE_ID=1010 Accessed April 2018.
[21] Robert Carlisle worked as decorator and interior designer from the circa 1940s forward, with newspaper accounts citing his presence in early toastmaster programs and speaking to local auxiliary groups on the topics of home décor, furnishings, and interior design. In 1950 Carlisle began to teach a six-week course "Selling Home Furnishings" at the San Diego Vocational School.[21] In 1951 Carlisle became affiliated with Lear & Kuerbis Fine Home Furnishings, sited at 3946 5th Avenue, with an announcement published in the December 16, 1951 edition of *The San Diego Union*, which touted his "valuable background knowledge in fine home furnishings."[21] By 1957 Carlisle led the Interior Design Department of Tobin's Home Furnishings, a new store opened at 300 W. Main Street in El Cajon.[21] Likely utilizing his industry connections and processes learned from his previous employers, by 1960 Carlisle had established his own business, Robert Carlisle Interiors, offering furniture and home accessories from his decorators studio at 2829 Adams Avenue in the Normal Heights neighborhood of San Diego.[21] In 1962 Carlisle served as the Founding President of the Southern Pacific Chapter of the National Society of Interior Designers.[21] The appointment surely bolstered his career as by the mid-1960s he was providing interior design services for custom commercial and residential projects from his showroom at 1022 W. Morena Boulevard, including the Pala Mesa Golf Club in Fallbrook (1966), Rose Hedge Manor in La Mesa (1967), the COMBO House in Fletcher Hills (1967), the Grande Colonial Hotel renovation in La Jolla (1967), and the Lomas Serenas Country Homes in Escondido (1979). Robert Carlisle Interiors last updated its California Secretary of State entity status in 1978 and the company is now dissolved. The last references to Mr. Carlisle and his company occur in the May 30, 1982 *San Diego Union* article wherein Mr. Carlisle was cited as an interior designer on a custom residential project for the Gildred Residence in Rancho Sante Fe.



Pueblo Ribera (San Diego, CA)
Architect Rudolph Schindler
1923




Lovell 'Health' House (Los Angeles)
Architect Richard Neutra
1929



Kauffman House (Bear Run, PA)
Architect Frank Lloyd Wright
1937



McConnell Residence (San Diego, CA)
Designer / Builder William Kesling
1947



Glass House (New Canaan, CT)
Architect Phillip Johnson
1949



Farnsworth House (Plano, IL)
Architect Ludwig Mies van der Rohe
1951



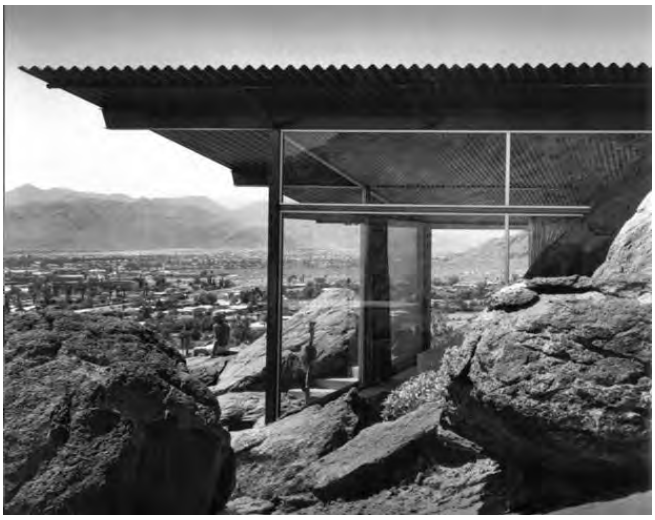
Private Residence (San Diego, CA)
Architect Sim Bruce Richards
1953




Private Residence (San Diego, CA)
Architect Lloyd Ruocco
1955




Babcock House (San Diego, CA)
Architect Kendrick Bangs Kellogg
1959



Frey II House (Palm Springs, CA)
Architect Albert Frey
1963-1964



Grossmont Spec House | Ishikawa Residence
(La Mesa, CA)
Architect Lloyd Ruocco
1969 (demolished 2007)

**Incomplete List of Properties Attributed to John N. Mortenson, Master Builder, ca. 1958-1973.**

| Year | Identifier | Location |
|---|---|---|
| 1958 | Mortenson Family Residence #1 | 10405 Sierra Vista Drive |
| 1959 | Adams Residence | El Dorado Lane |
| 1959 | Anderson Residence | Alto Drive |
| 1959 | Enright Residence | Sierra Vista Drive |
| 1959 | Levitt Residence | Sierra Vista Drive |
| 1959 | Freeman Residence | 10033 Pandora Drive |
| 1960 | Herbert Residence | 9441 Alto Drive |
| 1960 | Mortenson Family Residence #2 | 10404 Sierra Vista Drive |
| 1961 | Reithmayer Residence<br>The Forever House | 1191 Hacienda Drive |
| 1961 | Wright Residence | 4431 Palo Verde Terrace |
| 1962 | Anderson Residence | Mesa Vista Drive |
| 1962 | Daley Residence | 9663 El Granito |
| 1962 | Green Residence | 9801 Sierra Vista Drive |
| 1962 | Hines Residence | 9701 Sierra Vista Drive |
| 1962 | Lee Residence | 10931 Rockwood Road |
| 1962 | Olson Residence | 9600 Sierra Vista Drive |
| 1962 | Dwelling | 10446 Russell Lane |
| 1963 | Emery Residence | 9631 Sierra Vista Drive |
| 1963 | Gaffney Residence | 1756 Lexington Avenue |
| 1964 | Bell Residence | Lorena Lane |
| 1964 | Harrington Residence | 1875 Circo del Cielo |
| 1964 | Hill Residence | 4668 Garfield |
| 1964 | Hyndman Residence | 9620 Alto Drive |
| 1964 | McKee Residence | Evans Place |
| 1964 | Mortenson Family Residence #3 | 1792 Circo del Cielo |
| 1964 | Myer Residence | 261 Horizon Hills Drive |
| 1964 | Peterson Residence | 1784 Circo del Cielo |
| 1965 | Epstein Residence | 4339 Mayapan Drive |
| 1965 | Norris Residence | 295 Horizon Hills Drive |
| 1965 | Peterson Residence | Alta Rica Drive |
| 1965 | Ramos Residence | 9500 Sunset Drive |
| 1966 | Bowers Residence | 4919 Longview Way |
| 1966 | Hamer Residence | 10448 Russell Road |
| 1966 | Mercille Residence | 10440 Russell Lane |
| 1966 | McCarter Residence | 2142 Shire Drive |
| 1966 | Swearingen Residence | 1390 Helix View Way |
| 1967 | Bennett Residence | 10478 Russell Road |
| 1967 | Bloom Residence | 1035 Shadow Road |
| 1967 | LeBlanc Residence | 1031 Chase Street |
| 1967 | Dwelling | 1760 Hacienda Place, |

**Incomplete List of Properties Attributed to John N. Mortenson, Master Builder, ca. 1958-1973.**

| | | |
|---|---|---|
| 1968 | Fletcher Residence | 1683 Hacienda Drive |
| 1968 | Gooding Residence | 4878 Avion Way (San Diego) |
| 1968 | McCanless Residence | Hacienda Drive |
| 1968 | Dwelling | 1645 Hacienda Drive |
| 1969 | Adams Residence | 10000 Ward Lane |
| 1969 | Dwelling | 11038 Horizon Hills Drive |
| 1969 | Venieris Residence | 10602 Noakes Road |
| 1971 | Dwelling | 2539 Singing Vista Way |
| 1972 | Mortenson Family Residence #4 | 7126 Vista Del Mar (San Diego) |
| 1973 | Dwelling | 316 Pointing Rock Road (Borrego Springs) |
| no date | Gibson Residence | 9874 Summit Drive |
| no date | Dwelling | 334 Horizon Hills Drive |
| no date | Spencer Residence | 10935 Redwood Avenue |
| no date | Vanderbosh Residence | 4609 Grandview Terrace |



Mortenson Residence #1 (1958) 10405 Sierra Vista Avenue. This property is the earliest identified example of Mortenson's work and retains an observant influence of the suburban tracts he helped to build while working for the residential development firm Jackson and Scott. This home is not considered to be historically or architecturally significant under the context of Modernist residential Architecture.



Mortenson Residence #2 (1960) 10404 Sierra Vista Avenue. The second dwelling Mortenson designed as his private family residence with a rear structure utilized as his design studio. Important to Mortenson's evolution as a designer is the curvilinear form at the front elevation and the extended gable at the northwest corner. This home is considered a good example of Mortenson's work.



Green Residence (1962) 9801 Sierra Vista Avenue. With northerly views from Mt. Helix, this property was initially designed and constructed by Mortenson to feature a sweeping curvilinear front façade with a cantilevered northwest corner punctuated by a full-height window wall recessed beneath a front gable roof. The home has been irreversibly modified in a neo-Mediterranean appearance. The property is not historically or architecturally significant due to a major loss of integrity.



Olson Residence (1962) 9600 Sierra Vista Avenue. This property is sited on the south side of Sierra Vista Avenue with northerly views. Although the front elevation is obscured from view, the dwelling features the characteristic Mortenson trademark in the form of a projecting and exaggerated gable roofline with extended beams. The home appears to be in fair exterior condition. The possibility of architectural significance could not be assessed.



Lee Residence (1962) 10931 Rockwood Road. This dwelling features a characteristic wide gable roof at the northwest corner with a principal shed roof featuring an extended eave that terminates in a triangular form at the northeast corner. Also common to Mortenson's work is the glazed wall comprising the entirety of the front gabled facade. Exterior condition is fair with apparent deferred maintenance; however, the property may still be considered architecturally meritorious.



Hines Residence (1962) 9701 Sierra Vista Avenue. This property is considered to be one of the best examples of Mortenson's known work in Mt. Helix for its design features and adherence to Modernist principles. The property is a designated County of San Diego Historic Site.



Emery Residence (1963) 9631 Sierra Vista Avenue. This dwelling features horizontal board siding with multiple glazed walls at the northwest corner shaded beneath a low pitched gabled roof. The design incorporated a curvilinear form along the front elevation. The property appears to be a good example of Mortenson's work and appears to be in good exterior condition. The property may be considered architecturally meritorious.

## Realty Roundup

# Pace Quickens For Residential Income Property Transactions

By RICHARD M. DANIELS
Real Estate Editor, The San Diego Union

There has been increased activity in the major real estate market in recent days, particularly in the residential income category.

## Apartments

**In apartments,** a five-way exchange was recently recorded for a total consideration of $2.3 million. A 52-unit complex at 4265 School Ridge Road in La Mesa, owned by Frank M. Goldberg and Herbert J. Solomon and valued at $838,500, was exchanged into a large parcel of land in Northern California owned by Continental American Properties, Ltd., and valued at $516,000.

The 52 units were then exchanged for 38 units at 215-23 H St., Chula Vista, owned by Ronco Associates and valued at $580,000. The 38 units were then exchanged into 22 units at 653 Seavale St., Chula Vista, owned by Leland Sjule and valued at $325,500. The lower leg of the exchange involved three units at 4533 College Way owned by Keith Van Sickle and valued at $74,000, which were exchanged into the 22 units.

Cooperating in the series of transactions were Fred Kaufman, Dean Boden and Bob Goyette of Fred Kaufman Realty; Phyllis Learned and Monte Kahler of of South Bay Investment Realty; Ronald Roach of Contemporon Realty; Jodi Ceni and Ron Renzelman of Paramount Realty; and Magna Dane of Cooley Realty.

An investment group headed by Walter E. Wolf exchanged 15 units at 415 Colima St., valued at $296,000, 12 units at 4933 Saratoga Ave., valued at $293,750, and a Palos Verde lot valued at $48,000 into 46 units at 1062 Eureka St., owned by Valley View Investors and valued at $1.04 million.

In a further exchange and sellout of these properties, a duplex at 429-33 Nautilus St., valued at $85,000 and owned by Jerry and Gretchen Gross, was exchanged into five units at 235-41 Bon Air St., valued at $187,500 and owned by Barry Richmond and George Adams. The five units were then traded into 15 units on Colima Street. The sellout of the duplex was then made to Hildegard Lamfrom and John Abelson.

In the same exchange transaction, a triplex at 4793 Longbranch Ave., valued at $53,000 and owned by Robert E. and Myrtle E. Minor, was exchanged into five units at 4676 W. Point Loma Blvd., owned by John and Barbara Woodburn and valued at $145,000. Those five units were then exchanged into the 12 units at 4933 Saratoga Ave. The sellout of the triplex was then made to Michael and Madeline Geraci.

Cooperating in the transaction were Conrad Marquis of Pyramid Real Estate Co., Walter E. Wolf, Paula McInerney of Apartment Appraisal Sales & Exchanges, Joyce La Breque of Pacific Property Exchange, Barry Richmond of First Western Properties, Klaus Radlow of the firm bearing his name, Pam Geraci of Silvergage Realty and Lynda Barker of McKusick & Associates.

Dr. Robert A. Duff exchanged five units at 643 Fourth St., Encinitas, valued at $115,000, and nine units at 716 N. Pacific St., Oceanside, valued at $108,000, for 49 units at 1610 N. Santa Fe Ave., Vista, owned by Albert and Agnes Varrin and valued at $730,000. The Encinitas and Oceanside units were then sold to separate buyers to complete the exchange and sellout. Kenneth B. Rogers of Coastal Financial Corp. handled the exchange.

A part-interest in an eight-unit complex at 999 Leslie Road, El Cajon, valued at $140,000 and owned by Frank Hranka and Eugene Lauen, was exchanged for a half-interest in 16 units at 3185 Madison Ave., El Cajon, owned by Will C. Hawes Jr. and valued at $155,000.

The balance of interest in the 16 units was purchased by Danny Schwartz. The balance of the interest in the eight units was exchanged for a house at 1354 Bluebird St., El Cajon, owned by Chris R. and Patricia Nelson and valued at $43,000. Hranka, Schwartz and Lauen, all of Fred Kaufman's office, cooperated with Barbara Mullen of Aamors Homes.

A 20-unit apartment building at 3265 Adams Ave. was sold by Adams Partners, Ltd., for $310,000 to Dr. John A. and Betty C. Plag and John D. Phelan. C.V. David of Real Expo handled the transaction.

A 16-unit complex at 4953 Trojan Ave. was sold by John D. Cone and Pauline F. Middleton for $255,000 to Roger and Rita Anderson. Alan Scott and Tim Tinbrown of Apartment Investment Realty cooperated with Terry Sheldon and Frank Domingues of Grubb & Ellis Residential Realty, Inc.

Mr. and Mrs. Dale Kuhlman exchanged four units at 1162 N. Cuyamaca Ave., El Cajon, valued at $82,500, for eight units at 4117 Illinois St., owned by Helen Clare and valued at $135,000. Mr. and Mrs. James Gore then purchased the four units. Edward T. Clare, Jr. of the firm bearing his name cooperated with Margaret K. Jones of Art Leitch, Realtors, in the transactions.

A 14-unit property at 3560 Sixth Ave. was sold by James Thickstun for $172,500 to G.M. Properties. Danny Schwartz of Fred Kaufman Realty handled the sale.

## Commercial

**In commercial activity,** a 157-space mobile-home park at 2130 Sunset Drive, Vista, owned by Green Valley Mobile Home Park, Ltd., and valued at $1.55 million, was exchanged for a 50-unit apartment complex at 545 E St., Chula Vista, owned by John M. Sachs, Inc., and valued at $895,000. Olive Tree Investments then purchased the apartment building. Cooperating in the transactions were H. Timothy Meier of Southland Capital Corp. and Dwain Kantor.

A 32-suite office building at 8080 La Mesa Blvd. was purchased for $500,000 by Roman and Mary Kounackii and Sallianne Steinman from Cecil Smith. At the same time a lease and option to purchase the land underneath the building was executed for $200,000. Steinman of Tierra del Sol, Realtors, and Colin Stilwagon handled the sale.

A 20,250-square foot commercial and residential property at 3946-50 Fifth Ave. was sold to Morris Slaven for $300,000 by the First Church of Christ, Scientist. Doug Matheson and Ron Myers of Coldwell Banker Commercial Brokerage Co. handled the sale.

The Gildred Development Co. exchanged a 4.64-acre parcel of land on Mollison Avenue in El Cajon, valued at $362,700 for the Happy Home Center, 885 E. Vista Way, Vista, valued at $640,000 and owned by G.R. Smith Corp. Hal Pollard of the firm bearing his name, Ray Knowles of Willis M. Allen Co., and the Percy Goodwin Co. cooperated in the transaction.

## Land Sales

**In land sales,** the Lucky Six Ranch on Mother Grundy Truck Trail in Dulzura was sold by Richard W. and L. Jean Ambrose for $220,000 to Lucky Six Ranch, a general partnership. Al Strunk of Trivesco Realty and Ray Clancy of the firm bearing his own name handled the sale.

## Home Sales

**In home sales,** Mr. and Mrs. William L. Hillyard bought a La Jolla home at 1651 Bahia Vista Way for $239,500 from Mrs. Dorothy Nelson. William P. Osborne of Beach 'n' Bay Realty and Ursula Younie of Younie & Hoehn handled the sale.

Also in La Jolla, the home at 6110 Vista de la Mesa was sold to Jo Ann Fray for $215,000 by Mr. and Mrs. Henry R. Bransetter. Becky Irwin of the Willis M. Allen Co. cooperated with Pat Howden of Eddy Co.

Mr. and Mrs. Waleed al-Humaidhi purchased a home at 7972 La Jolla Scenic Drive, La Jolla, for $175,000 from Mr. and Mrs. Larry Oppenheimer. Elizabeth Rydell of the firm bearing her name cooperated with Roland Ring of Century 21-Showcase Realty, Inc.

A home located at 875 Rosecrans St. was sold for $150,000 to Mr. and Mrs. Troy Cass by Mr. and Mrs. Floyd Schunemann. Charles Toomey of Rosecrans Realty cooperated with Mariner Realty.

Also in the Point Loma area, a home at 1159 Catalina Blvd. was sold for $110,000 to Mr. and Mrs. Gary Crowell by Mr. and Mrs. Troy Cass. Charles D. Toomey of Rosecrans Realty handled the sale.

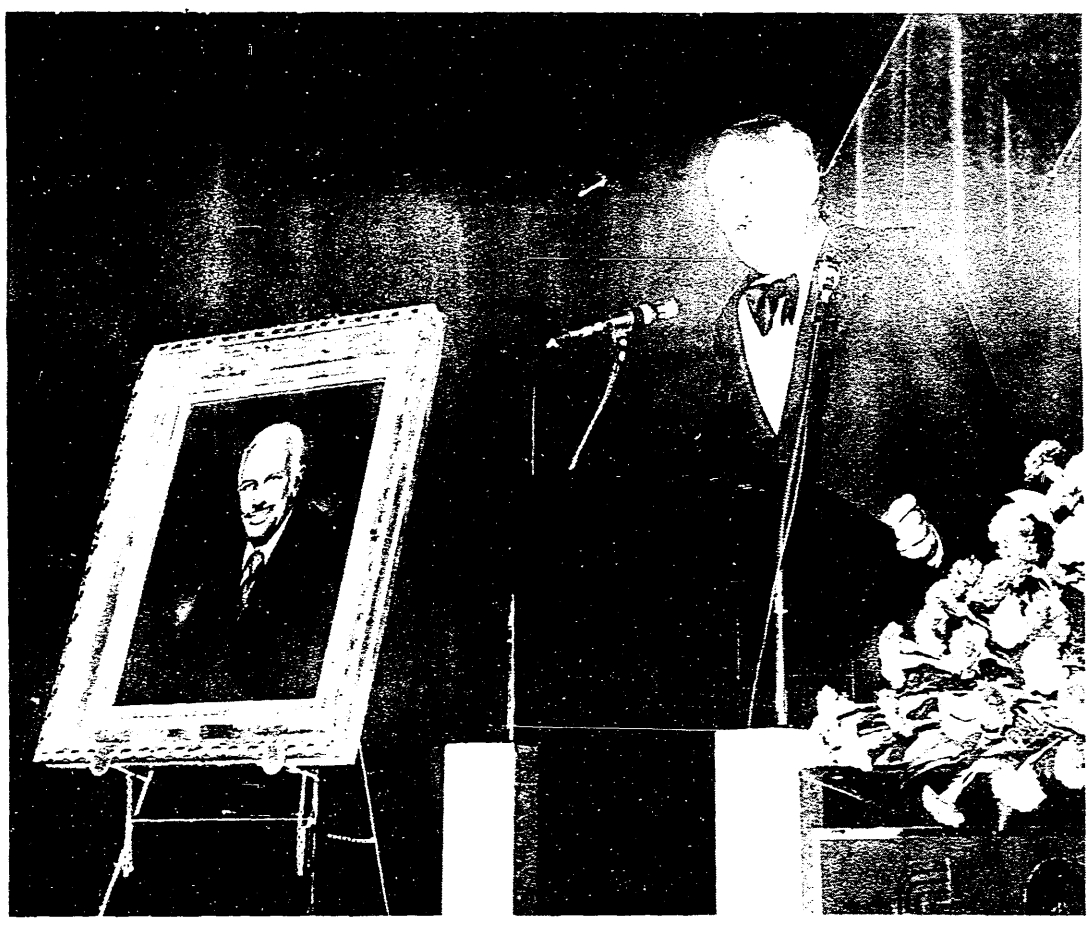

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*JOHN MORTENSON IS 'MAN OF THE YEAR'*

John Mortenson, president of San Diego Building Contractors Association, accepts oil portrait presented during recent BCA Sales and Marketing awards program. Mortenson was named "Man of Year" for San Diego building industry in award sponsored by Homebuyers Guide. He was cited for early work in developing local home-owner's warranty for new homes, for working to provide housing for low-income and elderly and for improving builders' relations with government.




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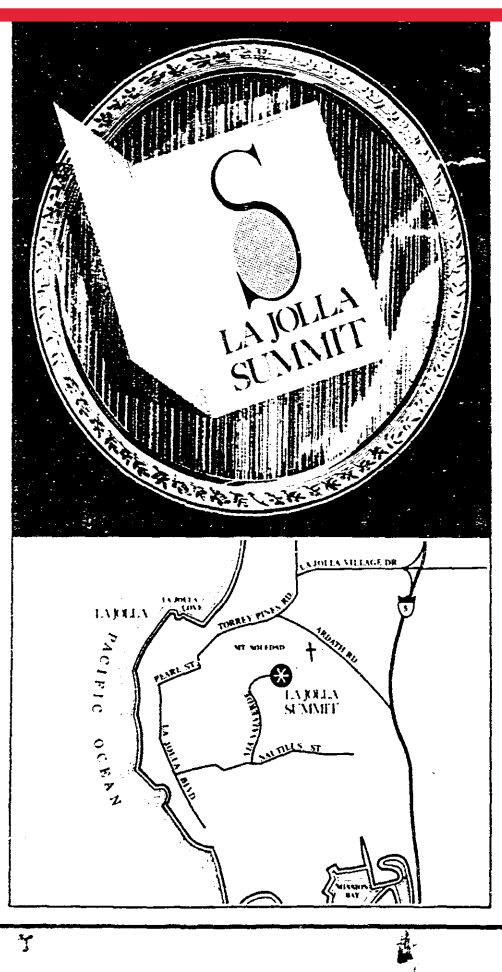
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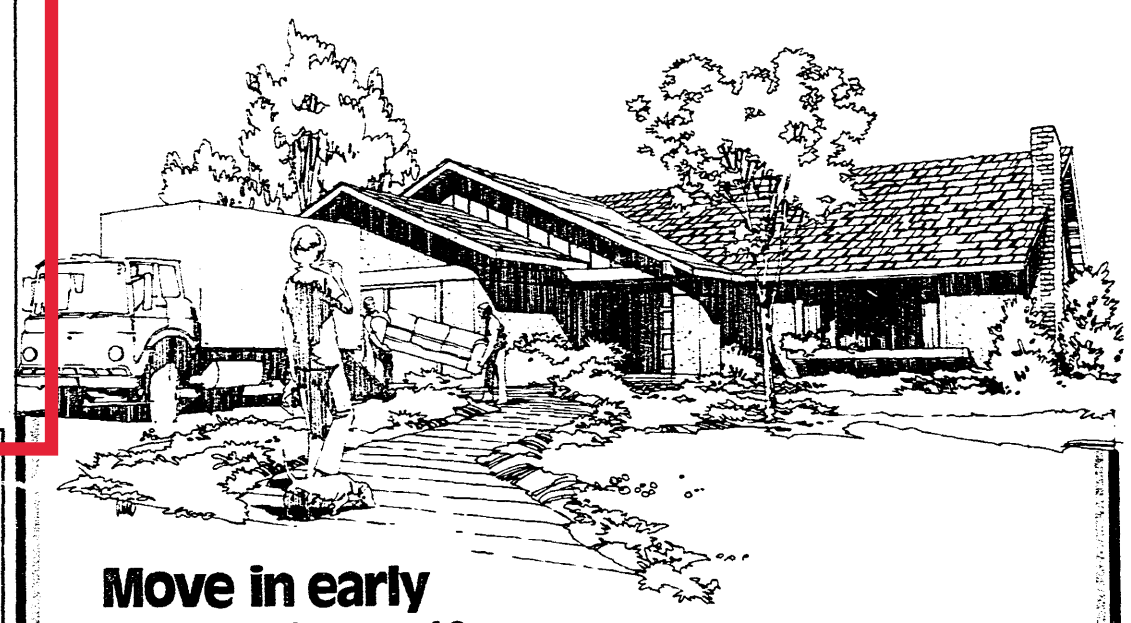
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## Study Of Orange County Indicates

# Housing Supply Expected To Catch Up With Demand

Speculation in Orange County housing markets has declined considerably since the early months of this year and will drop even more as housing supply catches up with demand, according to a study released by the Federal Home Loan Bank Board.

The housing stock of Orange County has increased by 38 per cent since 1970. The dominance of single-family houses — which comprised more than 60 per cent of the total housing inventory in 1976 — has decreased greatly since 1960 when more than 80 per cent of all units were single-family detached. Since 1960, nearly half of the new units built have been multifamily dwellings, although the construction of one-family dwellings predominated during the 1976-77 housing boom, the report said.

A combination of strong employment growth, in-migration and personal income increases from 1973 through 1975, together with a reduced rate of residential construction, set the stage for a severe deficit in housing supply in 1976, the report said. Housing suppliers reacted to the deficit by securing building permits for 30,000 units, more than for any other county in California and more than double the number in the county in 1975.

"Because Orange County houses are generally newer and larger than those in the state as a whole, their average value is greater," the report stated.

The overall housing market imbalance, higher production costs and larger and better units have contributed to phenomenally large increases in the price of new units, according to the Federal Home Loan Bank Board's study. Compound price increases of 2 per cent a month or more have been common. The median price of a new single-family detached house at midyear was about $93,500.

Total single-family housing unit supply and demand in the Orange County market probably will be in better balance in 1977 than last year. The study predicted there may even be a surplus. New supply is predicted to be 19,200 units in 1977, exceeding the forecast of demand by 2,800 units. Substantial over-supply may develop by the end of 1977 in the $80,000 to $100,000 price range, although a housing deficit in the lower price ranges might worsen, the study said.

While demand for housing in Orange County has been and continues to be strong, some of the demand has been artificial due to an unusually large proportion of speculators and investors purchasing new and existing homes. Although 5 to 10 per cent of sales made by large developers historically has been to investors, the level of homes purchased by investors and speculators during 1976 and the first half of 1977 was far above the historic norm.

"For the most part, however, extensive speculative house buying appears to have subsided in Orange County," the report concluded.

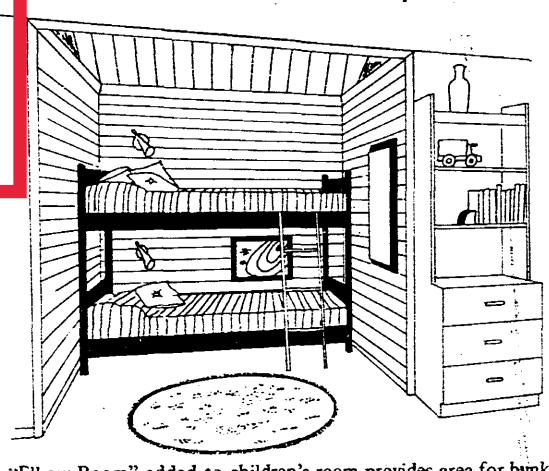


—Staff Photo

### REAPPOINTED

John N. Mortenson, a San Diego home and apartment developer, has been reappointed to serve a second three-year term on the Home Owners Warranty (HOW) program's national board of directors. Mortenson, a past president of the San Diego Building Contractors Association, was one of the founders of the San Diego HOW Council in March, 1975. The HOW program involves a 10-year warranty for new houses.

## Room Stretcher Frees Space



"Elbow Room" added to children's room provides area for bunk beds, frees space for play, studying. Do-it-yourselfer can add 6x8-foot sewing center, home office-den, or greenhouse for under $600. Booklet, plans are available for 25 cents in coin from Western Wood Products Assn., Dept. 545-6P, Yeon Bldg., Portland, Or 97204

## Sears Sets Plans For New Store

The preliminary design work is scheduled to begin soon on a 150,000-square-foot Sears, Roebuck & Co. retail store adjacent to the Carlsbad Shopping Center.

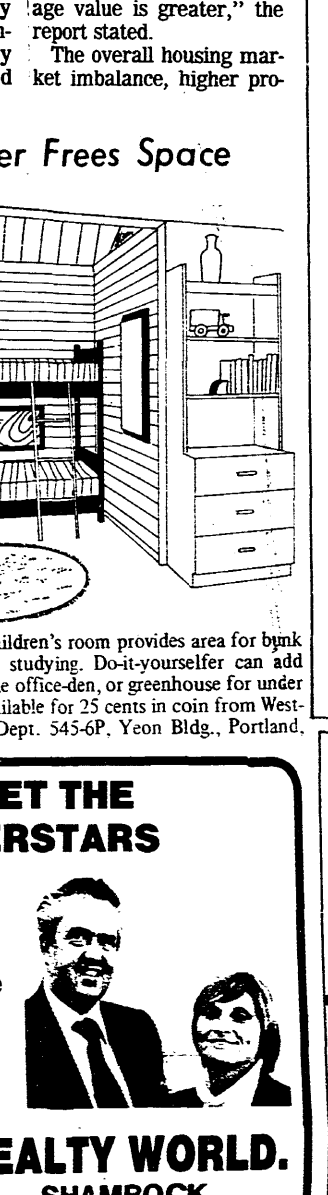
The M.H. Golden Construction Co. has been named general contractor and construction manager for the $3.5 million retail facility.

The two-story retail store is being designed by the Pasadena architectural firm of McClellan, Cruze and Gaylord. The Golden firm will provide construction management services during the design phase of the store.

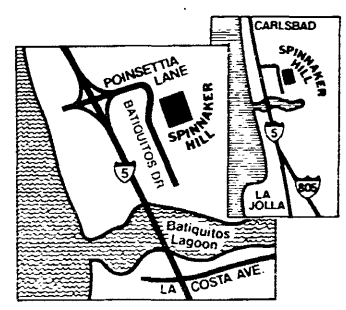
Construction work is scheduled to begin in May with completion planned 11 months later.

## Hyacinths Adapt

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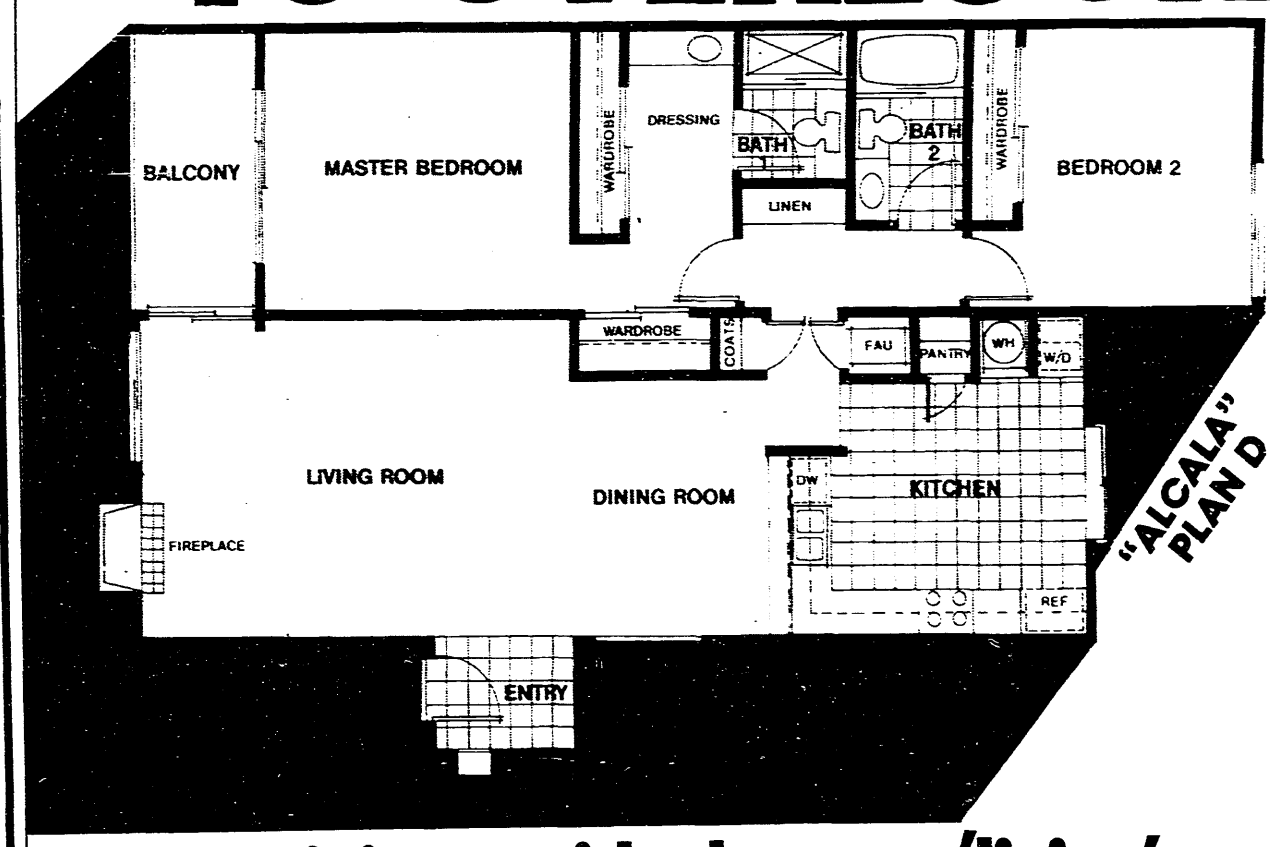
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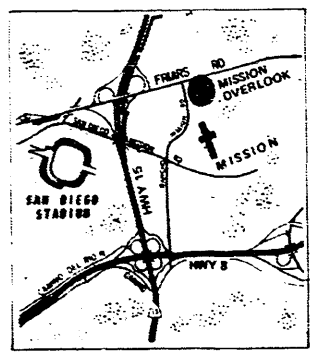


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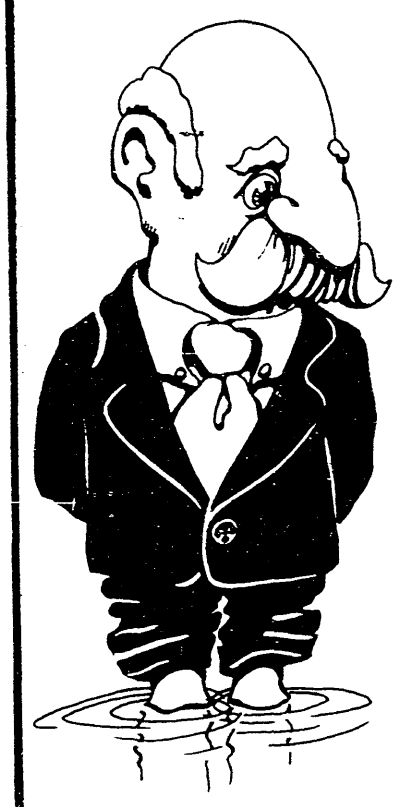
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HELP US CELEBRATE OUR 25th YEAR

# San Diego Area Obituaries

## Bruce A. Berry

Bruce A. Berry, a senior partner with the San Diego law firm of Luce, Forward, Hamilton & Scripps, died Tuesday of a heart attack at Mercy Hospital. He was 51.

Mr. Berry, a native of Lincoln, Neb., was a graduate with honors from UC Santa Barbara and UC Berkeley where he received his law degree in 1960.

Earlier, he served in the Army, rising to the rank of captain in the infantry.

He came to San Diego County when he joined Luce Forward following his law school graduation. He became a managing partner in 1975. Later, he became a senior partner specializing in estate planning and probate.

Mr. Berry was a member of the California State Bar and the San Diego County Bar Association.

He is survived by his wife, Evelyn Smith Berry; three daughters, Catherine Berry of Colorado; Marie Christine Berry of Del Mar and Eileen Berry of San Luis Obispo; two sons, Paul and David, both of Rogue River, Ore.; a sister, Janet Berry of San Diego, and a brother, W. Paul Berry of Honolulu.

Mr. Berry was active in the opera. His family suggests contributions to the San Diego Opera Association Endowment Fund.

Memorial services will be at 2:30 p.m. tomorrow at El Camino Memorial Park. Cremation is planned, with the ashes to be scattered at sea.

## John N. Mortenson

John N. Mortenson, 63, a local home builder whose distinctive touch often made his projects known as "a Mortenson house," died Tuesday at Sharp Memorial Community Hospital.

Private services were held at his home.

A native of Minnesota, Mr. Mortenson came to San Diego when he joined the Navy in 1942 and decided to remain after the end of World War II.

He joined the residential development firm of Jackson and Scott as a craftsman and soon became a job superintendent.

After obtaining his general contractor's license in 1958, he branched out on his own and eventually built more than 250 single-family homes and more than 700 apartment units, all in the San Diego area.

Although he had no professional architectural training, his flair for design resulted in some distinctive homes, many in the Mount Helix and Horizon Hills areas of El Cajon.

He was active in the San Diego Building Contractors Association, now the Building Industry Association, and was its president in 1976. He also was on the group's board of directors.

Mr. Mortenson was the founder and first president of the San Diego Home Owners Warranty Council and a member of the board of directors of that group's national organization.

He was a past president of the El Cajon Boys Club and served on the San Diego Chamber of Commerce board of directors and on the Building Department Appeals Board of both San Diego and El Cajon.

Survivors include a son, Chris; two daughters, Cheryl Cerasoli and Jeanie Mortenson; five sisters, and five grandchildren.

The family suggests contributions to the UCSD Cancer Center in La Jolla.

## Albert Gildred

Albert Gildred, 80, of Miami, a member of an influential San Diego family, died Tuesday in Miami.

Mr. Gildred, a frequent visitor to San Diego, recently donated his important pre-Columbian Peruvian art collection to the San Diego Musuem of Man.

Mr. Gildred, who was a prominent businessman and developer in Lima, Peru, was the brother of the late Philip Gildred and the late Theodore Gildred of San Diego. At the time of his death, he was the honorary Ecuadorean consul in Miami.

He is survived by his wife, Victoria, of Miami; a sister, Martha Todd, of Miami; and four nephews, George L. Gildred, Philip Gildred Jr., Theodore Gildred Jr. and Stu- Gildred, all of San Diego.

Memorial services will be held in Miami.


COUPON

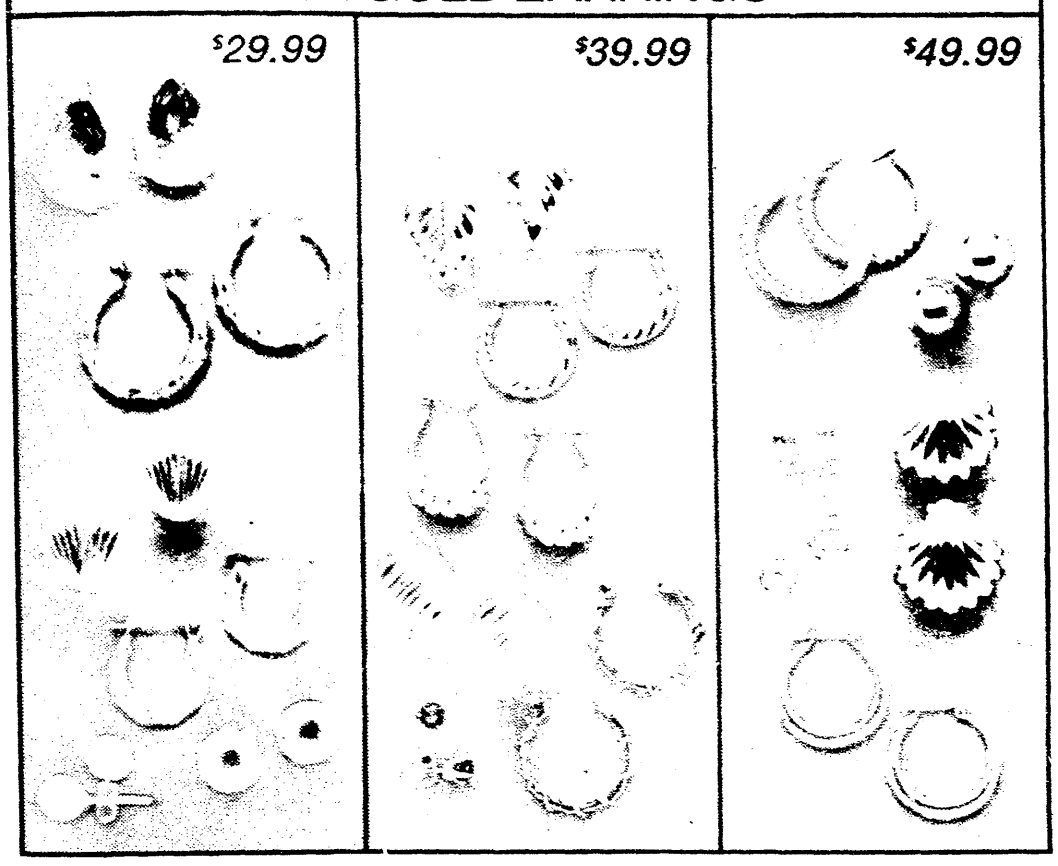


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SAN DIEGO ORNAMENTAL IRON
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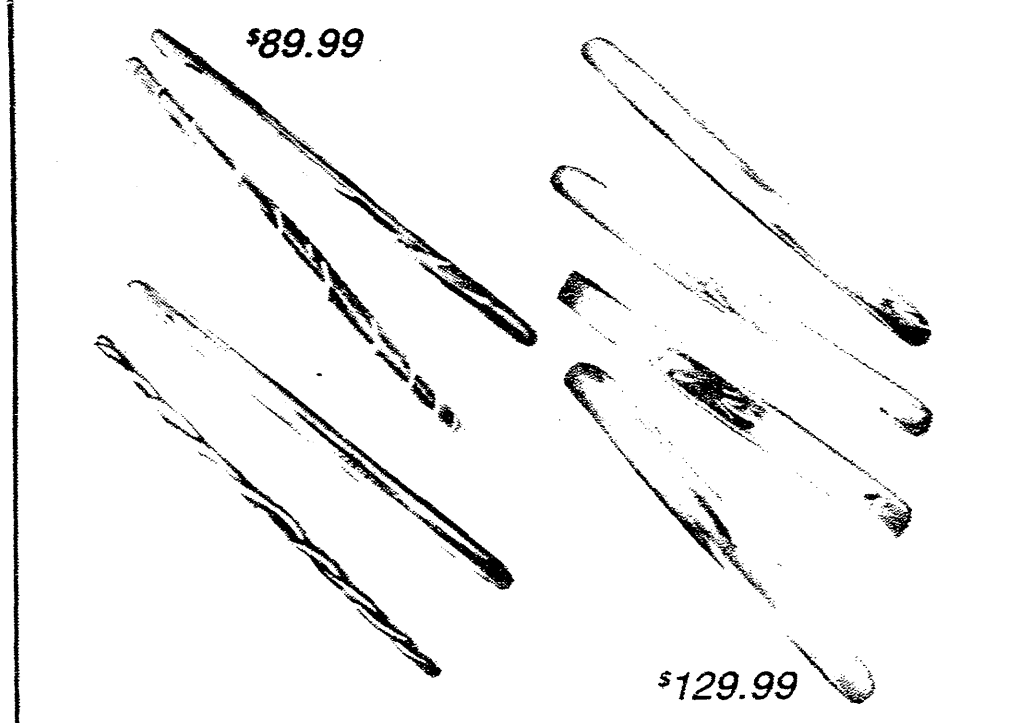


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14K GOLD EARRINGS




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14K GOLD AND DIAMOND RINGS



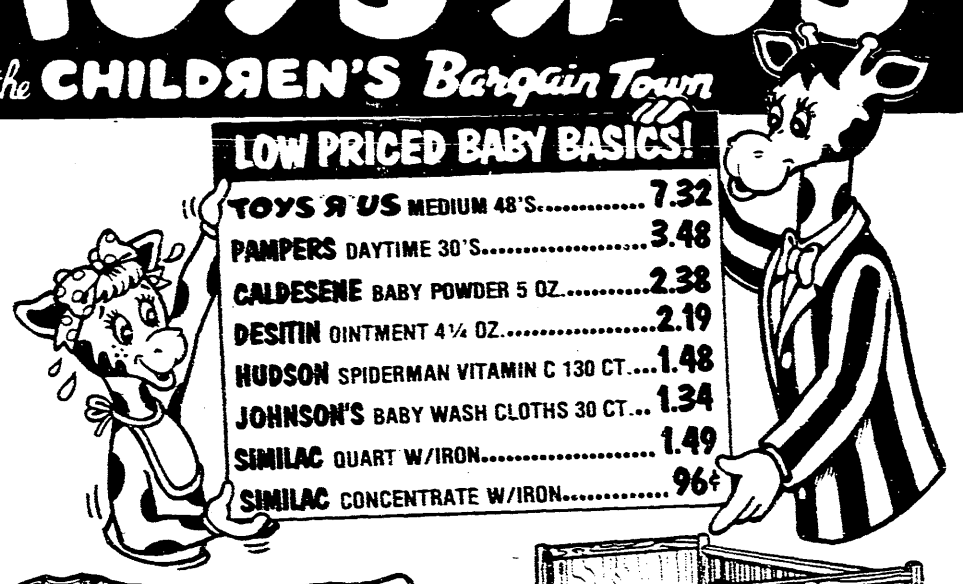

Fine Jewelry 725 — representative selection in all stores except Cerritos (illustrations enlarged to show details)

may company

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LOW PRICED BABY BASICS!
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Quick-lock safety harness. For weight 0-40 lbs.
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Removable coat is machine washable. Ages 1-3.

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1240 W. Morena Boulevard
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LA MESA
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5. Current Photographs

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MEMBERS AMERICAN SOCIETY LANDSCAPE ARCHITECTS
3631 FIFTH AVENUE • SAN DIEGO 3, CALIFORNIA • CYpress 8-5650

ASLA




Study
Guest Patio

| | | |
|---|---|---|
| 3 x 12 | = | 84 |
| 8 x 16 x 2 | = | 256 |
| 4 x 12 | = | 48 |
| | | 388 ft² |

328 ft²

Front

| | | |
|---|---|---|
| 35 x 10 | = | 350 |
| 24 x 5 | = | 120 |

470 ft²

Main Patio

Front

| | | |
|---|---|---|
| 3.5 x 12 | = | 42 |
| 4 x 16 | = | 64 |
| 20 x 12 | = | 240 |
| 20 x 20 | = | 400 |
| 20 x 20 | = | 400 |
| 8.5 x 12 | = | 100 |
| 4 x 16 | = | 64 |
| 25 x 9 | = | 225 |

Center

| | |
|---|---|
| 12.5 x 21 | 262.5 |
| 17 x 18 | 306 |
| 14 x 6 | 84 |
| 3 x 12 | 36 |
| 10 x 20 | 200 |
| 14 x 12 | 168 |
| 13.5 x 25 | 337.5 |

1535 ft²

Rear

| | |
|---|---|
| 24 x 10 | 240 |
| 14 x 10 | 140 |
| 18 x 10 | 180 |
| 7.2 x 11 | 80 |
| 3 x 74 | 222 |
| 3 x 8 | 24 |

1404 - 135 - 675 - 270 = 337.5

72 - 72

886 -
468 -

72

4755

4600 - 2350 -

31 yards - C-24 - @ $4.95

| | |
|---|---|
| 31 | |
| 495 | |
| 1485 | |
| $153.45 | |
| 6.14 | |

4760 - .50

| | |
|---|---|
| 2 | |
| 153.45 | |
| 6.14 | |
| 2380 | |
| 2539.59 | |

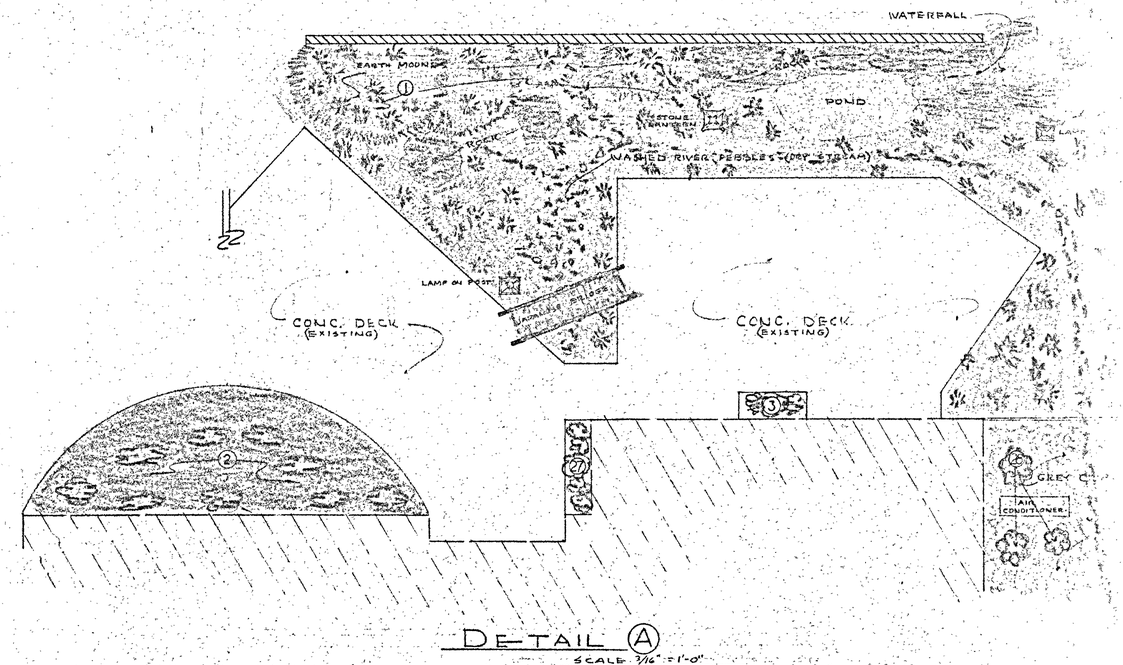
Scale 1/8" = 1'

Pool Heater House 1/2

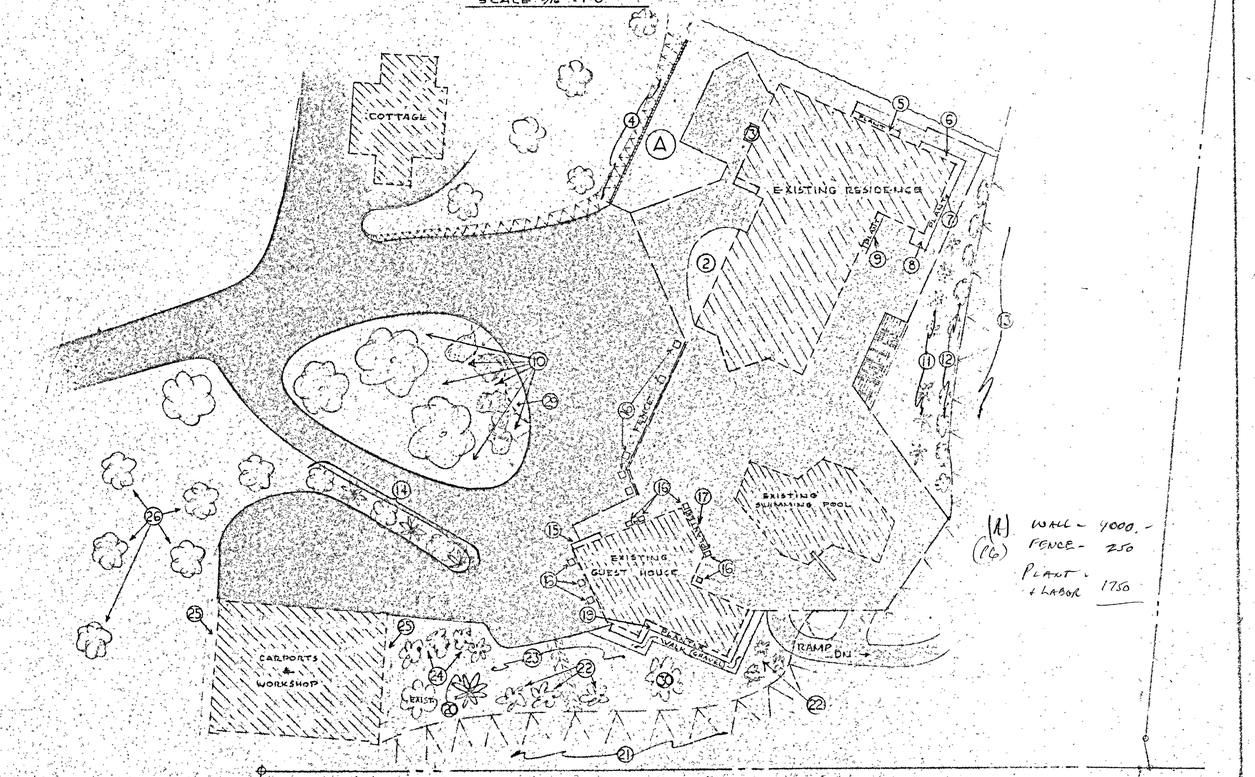
CHARCOAL - C-24 1/2 x 12 x 12 - 72

HARRIETT WIMMER AND JOSEPH YAMADA
MEMBERS AMERICAN SOCIETY LANDSCAPE ARCHITECTS
3631 FIFTH AVENUE • SAN DIEGO 3, CALIFORNIA • CYpress 8-5650

ASLA




DETAIL (A)
SCALE 3/16" = 1'-0"




PLOT PLAN SCALE 1" = 20'

(1) FESTUCA OR SIMILAR, GOLDEN BAMBOO, PAPYRUS, AURELIA, PHILODENDRON, FERNS.
(2) STRELITZIA (BIRD OF PARADISE)(3), XYLOSMA, TERNSTROMIA, ABILLIA, VIBURNIUM, PHILODENDRON, SELLOUM.
(3) VARIGATED FLAX (1), RED DWARF FLAX (2).
(4) ICE PLANT
(5) CAMELIA, AZALEA, PATIENS
(6) GARDENIA, NANDENA, ACUBA (GOLD DUST), PHILODENDRON
(7) FATSIA (RICE PAPER), AURELIA, AZALEA, BEGONIA, ACANTHUS
(8) TREE FERN OR DWARF PALM
(9) BAMBOO OR JUNIPER, PHILODENDRON, BEGONIA
(10) BELOPERONE (MEX. SHRIMP PLANT), NATAL PLUM OR TAM JUNIPER
(11) GAZANIA OR FESTUCA
(12) HEATHER OR SIMILAR
(13) ICE PLANT OR EDULE
(14) BOTTLE BRUSH OR OLEANDER OR PITTOSPORUM
(15) SUN AZALEA, SUN GARDENIA, GERBERAS, OREGON GRAPE, JASMINE
(16) (TUB PLANTING) BAMBOO, DWARF PINE, PODOCARPUS OR RUBBER TREE, GOLDEN ARBORVITAE
(17) SUN AZALEA, SUN GARDENIA, GERBERAS, OREGON GRAPE, JASMINE
(18)
(19) POINSETTIA
(20) TALL PALM
(21) ICE PLANT OR STRAWBERRY OR LANTANA
(22) BOTTLE BRUSH OR PLUMBAGO
(23) GROUND COVER
(24) GROUP OF BANANA OR PALM AND LOW SHRUBS
(25) BOUGAINVILLEA
(26) CITRUS TREES
(27) AGAPANTHUS, SAXIFRAGE, BEGONIA, FERN
(28) TEXAS PRIVET
(29) GAZANIA
(30) EVERGREEN ELM OR MULBERRY

# PROPOSED LANDSCAPE PLAN FOR
# MR. & MRS. RICHARD C. ADAMS
9425 EL DORADO LANE, LA MESA, CALIF.

11
11999
40

20
8
12
80
120

20 N 20°

19.92' R

RESIDENCE

GUEST HOUSE

14'-6" (APPROX)

27'-6" (APPROX)

PROPOSED POOL

5'-0" MIN. TO P.L.

8'-0"

4'-0"

10'-0"

CONC. DRAIN CURB

PROPOSED RETAINING WALL

18' WATER LINE (APPROX OUT)

24

SWIMMING POOL ~~PLANTING~~ PLAN

SCALE 1/8" = 1'-0"

ARB. SUB. OF MT. HELIX SUB.
MAP # 1516

N

18" WATER LINE

GUEST HOUSE

RESIDENCE

PROPOSED POOL

CONC. WALK

CONC. WALL

240.57' R

32' (APPROX)

277.5' R

65' (APPROX)

645'

PLOT PLAN

SCALE- 1" = 20'

LEGAL: PORTIONS OF LOTS 9, 15, 16, 17, "A" & "C"
MT. HELIX SUBDIVISION, COUNTY OF SAN DIEGO

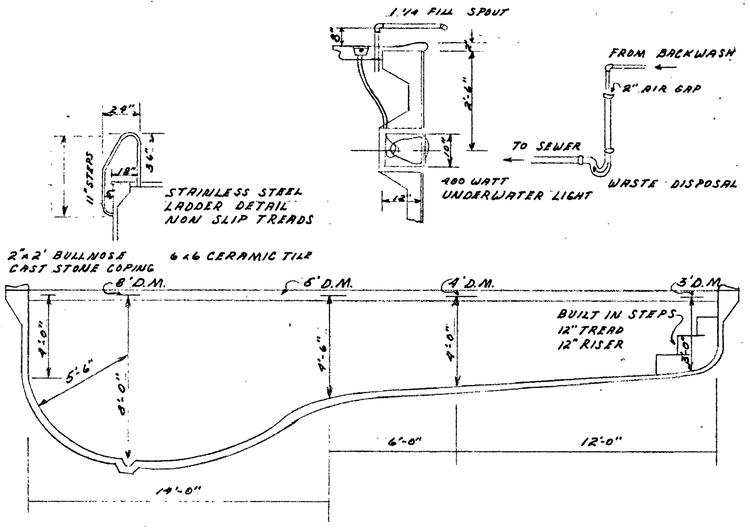
Date Approved 10-19-59
Subject to set backs for
Pool Lawn Pool
R-1-
S.D. County Building Dept.
By

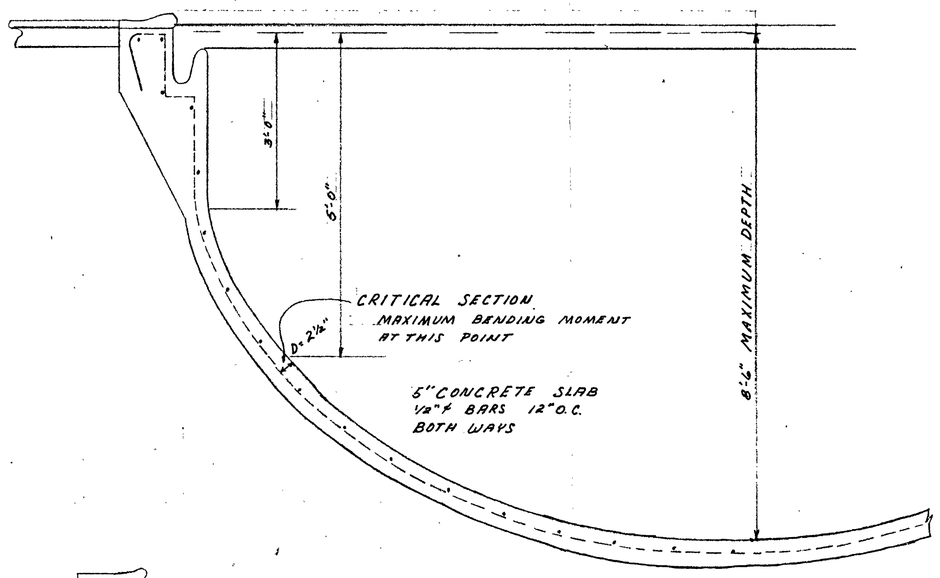
PROPOSED SWIMMING POOL FOR
MR & MRS. R.C. ADAMS
9425 EL DORADO LANE No-6-2255 LA MESA

BY CHADWICK POOLS
6387 EL CAJON BLVD SAN DIEGO 15
JU-3-6001

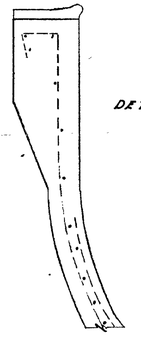
PREPARED BY H.M. SHARP DRAFTSMAN 8-21-59

870




PART SECTION POOL
SCALE 3/4" = 1'-0"



DETAIL WITHOUT SCUMGUTTER

(3) #5 BOND BEAM BARS
#4 VERT. 6" O.C. UPTO 4'-0" DEPTH
6x6-10 10 MESH IN COVES OF BOT. TO 4'-0" DEPTH
*NOTE: THESE ITEMS ADDITIONAL TO STRUCTURAL REQUIREMENTS OF CITY OF SAN DIEGO OF CALCULATIONS SET FORTH ON THIS SHEET

## CONCRETE DATA

$f_c$ = 2000 P.S.I.
$f_s$ = 800 P.S.I.
$f_s$ = 20000 P.S.I.
N = 16 K = 131 J = .876

SOIL PRESSURE 30 POUNDS PER SQUARE FOOT
WATER CONTENTS OF POOL 62.5 POUNDS PER SQ. FT.
RESULTANT PRESSURE 32.5 " " " "

$M = WL$ $32.5^{\#} \times 5 \times 6 \times 12 = 9750$ INCH POUNDS

$d = \sqrt{\frac{M}{Kb}}$ $\sqrt{\frac{9760}{131 \times 12}} = 2\frac{1}{2}"$

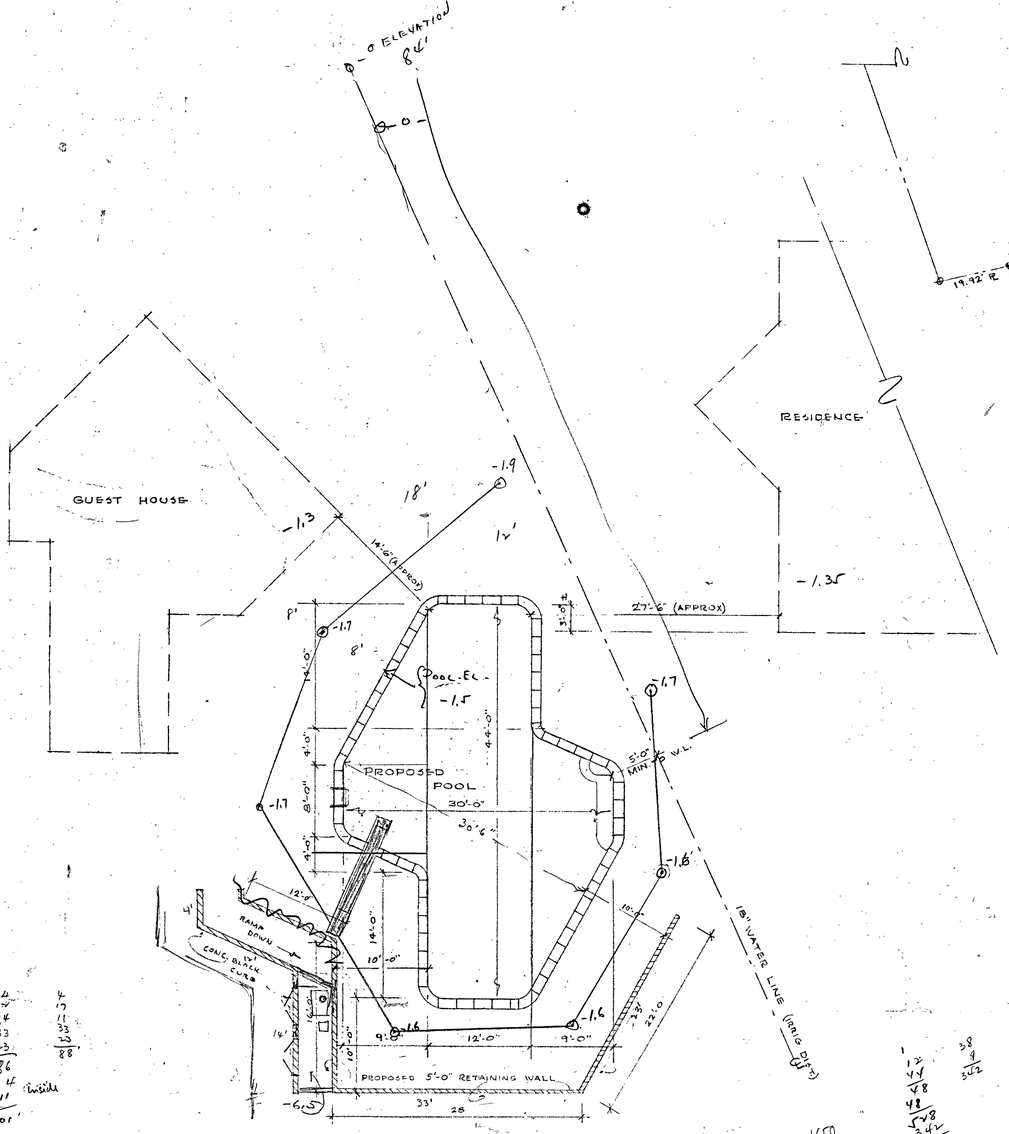
$A_s = \frac{M}{JdF_s}$ $A_s = \frac{9760}{.876 \times 2.5 \times 20000} =$ .20 SQUARE INCH STEEL PER LINEAL FOOT

½" ϕ BARS 12" O.C. = .20 PER FOOT

SHEAR: $V = \frac{V}{Jbd} = \frac{162.5}{.875 \times 2.5 \times 12} = 6\frac{1}{4}$ P.S.I.

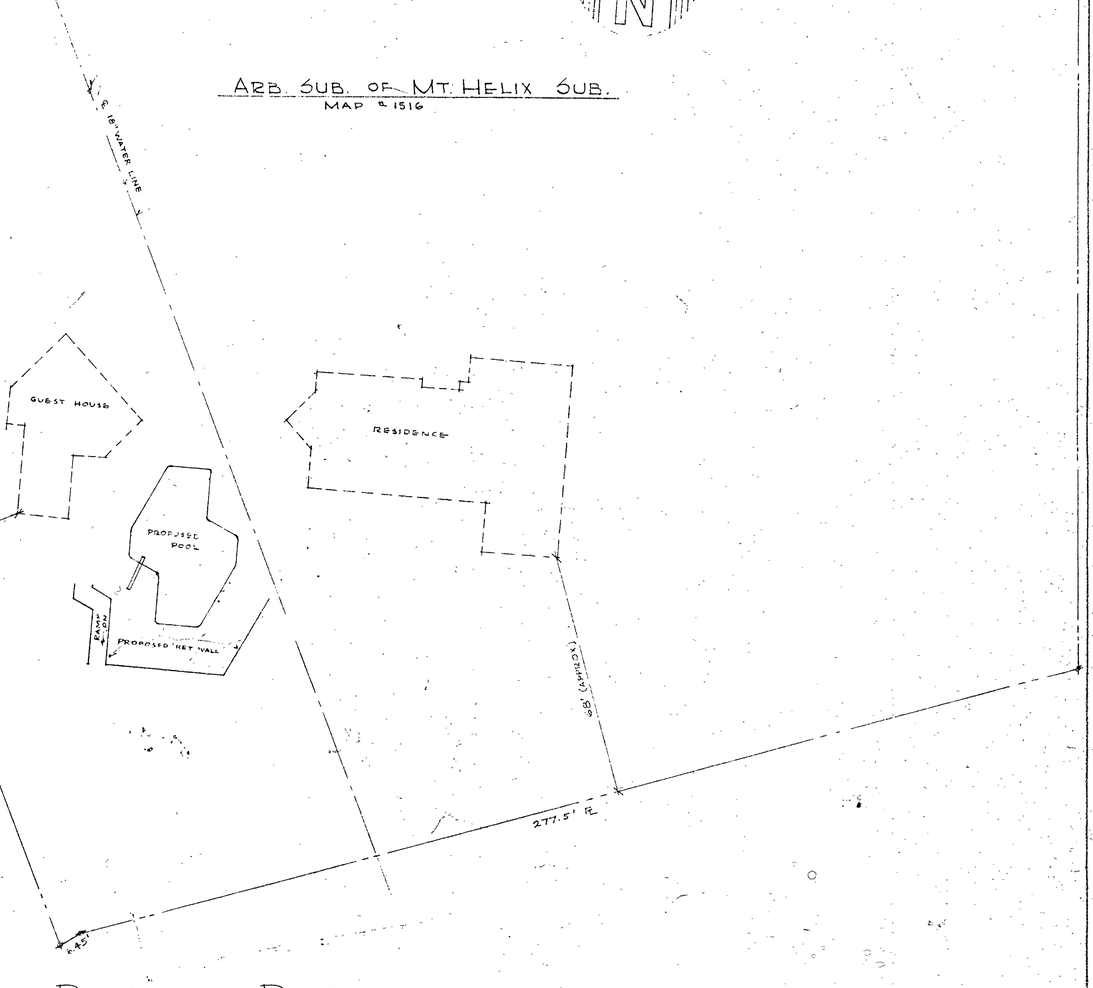
BOND; $U = \frac{V}{\Sigma_0 Jd} = \frac{162.5}{1.67 \times .875 \times 2.5}$ 48 P.S.I. - OK

# REINFORCING STEEL
# SWIMMING POOL FOR
# ASCO ENGINEERING
# SAN DIEGO
Oscar J. Knechl Civ. Eng. 1082




SWIMMING POOL & RETAINING WALL PLAN

SCALE 1/8" = 1'-0"




PLOT PLAN

SCALE- 1" = 20'

LEGAL: PORTIONS OF LOTS 9, 15, 16, 17, "A" & "C"
MT. HELIX SUBDIVISION, COUNTY OF SAN DIEGO

PROPOSED SWIMMING POOL & RETAINING WALL FOR
MR & MRS. R. C. ADAMS
9425 EL DORADO LANE NO-6-2222 LA MESA

BY CHADWICK POOLS
6387 EL CAJON BLVD SAN DIEGO 15
JU-3-6001

PREPARED BY H.M. SHARP DRAFTSMAN 8-21-59

870 #

DRIVEWAY AND TURN AROUND AREA

38'6" ±

50'

100'

150'

50'

1/2" OVERHANG BOTH ENDS

6'-0" OPNG. FOR GATE

SIDEWALK

4'-0"

4'-0"

4'-0"

4'-0"

4'-0"

EMPTY 5'-0" SCREEN BLOCK WALL 6'-0" HIGH
5'-0" VERT. SHIP LAP REDWD. FENCE 6'-0" HIGH

6'-0" OPNG. FOR GATE

SECT. CABS. FOR W.H. WATER SOFTNER & WATER BOTTLES

4'-0" OPENING FOR GATE - BOTTLES

SCRN. BLK. WALL

PLANTING AREA

4'-10" BEAMS @ 7'-0" O.C.
5'-6" ROOFING @ 24" O.C.

5'-8" POST SUPPORTS @ END

STONE PLANTER

STONE PLANTER

2'-0"

2'-0"

2'-0"

18"

12"

4'-0"

3'-0"

3'-0"

OUTLOOKERS TO PROJECT 12"

OUTLOOKERS TO PROJECT TO FROM SIDE

4'-0"

4'-0"

LINE OF BUILDING

℄ OF WATER LINE

PLANTING AREA

SWIMMING POOL BY OWNER

APPROXIMATE LINE OF REAR BANK

# ROOF PLAN

SCALE 1/8"=1'-0"

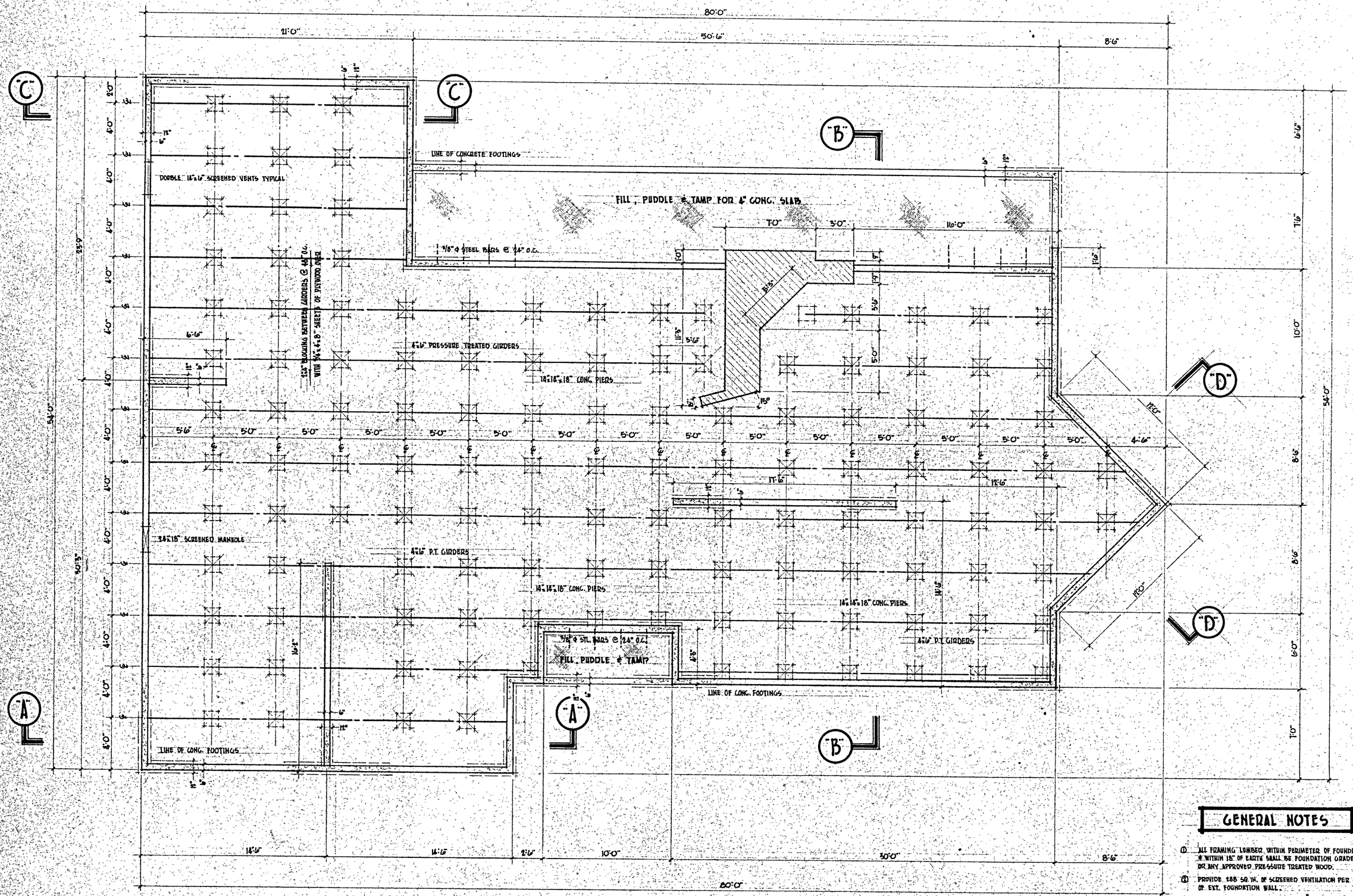
## GENERAL NOTES

1. ALL ROOFS TO BE 400# ROCK ROOF WITH A 2½ IN 12 PITCH - FLAT ROOF OVER CARPORT.
2. LOCATIONS OF HOMES & CARPORTS TO BE ADJUSTED ON BUILDING SITE AS NEEDED.

A RESIDENCE FOR MR. & MRS. R. ADAMS

ALVARADO DRAFTING SERVICE
7407 ALVARADO FRWY. LA MESA
RO. 9-4770

DATE
1 OF 10




# FOUNDATION PLAN

SCALE 1/4"-1'-0"

## GENERAL NOTES

1. ALL FRAMING LUMBER WITHIN PERIMETER OF FOUNDATION & WITHIN 18" OF EARTH SHALL BE FOUNDATION GRADE REDWOOD OR ANY APPROVED FIRE-RESISTIVE TREATED WOOD.
2. PROVIDE 288 SQ. IN. OF SCREENED VENTILATION PER 25 LIN. FT. OF EXT. FOUNDATION WALL.
3. CONC. MIX SHALL BE 1:3:4 OR 2000# TEST. MIN.
4. PROVIDE 30# FELT BETWEEN ALL WOOD & CONC.

ALVARADO DRAFTING SERVICE
7407 ALVARADO FRWY. LA MESA HO.9-4770

DATE

# FLOOR PLAN

SCALE 1/4"=1'-0"

## GENERAL NOTES

1. VENT RANGE 48" SQ. IN. THRU CEIL. & 36" SQ. IN THRU ROOF
2. VENT HEAT PUMP & WATER HEATER COMPARTMENT 100 SQ. IN. TOP & BOTTOM, KEEP FLUE 1" CLEAR.
3. ALL CLEAR STORY GLASS TO BE MEASURED ON JOB SITE.
4. ALL ROOMS AS NOTED SHALL HAVE 5/8" DOUBLE SHTRK., ALL CLOSET SHALL HAVE 1/2" SHTRK. WALLS & CEIL.

2835 ft MAIN HOUSE
265 BOX/APA (PORTION)
3100 ft

WALLS - R-11

CLEAR STORY GLASS IN GABLE SEE ELEVATIONS

12"0" RAFTER CEIL. JOIST. COMPS. @ 16" O.C. MAXIMUM SPAN 15'-11"

MASTER BEDROOM

5/8" DOUBLE SHEETROCK WALLS & CEILING. CARPET FLOOR OVER 5/8" PLY SUB FLOOR

8030 SLIDER

PROVIDE SHELF & POLE

DRESSING ROOM

5/8" DBLE. SHTRK. WALLS & CEILING CARPET FLOOR, 7'-6" CEIL.

HAT & SHOE STORAGE

5'0"x6'8" SLID'G.

5'8"x6'8" LOUVRE DR.

FORMICA TOP

BATH Nº 2

14" GLASS DOOR

5/8" DBLE. SHTRK. WALLS & CEIL., INLAID LINO. FLOOR

TILE FLOOR & DAMS, TILE 2 WALLS TO 7'-0" CEIL. GLASS 2 WALLS

5'-0" RECESS, TUB & SHOWER OVER. TILE 3 WALLS TO 7'-0" CEIL.

44 GAL. HOT WATER HTR. CLOSET

HEAT PUMP

BATH Nº 1

TILE FLOOR & DAMS TILE 2 WALLS TO 7'-0" CEIL. GLASS 2 WALLS, 24" GLASS DOOR

LINEN CLOSET SEE CABINET DETAILS

5'-9" F/C 5'-0" 5'-9"

5/8" DBLE. SHTRK. WALLS & CEIL., LINO. FLR. 7'-6" CEIL.

5'6"x6'8" LOUVRE DR.

STORAGE

WARDROBE SHELF & POLE

STORAGE

14X4

6'-0" OPENING FOLDING DOORS

5'-9" 7'-1" 5'-8"

GUEST BEDROOM Nº 2

5/8" DOUBLE SHEETROCK WALLS & CEIL. CARPET FLOOR

12"0" RAFTER CEIL. JST. COMPS. @ 16" O.C. MAX. SPAN 15'-3"

8'0"x6'8" ALUM. FRAME SLIDING GLASS DOOR

CLEAR STORY IN GABLE SEE ELEV.

8'-6½" 6'-1½" 6'-1½" 8'-6½"

14'-6" 14'-6"

8'-0" OPENING FOLDING DOORS

SLIDING DOOR

4'0"x6'8" OPNG. FOLD. DRS.

LINEN CLOSET SEE CAB. DETAILS

14X5

5'-0"x6'-8" DOORS

SHELF & POLE

WARD.

STUDY BEDROOM Nº 3

5/8" DOUBLE SHEETROCK WALLS & CEIL. CARPET FLOOR

12"8" RAFTER CEIL. JST. COMPS. @ 16" O.C. MAX. SPAN. 15'-5"

8'0"x6'8" ALUM. FRAME SLIDING GLASS DOOR

5'-9½"x6'-6" STAT. GLASS

5'-9½"x6'-6" STAT. GLASS

STONE PLANTER 30" HIGH

8030 SLIDER

4'8"x6'8" OPENING FOLDING DOORS

SLIDING DOOR

SHELF & POLE

WARD.

4'0"x6'8" OPNG. FOLD. DRS.

SHELF & POLE

WARD.

4'0"x6'8" OPNG. FOLD. DRS.

BUILT-IN DRAWERS SEE CAB. DETAILS

STORAGE CABINET 5'-6" HIGH SEE CABINET DETAILS

WALLWAY

5/8" DOUBLE SHTRK. WALLS & CEIL. CARPET FLOOR 7'-6" CEILING

FOYER

5/8" DOUBLE SHTRK. WALLS & CEIL. SLATE FLOOR, 7'-6" CEILING

LINEN CLOSET SEE CAB. DETAILS

3-5½10" D.F. POSTS

5'-6"

5'-9½"x6'-6" STAT. GLASS

5'-9½"x6'-6" STAT. GLASS

SLATE HEARTH

5'-6" D.F. POSTS EA. SIDE

COVERED PORCH

4" CONC. FLOOR

LAMINATED BEAMS @ 7'-6" O.C. 2-5½10" T&G. SHTG.

10°

12'0"x6'8" ALUM. FRAME GLASS SLIDING DOOR

5'-9"x6'-6" STAT. GLASS

5'-6" D.F. POSTS EA. SIDE OF DOOR

TRAVERTINE HEARTH & HIGH FACING

LIVING ROOM

1-5½8" & 5½4" LAMINATED BEAMS @ 7'-6" O.C. 2½10" T&G. WHITE SPRUCE SHEATHING. 5/8" DBLE. SHTRK. WALLS CARPET FLOOR OVER 5/8" PLY & PADDING

LINE OF INDIRECT LIGHT VALANCE CONT.

STRIP LIGHTING CONT. IN LIGHT VALANCE

SLATE HEARTH CANTILEVERED 12" & RAISED 14" OFF FLOOR

SLATE VERDES FACING

4'6"x6'6" STAT. GLASS

4'6"x6'8" ALUM. FRAME GLASS SLIDING DOOR

4'6"x6'6" STAT. GLASS

5'6" D.F. POSTS EA. SIDE

10°

FAMILY ROOM

1-5½8" & 5½4" LAMINATED BEAMS @ 7'-6" O.C. 2½10" T&G. WHITE SPRUCE SHEATHING CARPET FLOOR

6'0"x6'8" ALUM. FRAME GLASS SLIDING DOOR

KITCHEN

5½10" RIDGE BEAM

LINO. FLR. & 2"x10" T&G. ROOF SHTG. SHTRK. WALLS & C.

ELEC. OVEN

RECIRCULATING SPACE

FORMICA TOP

5'-6"

4'0" SLIDER

8030 SLIDER

100 SQ. IN.

11'-9"

8'-6"

BOOKSHELVES

81" FL CABINET SEE CAB. DET.

LINE OF CONT. SOFFIT

CHINA STORAGE 16" DEEP

STAINLESS STL. SINK

FORMICA TOP

UTILITY

FREEZER SPACE

SERVING CART SPACE

5/8" DOUBLE SHTRK. WALLS & CEIL. LINO. FLOOR

10x10

BROOM SPACE

PASS THRU FROM KITCHEN TO TRASH CAN, VEG. STOR. ABOVE

DINING ROOM

5/8" DOUBLE SHEETROCK WALLS & CEILING. CARPET FLOOR

9'-0" CEILING JOIST @ 16" O.C. MAXIMUM SPAN 15'-4"

10'-3"

4'-3"

STORAGE FOR TABLE LEAFS

LAUND. TRAY

WASH SPACE

DRYER SPACE

STORAGE CLOSET

WATER SOFTENER

44 GAL. HOT WATER HEATER VENT 52 SQ. IN. TOP & BOTTOM

8030 SLIDER

STONE PLANTER 30" HIGH

WATER BOTTLE STORAGE CABINET TO BE 16'-0" HIGH & 17" DEEP (CLEAR)

2-5½10" x 2'-0" T&G. SHTG.

2-5½10" x 2'-0" T&G. SHTG.

8'-9"

14'-0"

10'-0"

8'-6"

54'-0"

80'-0"

50'-6"

21'-0"

15'-0"

8'-0"

7'-6"

14'-0"

16'-0"

8'-0"

10'-0"

11'-5"

11'-9"

8'-6"

7'-0"

A

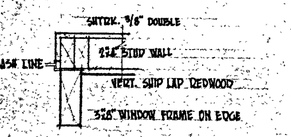
B

C

D

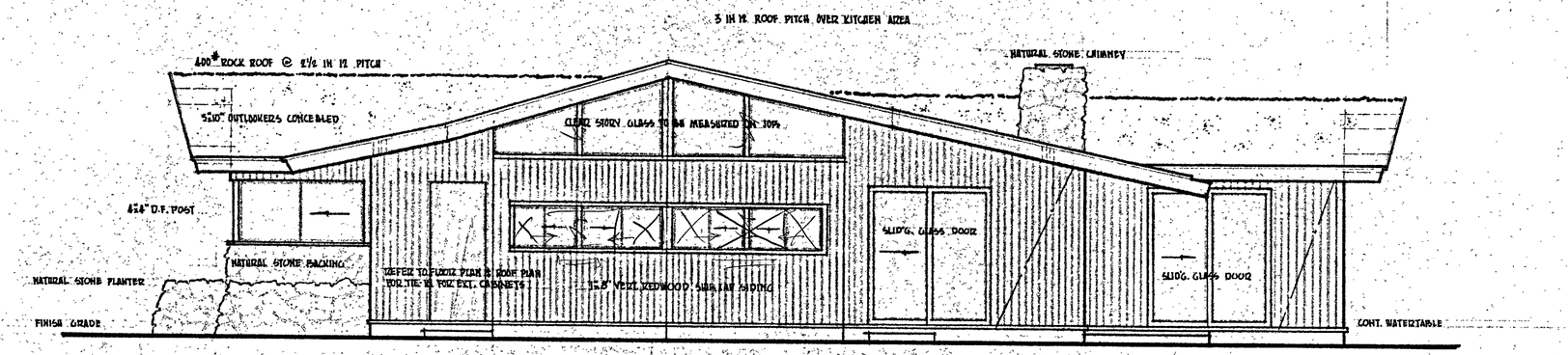
ALVARADO DRAFTING SERVICE
7407 ALVARADO FWY. LA MESA NO. 9-4770

DATE 3 OF 10

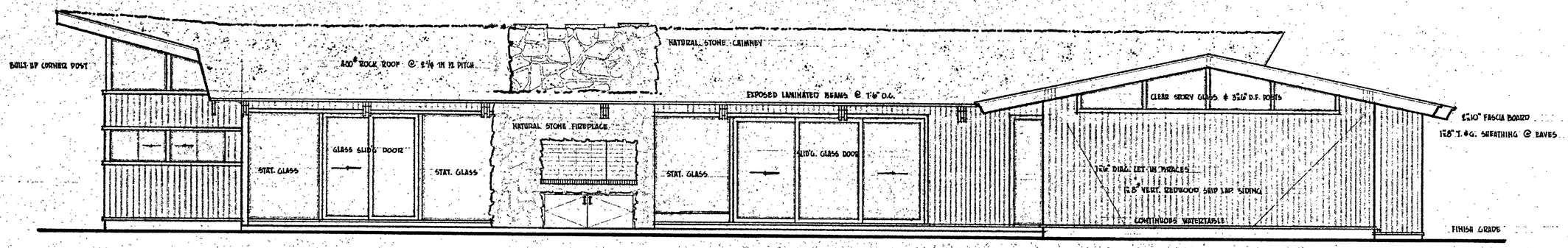



DETAIL "A"

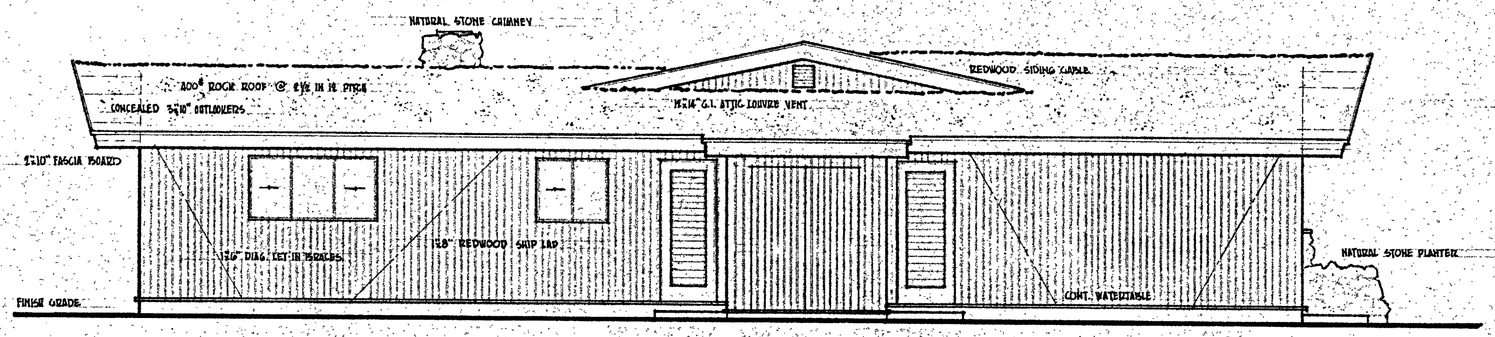
SCALE 1" = 1'-0"



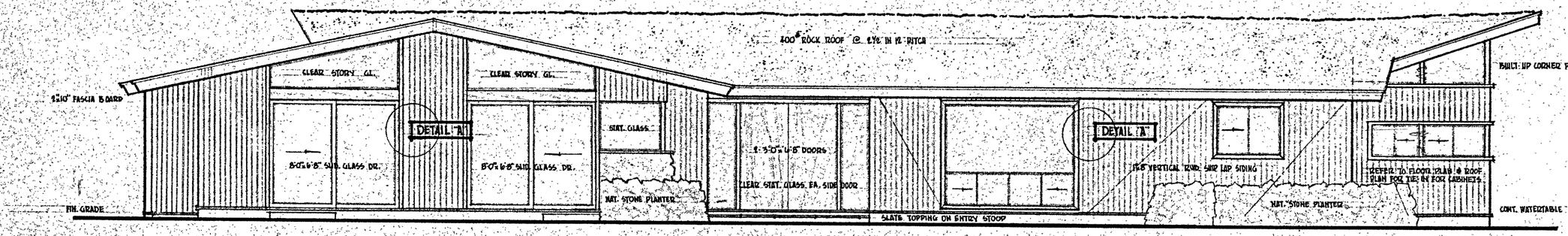

RIGHT ELEVATION




REAR ELEVATION




LEFT ELEVATION



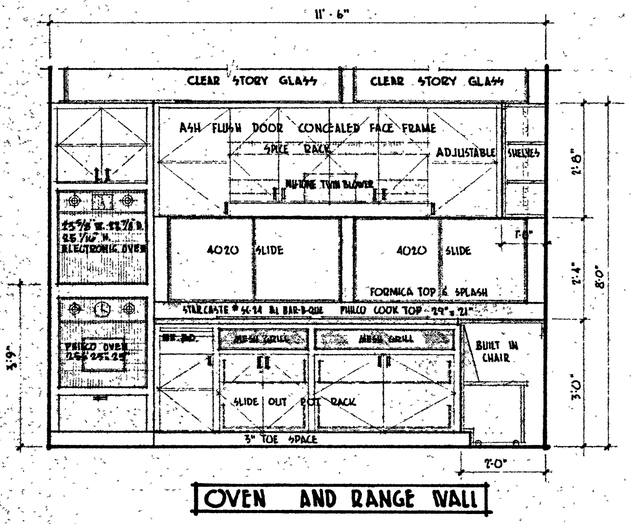

FRONT ELEVATION

SCALE 1/4" = 1'-0"

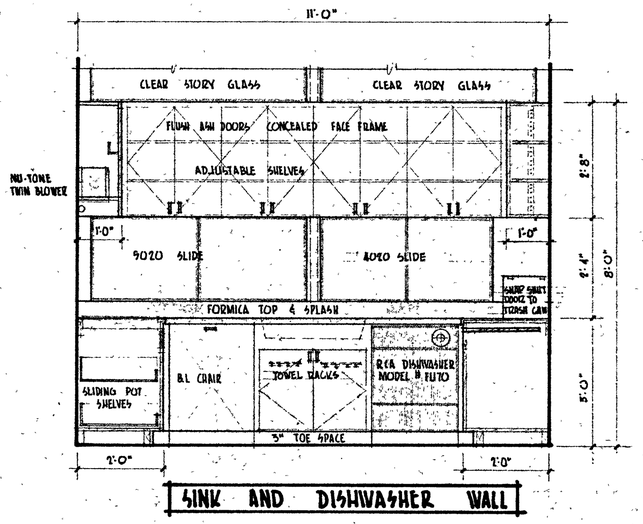
## GENERAL NOTES

1. 12" VERTICAL REDWOOD SHIP LAP SIDING 4 SIDES
2. ALL SASH TO BE BOURNE ALUM. SLIDING, ALL STAT. GLASS TO BE SET IN WOOD STOPS.
3. 2x10" FASCIA BOARD CONTINUOUS EXCEPT @ COVERED PORCH
4. CAULK ALL JOINTS ON EXTERIOR STONE WORK

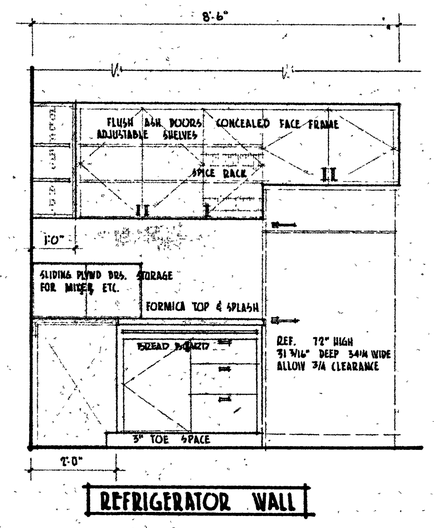
ALVARADO DRAFTING SERVICE
7407 ALVARADO FRWY. LA MESA HO. 9-4770



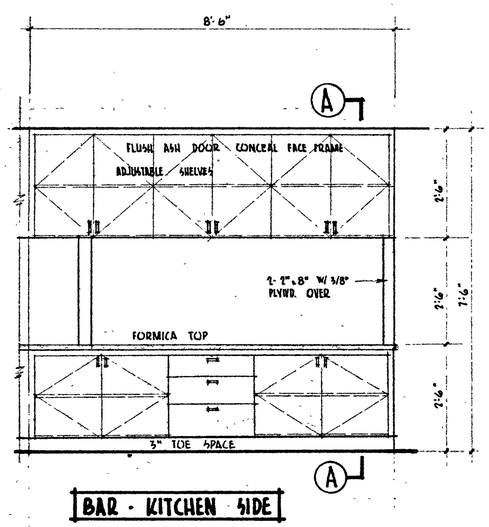

OVEN AND RANGE WALL



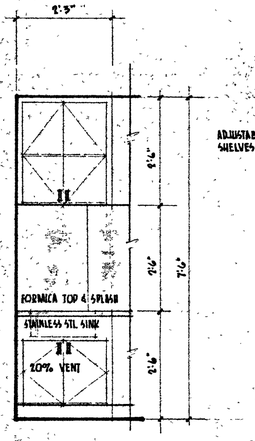

SINK AND DISHWASHER WALL



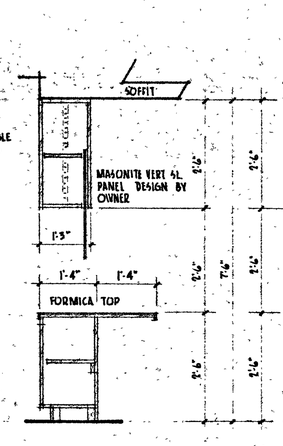

REFRIGERATOR WALL



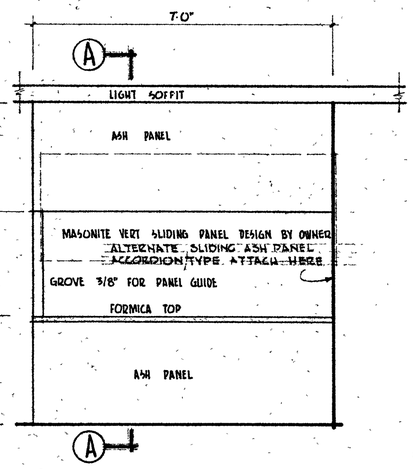

BAR - KITCHEN SIDE



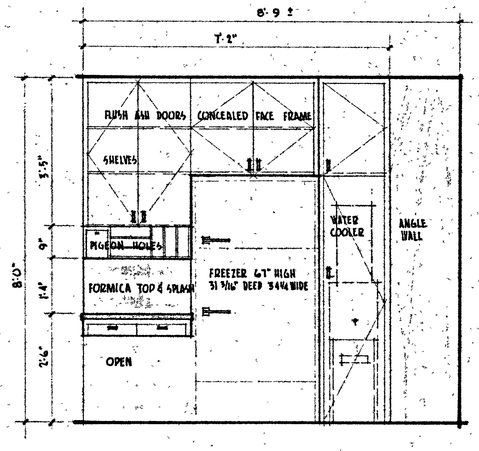

BAR SINK



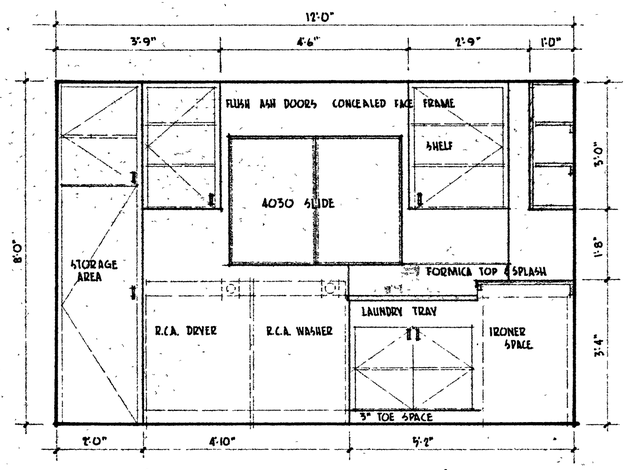

SECTION "A-A"



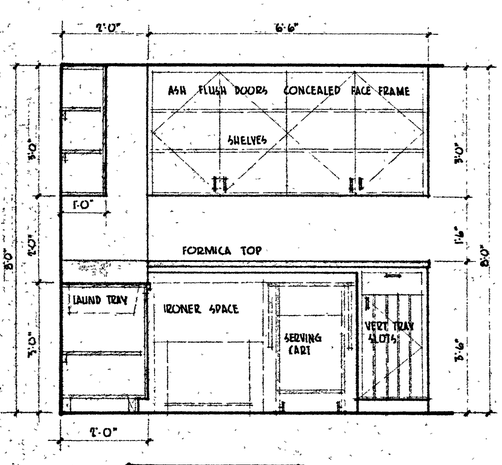

BAR - FAMILY ROOM SIDE



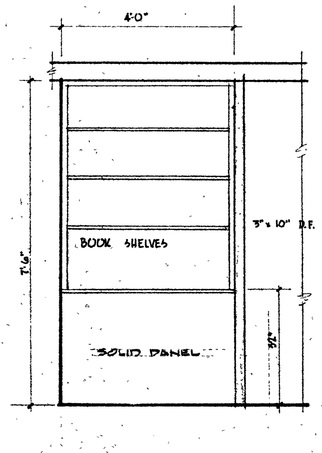

DESK AND FREEZER WALL



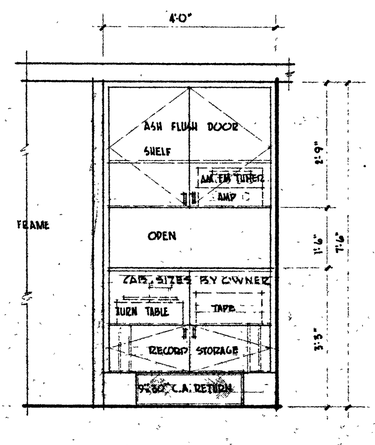

WASHER AND DRYER WALL



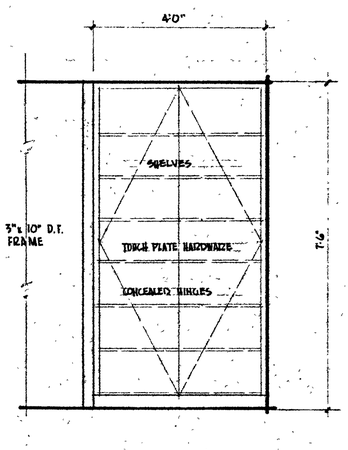

IRONER WALL



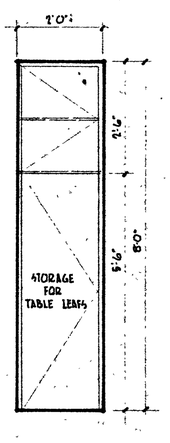

BOOK SHELF



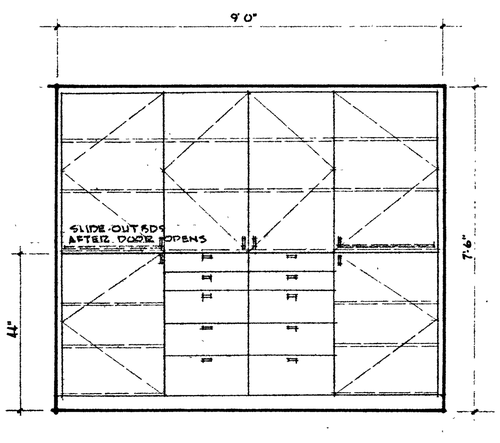

HI-FI CAB. WALL




CHINA CABINET WALL




STORAGE CL.



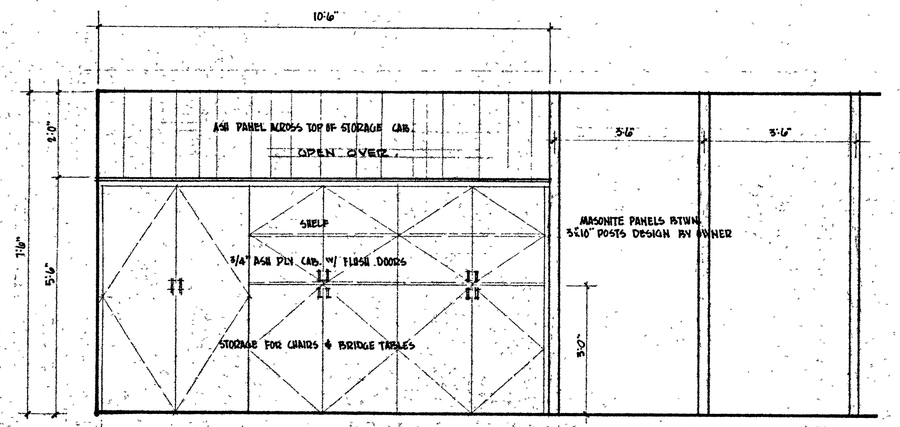

HALL LINEN

# CABINET DETAILS

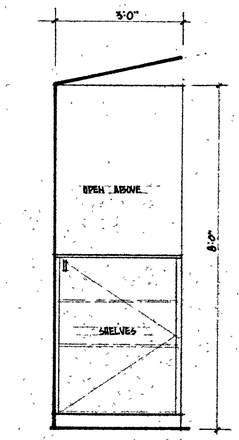
SCALE: 1/2" = 1'-0"

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7407 ALVARADO FRWY. LA MESA 80.9.4770

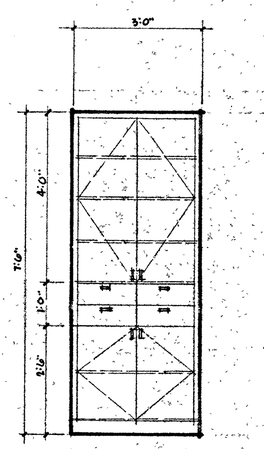
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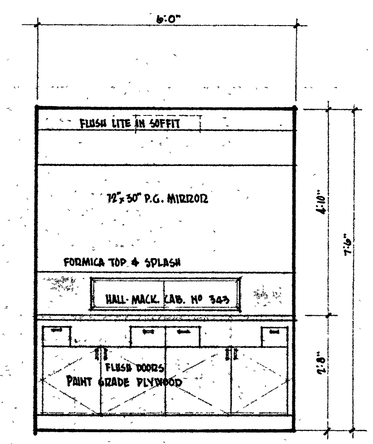

HALL STORAGE



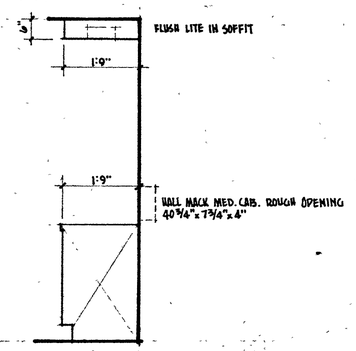

B.R.#2 STOR.



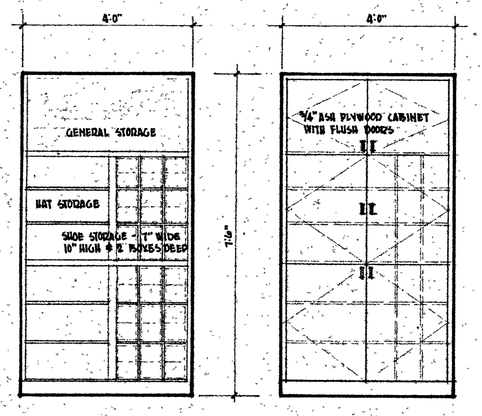

BATH #1 STOR.



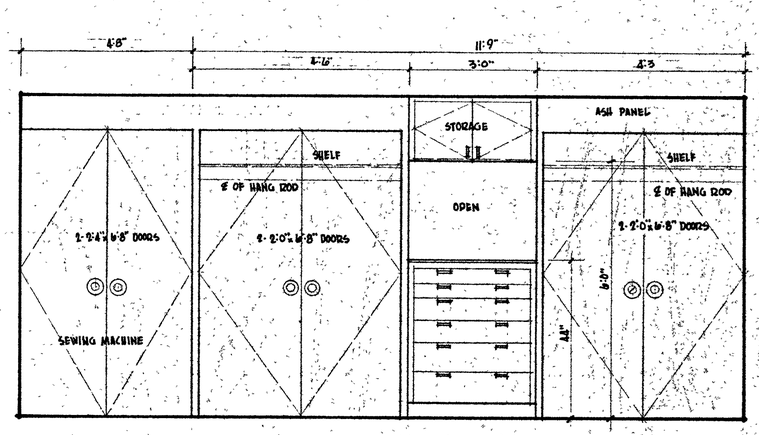

BATH #2 PULLMAN



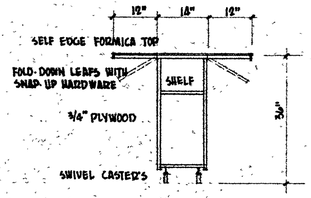

SECTION



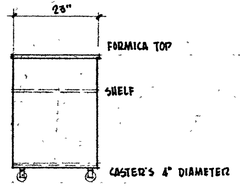

DRESSING RM. HAT & SHOE CAB.



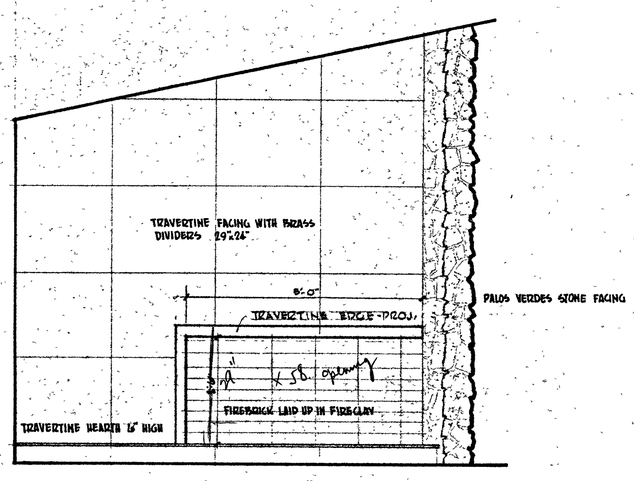

DRESSING RM. WARDROB WALL



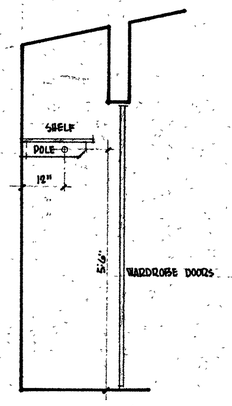

FRONT VIEW



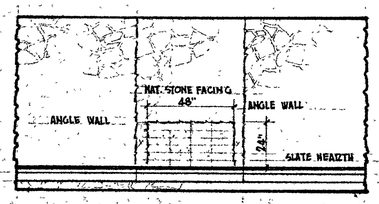

SIDE VIEW




LIV. RM. FIREPLACE




TYP. WARDROBE




FAM. RM. FIREPLACE

SCALE 1/4"=1'-0"

# CABINET DETAILS

SCALES 1/2"=1'-0"

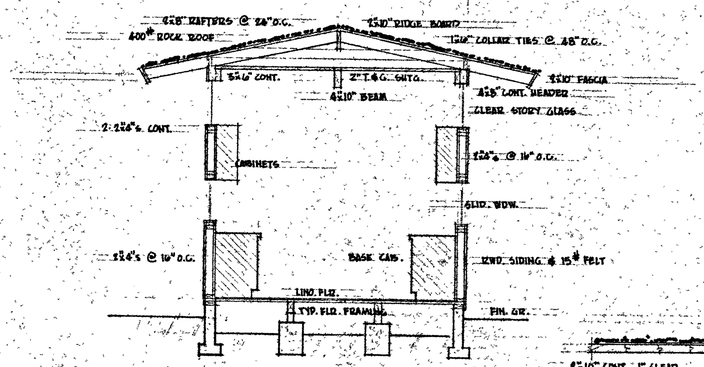
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## NAILING SCHEDULE

| CONNECTION | NAILS |
|---|---|
| | BOX OR COMMON |
| JOIST TO SILL OR GIRDER — TOE NAIL | 2 - 16d |
| BRIDGING TO JOIST — TOE NAIL | 2 - 8d |
| 1"x6" SUB-FLOOR TO JOIST — FACE NAIL | 2 - 8d |
| 2" SUB-FLOOR TO JOIST OR GIRDER | 2 - 16d |
| PLATE TO JOIST OR BLOCKING | 16d - 16" O.C. |
| STUD TO PLATE — END NAIL | 2 - 16d |
| — TOE NAIL | 3 - 16d OR 4 - 8d |
| TOP PLATES — SPIKE TOGETHER | 16d - 24" O.C. |
| — LAPS AND INTERSECTION | 2 - 16d |
| CEILING JOIST — TO PLATE — TOE NAIL | 2 - 16d |
| — LAPS OVER PARTITIONS | 3 - 16d |
| — TO PARALLEL ALTERNATE RAFTERS | 3 - 16d |
| RAFTER TO PLATE | 3 - 16d |
| CONTINUOUS 1-INCH BRACE TO STUD | 2 - 8d |
| 2-INCH CUT-IN BRACING TO STUD | 2 - 16d |
| 1-INCH SHEATHING TO BEARING | 2 - 8d |
| CORNER STUDS AND ANGLES | 16d - 30" O.C. |
| PLYWOOD — EDGES | 6d - 6" C TO C |
| — INTERIOR | 6d - 12" C TO C |

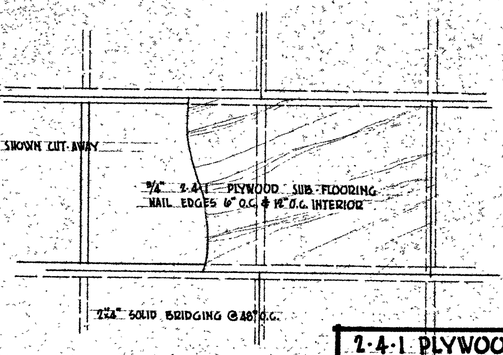
## GENERAL NOTES

1. PROVIDE 30# FELT BETWEEN ALL WOOD & MASONRY
2. ALL FRAMING LUMBER TO BE No 1 & BETTER, TO BE GRADE MARKED
3. PROVIDE 1"x6" DIAG. LET-IN BRACES EA. 25 LIN. FT. OF INT. PARTITIONS & EXT. WALLS & AT ALL CORNERS.
4. PROVIDE A WATERPROOF, NON CORROSIVE FLASHING FOR ALL EXT. OPNGS
5. PROVIDE 15# FELT UNDER ALL WOOD SIDING.



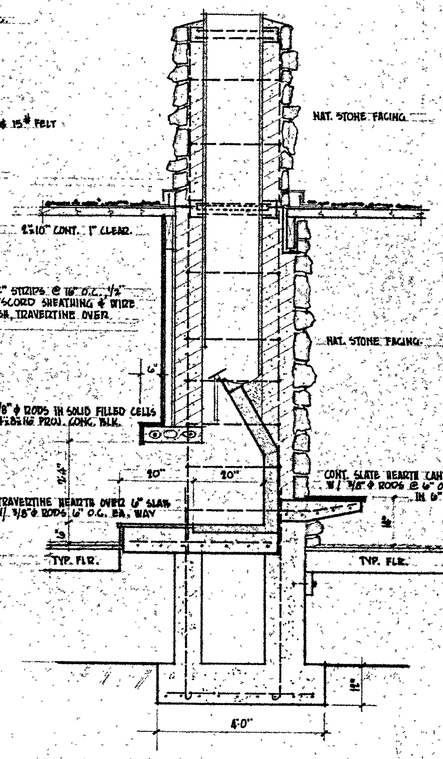

## SECTION "D-D"

SCALE 1/4"=1'-0"



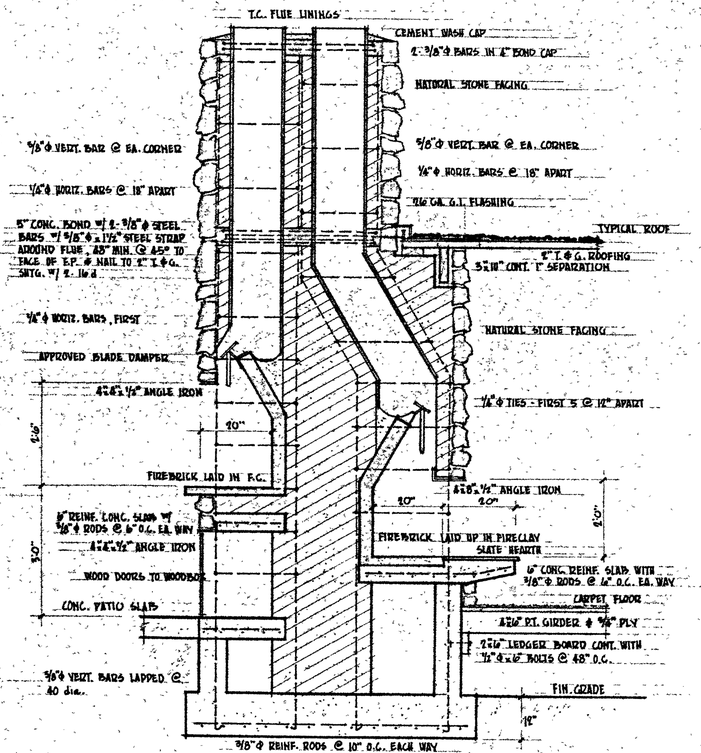

## 2-4-1 PLYWOOD DETAIL

SCALE 1/2"=1'-0"



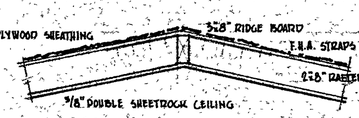

## LIV. RM. FIREPLACE SECT.

SCALE 1/2"=1'-0"



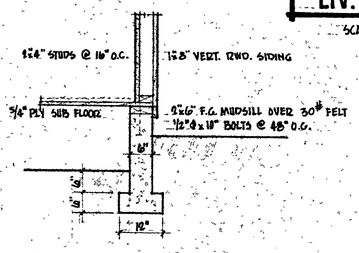

## BAR-B-Q & FAM. RM. FIREPLACE SECT.

SCALE 1/2"=1'-0"



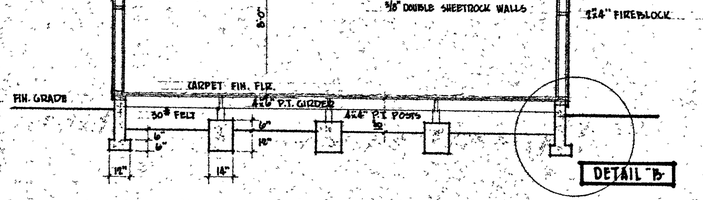

## DETAIL A

SCALE 1/2"=1'-0"



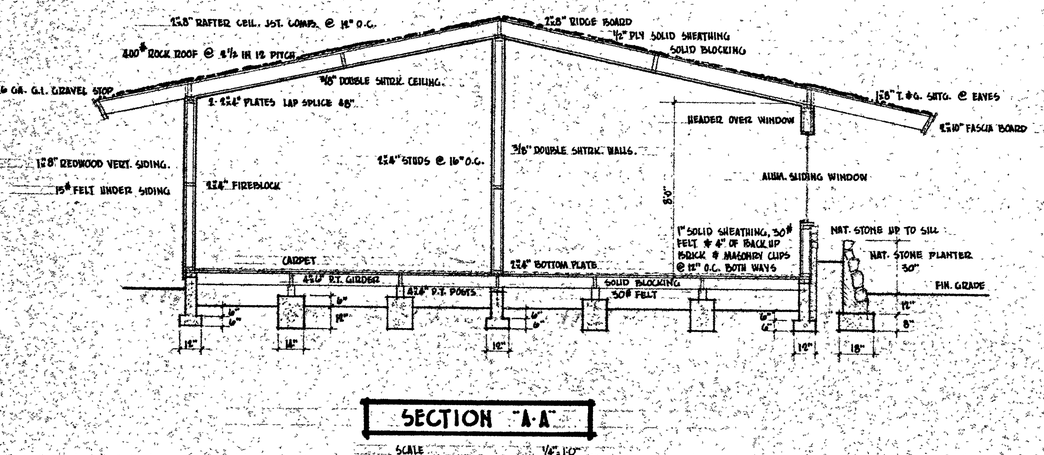

## DETAIL B

SCALE 1/2"=1'-0"



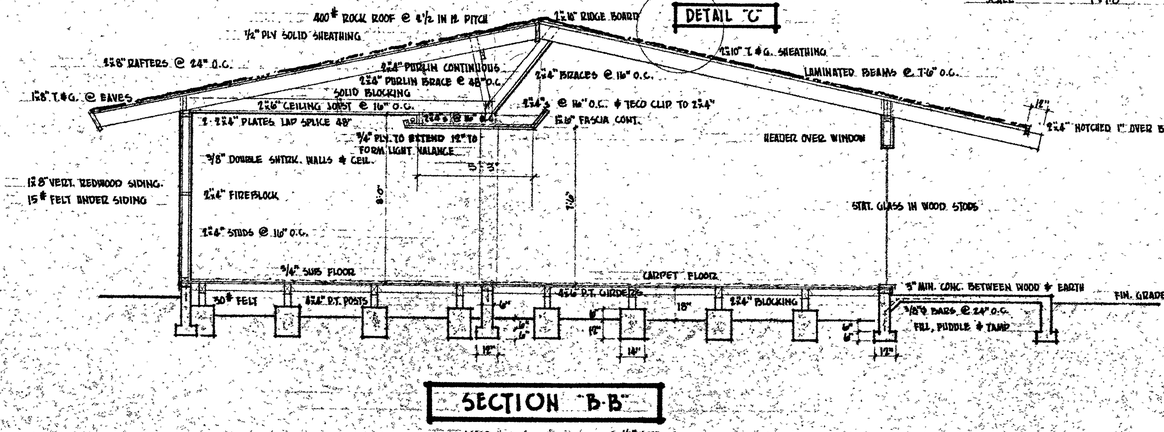

## SECTION "C-C"

SCALE 1/4"=1'-0"



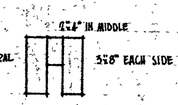

## SECTION "A-A"

SCALE 1/4"=1'-0"




## SECTION "B-B"

SCALE 1/4"=1'-0"

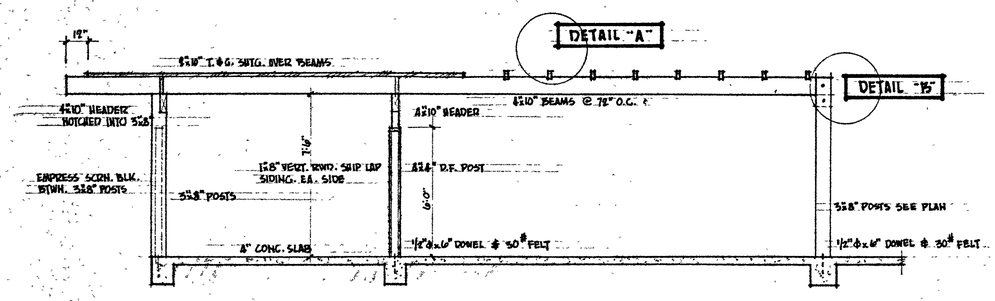



## DETAIL "C"

SCALE 1"=1'-0"

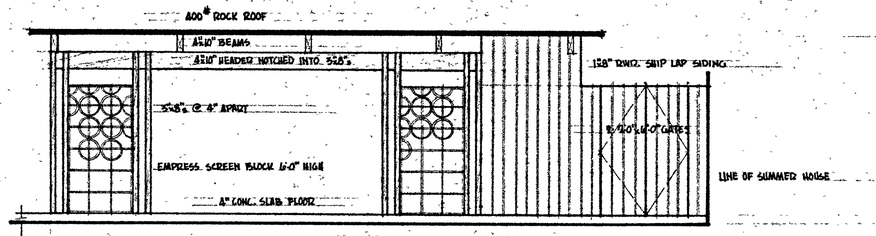

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TO. 9. 4770


DATE 7-10



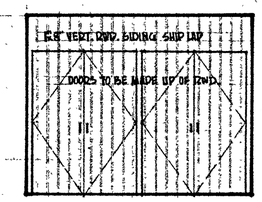

## SECTION "A-A"

SCALE 1/4"=1'-0"



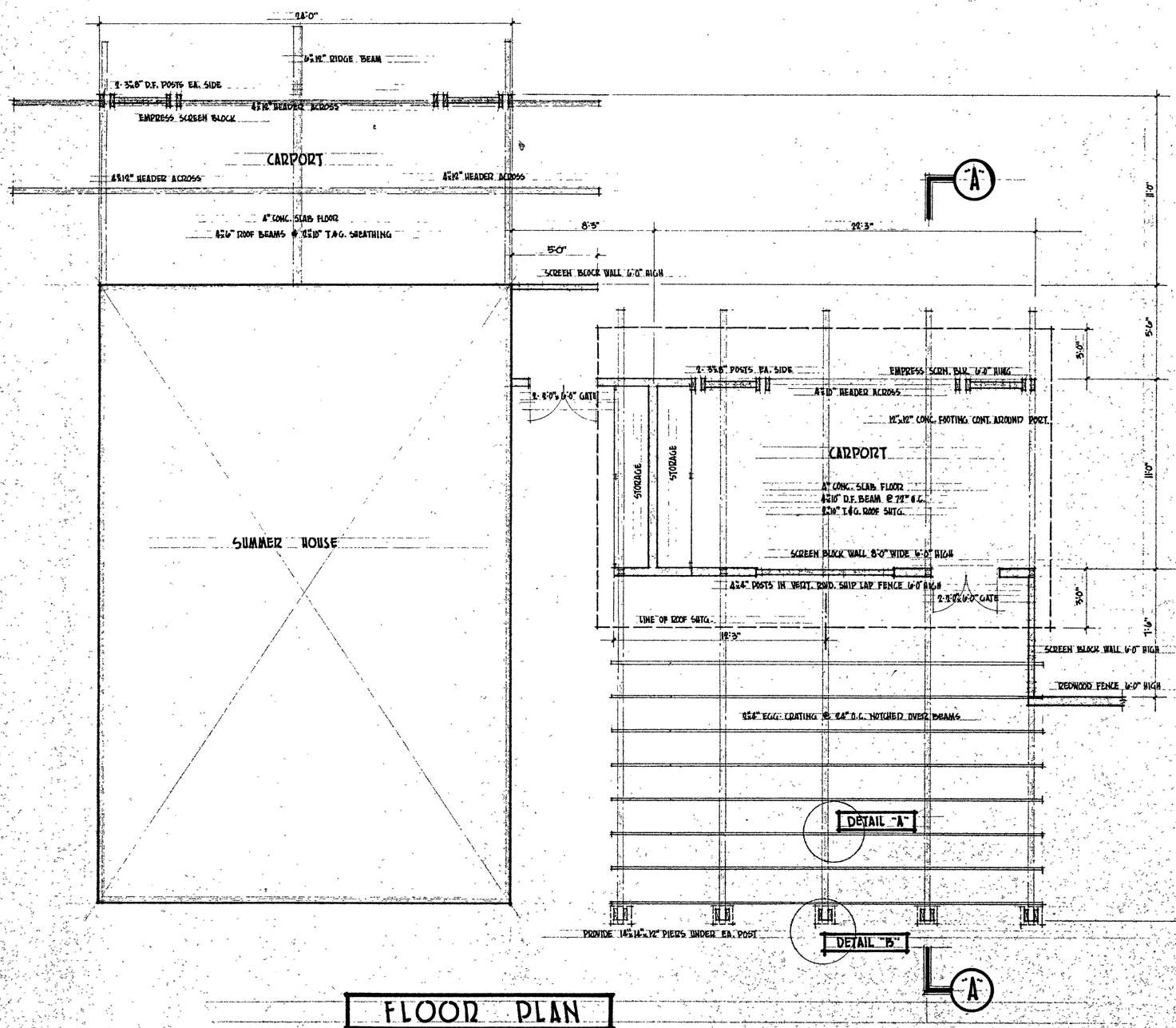

## ELEVATION

SCALE 1/4"=1'-0"



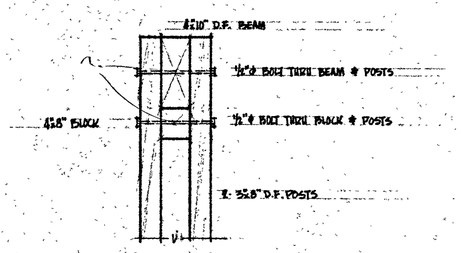

## STORAGE CABINET

SCALE 1/4"=1'-0"

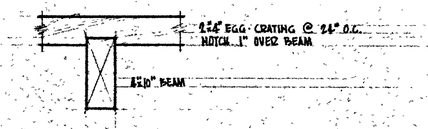



## FLOOR PLAN

SCALE 1/4"=1'-0"




## DETAIL "B"

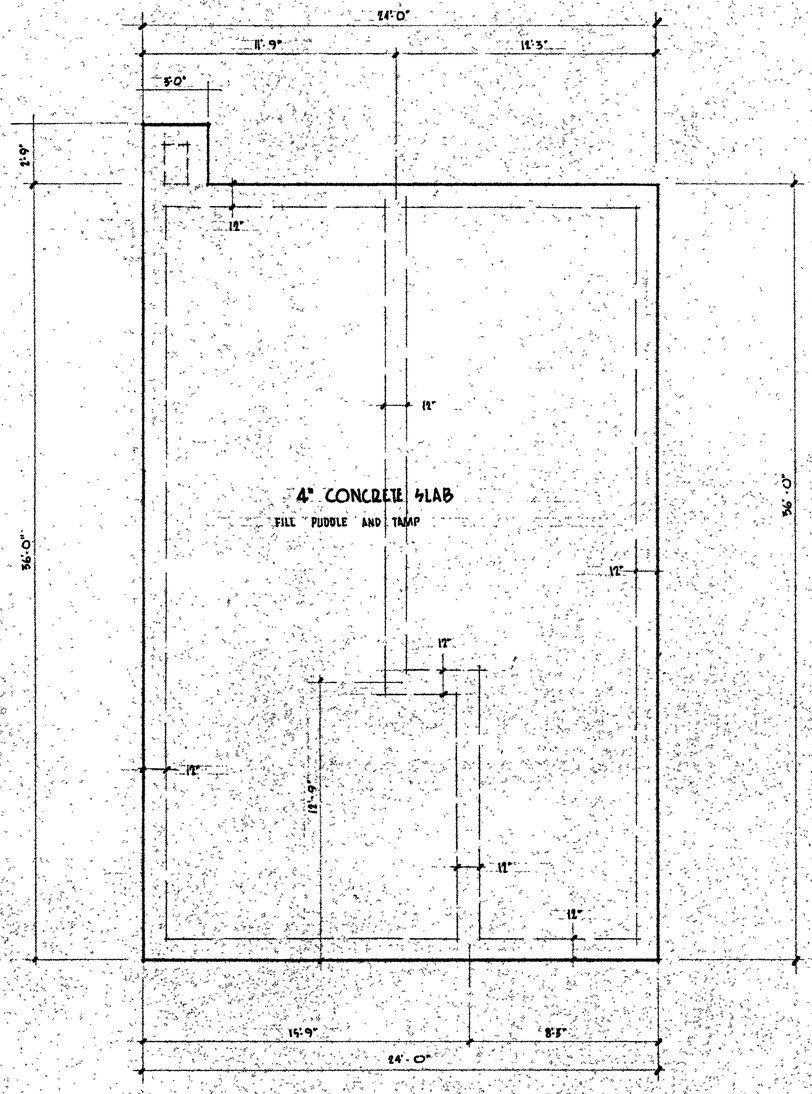



## DETAIL "A"

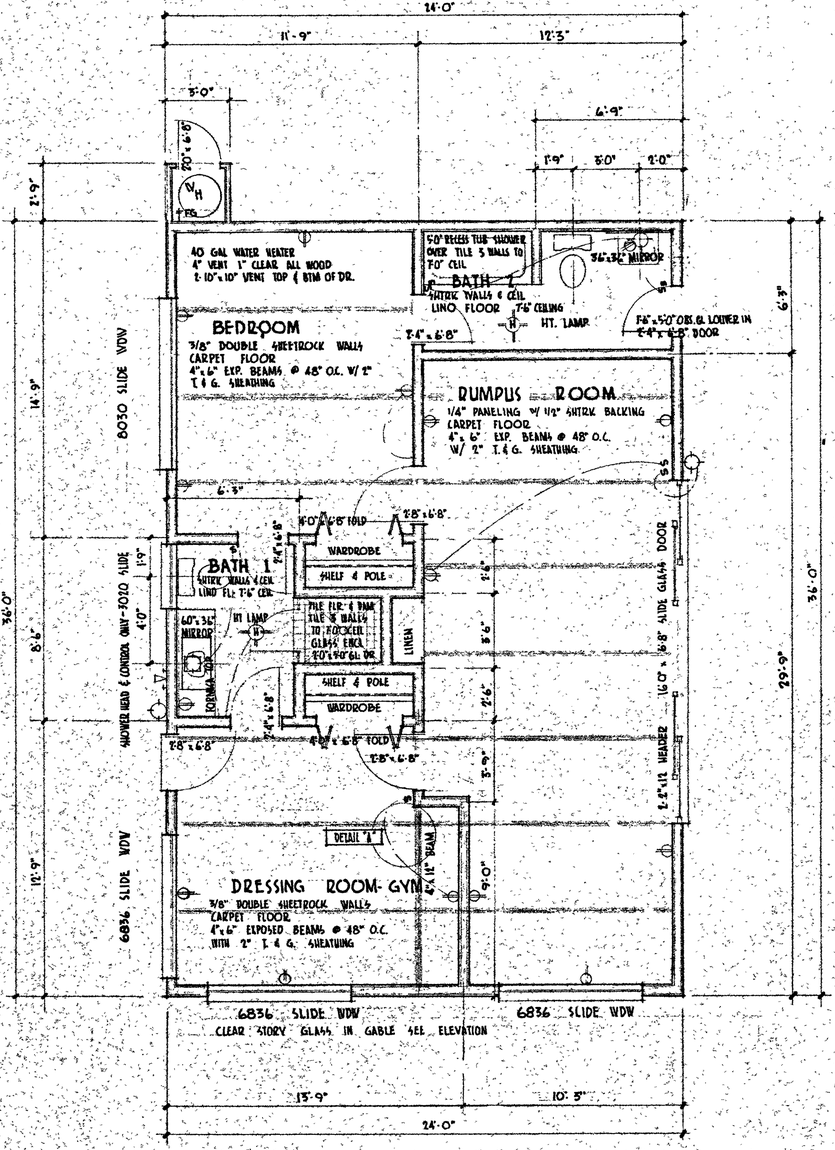
SCALE 1"=1'-0"

ALVARADO DRAFTING SERVICE
7407 ALVARADO FRWY. LA MESA HO. 9-4770

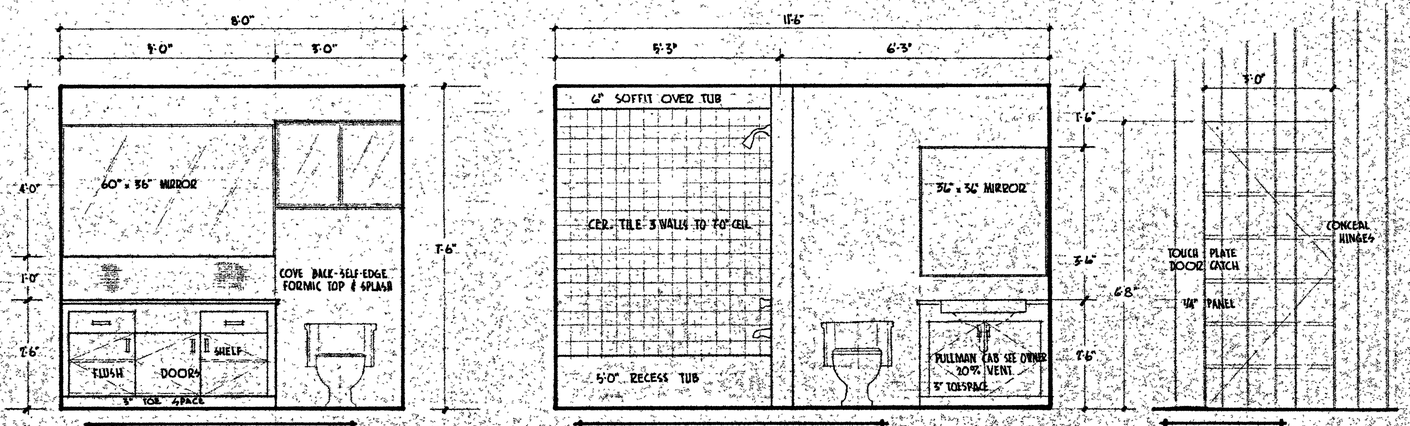
DATE 8 of 10




# FOUNDATION PLAN




# FLOOR PLAN




BATH 1 PULLMAN

BATH 2 PULLMAN

LINEN

# CABINET DETAILS

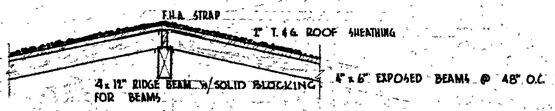
## GENERAL NOTES

1. ALL CONC TO BE 1:3:4 OR 2,000# TEST MIN.
2. 30# W.P. FELT BETWEEN ALL WOOD & CONCRETE.
3. ALL FOOTING TO BE A MIN OF 12" BELOW NAT. GRADE.
4. 1/8" SHEETROCK INSIDE OF CLOSETS & LINEN CABINET
5. 
6. CABINETS TO BE FLUSH CONCEALED FACE FRAME.
7. WRAP STUD WITH 30# W.P. FELT IN TUB AND SHOWER.
8. TILE IN SOAP DISH IN SHOWER & TUB.
9. 5/8"Ø x 10" BOLTS @ 48" O.C. CONC TO MUD SILL.
10. FLOOR PLAN & FOUNDATION PLAN DRAWN TO A SCALE OF 1/4" = 1'0" CABINET DETAILS AT 1/2" = 1'0"

ALVARADO DRAFTING SERVICE
7407 ALVARADO - FRWY. LA MESA
110.9-4770

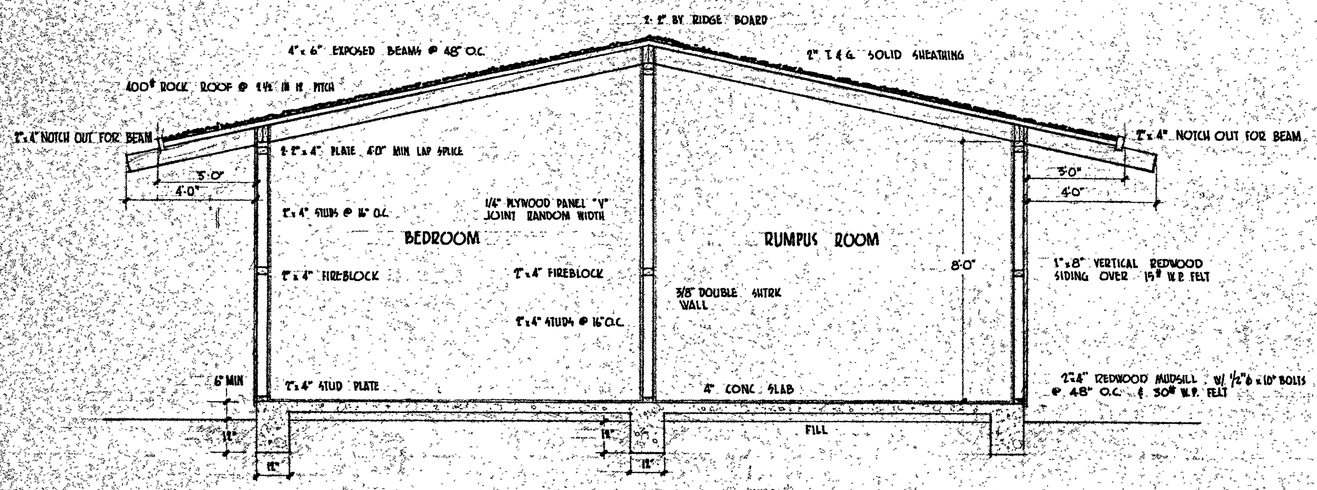
DATE

9 OF 10



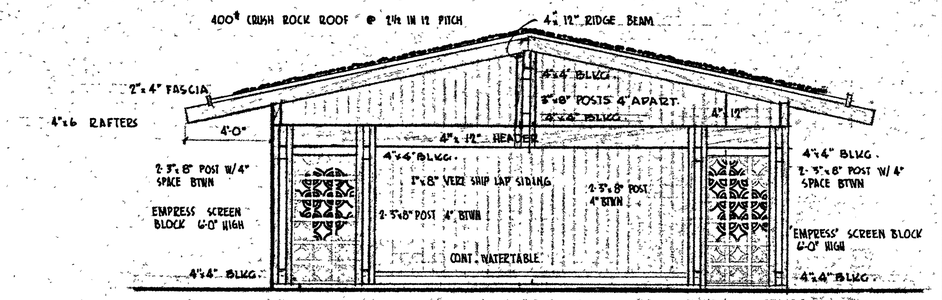

## DETAIL "A"

SCALE 3/8" = 1'-0"

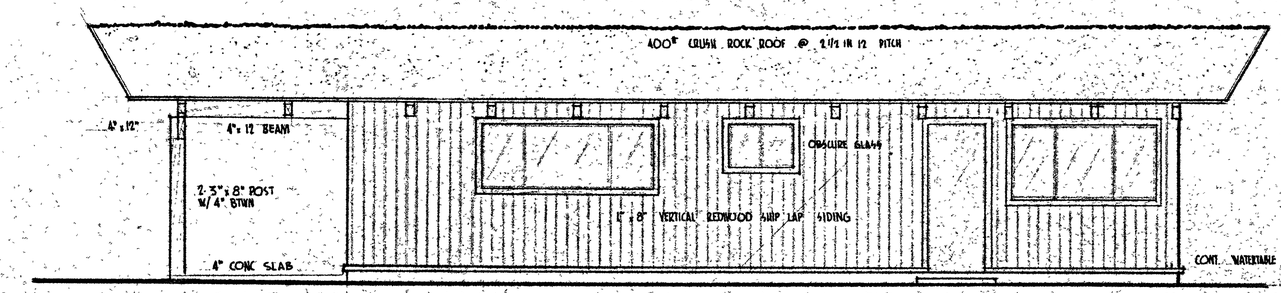



## TYPICAL SECTION THRU RUMPUS RM. & BED RM.

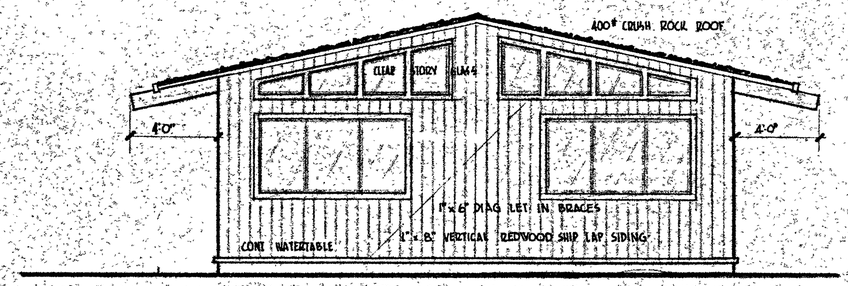
DRAWN TO A SCALE OF 3/8" = 1'-0"



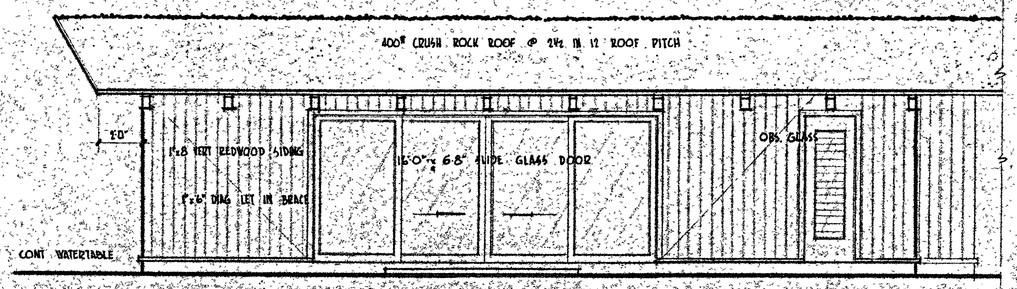

## RIGHT ELEVATION




## REAR ELEVATION




## LEFT ELEVATION




## FRONT ELEVATION

ELEVATION DRAWN TO A SCALE OF 1/4" = 1'-0"

ALVARADO DRAFTING SERVICE
7407 ALVARADO FRWY. LA MESA 80.9.4770

DATE 10 of 10

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

# RESIDENTIAL BUILDING RECORD

SHEET 2 OF 6 SHEETS | PARCEL 495-173-4

R. Adams ADDRESS 9415 Lemon Ave

## DESCRIPTION OF BUILDING

| CLASS & SHAPE | CONSTRUCTION | STRUCTURAL | EXTERIOR | ROOF | LIGHTING | AIR CONDITION |
|---|---|---|---|---|---|---|
| D6+0 | Light | X Frame | X Stucco on | Flat Pitch | X Wiring | X Heating Cooling |
| D.S.D. | Sub-Standard | " x " - " | | X Gable 4/12 | K.T. Conduit | Forced Clean'g |
| ARCHITECTURE | X Standard | Sheathing | Siding " x " | Hip | B.X. Cable | Gravity Humid. |
| | Above-Standard | Concrete Block | | Shed | Fixtures | Wall Unit |
| 1 Stories | Special | B.&B. T.&G. | | Cut Up | Few Cheap | X Ceiling Attic |
| TYPE | | Brick | Shingle | Dormers | X Avg. X Med. | Floor Unit |
| Use Design | FOUNDATION | Adobe | Shake | X Raft. 2"x6" 36" | Many Special | Zone Unit |
| X Single X | X Concrete | Floor Joist: | X B.&B. T.&G. | Gutters | | Central |
| Double | Reinforced | 1ST: " x " - " | | | PLUMBING | |
| Duplex | Brick | 2ND: " x " - " | Brick | Shingle | Pcar Std. Spec | |
| Apartment | Wood | X Sub-Floor | Stone | Shake | | Oil Burner |
| Flat-Court | Piers | Concrete Floor | WINDOWS | Tile | X Sink | |
| Motel | | | D.H. X Casement | Tile Trim | X Laundry | M-B.T.U. |
| | | Insulated Ceilings | X Metal Sash LVR. | X Compo.; =BK | X Water Htr.-Auto. | X Fireplace |
| 1 Units | Light Heavy | Insulated Walls | X Screens | Compo. Shingle | Water-Softner | |

### ROOM AND FINISH DETAIL

| ROOMS | FLOORS B | 1 | 2 | FLOOR FINISH Material | Grade | TRIM | INTERIOR FINISH Walls | Ceilings |
|---|---|---|---|---|---|---|---|---|
| All | | X | | CARP | | | PL | PL |
| Ent. Hall | | 1 | | | | | | |
| Living | | 1 | | ~~CARP~~ | | | L Mg & PAL | |
| Dining | | 1 | | (CARP) | | | | |
| Bed | | 3 | | | | | | |
| Bed | | | | | | | | |
| Kitchen | | 1 | | Asp't. | | | PL | PL |

Drain Bd. Material: M Lgth: Ft. Splash:

### CONSTRUCTION RECORD

| Permit No. | Permit For | Amount | Date | EFFEC. YEAR | APPR. YEAR | NORMAL % GOOD Age | Remain'g Life | Table | % | RATING (E,G,A,F,P) Cond. | Arch. Attr. | Func. Plan | Con-form | Storage Cupbd | Space Closet | Work-m'nshp |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 24314 | D | 1616 | 5-9-55 | 1955 | 1962 | 3 | 42 | R-45 | 95 | G | A | G | A | A | A | A |
| 25578 | | 200 | 6-27-55 | 1955 | 1967 | 12 | 43 | R-55 | 91 | G- | A | G | A | A | | A |
| 51256 | Det. Gar | 512.0 | 4-6-87 | | 1977 | | | | | G | A+ | | A | | | A |

### BATH DETAIL

M. PLAN

| Fl. | No. | FINISH Floors | Walls | FIXTURES Wc. | La. | Tub | Type | Grade | SHOWER St. | O.T. | G.D. | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1 | Asph. | PLEN | 1 | 1 | 1 | MOD | Bronze | | 1 | 1 | 5'-7" |
| 1 | 3/4 | Asph. | PLEN | 1 | 1 | | MOD | Blue | 1 | | 1 | Tile |

### SPECIAL FEATURES

| | | | | | |
|---|---|---|---|---|---|
| | Book Cases | | Built in Refrig. | | Venetian Blinds |
| | Shutters | | " " Oven & Plate | X | DISPO |
| X | Vent Fan | X | " " Dishwasher | | |

C 7412

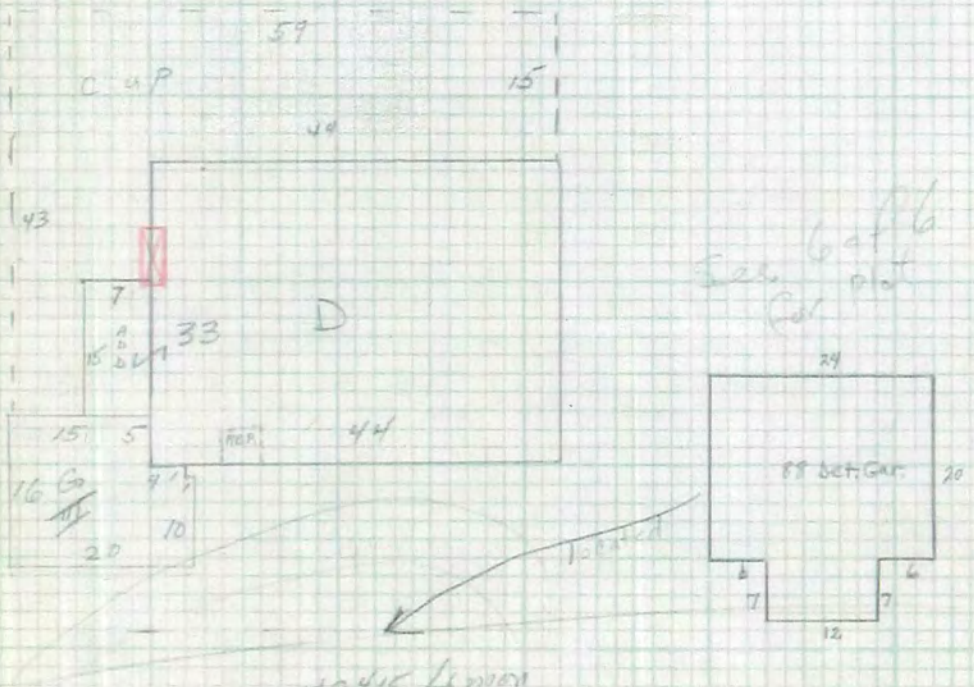
## COMPUTATION

Appraiser & Date W. CONRAD 7/31/64 Bailey 11-21-66 Chgd to 8203

| Unit | Area | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| D | 1637 1462 | 6.30 | 9148 | 8.30 | 12923 | | | | | | | | | | | | |
| AC | | | 730 | | 500 | | | | | | | | | | | | |
| FP | | | 400 | | 550 | | | | | | | | | | | | |
| ~~DISPO~~ | | | 80 | | | | | | | | | | | | | | |
| CUP | 1305 | .40 | 522 | | 500 | | | | | | | | | | | | |
| G | 294 | 3.20 | 941 | 3.00 | 882 | | | | | | | | | | | | |
| Yd Imps | | | | | 100 | | | | | | | | | | | | |
| Det. Gar | 564 | | | | | FR 14.19 | 8003 | | | | | | | | | | |
| TOTAL | | | 11821 | | 15455 | use | 8000 | | | | | | | | | | |
| NORMAL % GOOD | | | 95 | | 91 | | | | | | | | | | | | |
| R.C.L.N.D | | | 11230 | | 14064 | | | | | | | | | | | | |

A-11 B-56 A 3-54

~~T.P = 14000~~ T.P = 26000 28000




## MISCELLANEOUS STRUCTURES

| Structure | Found. | Cons. | Ext. | Roof | Floor | Int. | Size, etc. |
|---|---|---|---|---|---|---|---|
| ASPHALT | | | | | | | ~~7~~ 100 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

## COMPUTATIONS

D Area

44 x 33 = 1452 ~~1457~~
7 x 15 = 105
1557/168

C & P
15 x 28 = 420
59 x 15 = 885
1305

~~B.F~~ 6.80
B.F. 8.00
2% Allow @ 500 .32
8.32

~~88~~ Det. Gar = 12 x 7 = 84
24 x 20 = 480
564

C. 20 x 10 = 200
19 x 1 = 19
15 x 5 = 75
294
294/42 B.F. ~~2.20~~
56 5.00

**Remarks:** ① Not entry; furnished but unoccupied. 11/66
② NOH Det. Gar. is B.S.S construction. No access to interior. Permit indicates no plumbing. 6-12-87 CK Final date per Bldg. Dept. list & 25-87 CK

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

# RESIDENTIAL BUILDING RECORD

2A R.C. Adams ADDRESS 9425 Lemon Ave El Cajon

PARCEL 495 - 173 - 4 (161W-39-26)
SHEET 1 OF 6 SHEETS

## DESCRIPTION OF BUILDING

| CLASS & SHAPE | CONSTRUCTION | STRUCTURAL | EXTERIOR | ROOF | LIGHTING | AIR CONDITION |
|---|---|---|---|---|---|---|
| D 8 5 - 7 | Light | X Frame | Stucco on | Flat % Pitch | X Wiring | X Heating X Cooling |
| | Sub-Standard | " x " - " | | X Gable 4/12 L | K.T. Conduit | X Forced Clean'g |
| ARCHITECTURE | X Standard | Sheathing | X Siding 1 "x 8" RWD | Hip % | B.X. Cable | Gravity Humid. |
| | Above-Standard | Concrete Block | | Shed % | Fixtures | Wall Unit |
| 1 Stories | Special | B.& B. T.& G. | | Cut Up | Few Cheap | X Heat Pump |
| TYPE | | Brick | Shingle | Dormers | X Avg. Med. | Floor Unit |
| Use Design | FOUNDATION | Adobe | Shake | X Rafts. 2"x 8" - 16" | Many X Special | Zone Unit |
| X Single X | X Concrete | X Floor Joists | B.& B. T.& G. | Gutters | | X Central |
| Double | Reinforced | 1ST: "x " - " | | | PLUMBING | X Thermo |
| Duplex | Brick | 2ND "x " - " | Brick | Shingle | Poor X Std. Spec | |
| Apartment | Wood | Sub-Floor | Stone | Shake | | Oil Burner |
| Flat-Court | Piers | Concrete Floor | WINDOWS | Tile | X Sink St. Steel | |
| Motel | | | D.H. X Casement | Tile Trim | X Laundry | M-B.T.U. |
| | | Insulated Ceilings | X Metal Sash | X Compo.; LAR | X Water Htr.-Auto. | X Fireplace Dbl |
| 1 Units | Light Heavy | Insulated Walls | X Screens | Compo. Shingle | Water-Softner | Stove |

### ROOM AND FINISH DETAIL

| ROOMS | FLOORS B | 1 | 2 | FLOOR FINISH Material | Grade | TRIM | INTERIOR FINISH Walls | Ceilings |
|---|---|---|---|---|---|---|---|---|
| All | | X | | Ply | C | S | Dry | Dry + Pl. |
| Ent. Hall | | 1 | | Slate | G | S | | |
| Living | | 1 | | carpet | | | Op Bm Paper | |
| Dining | | 1 | | | | | | |
| Bed | | 3 | | carpet | | | | |
| Bed | | | | | | | | |
| Fam | | 1 | | V | | | Op Bm | |
| Utility | | 1 | | | | | | Pl + En |
| Kitchen | | 1 | | Vinyl-Tile | G | S | Pl + En | Op Bm |
| Drain Bd. | Material: | M | | Lgth: 40 | Ft. | Splash | | |

## CONSTRUCTION RECORD

| Permit No. | Permit For | Amount | Date | EFFEC. YEAR | APPR. YEAR | NORMAL % GOOD Age | Remain'g Life | Table | % | RATING (E,G,A,F,P) Cond. | Arch. Attr. | Func. Plan | Con-form | Storage Space Cupbd | Closet | Work-mnshp |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pickup | D | | | 1959 | 1960 | 0 | 61 | R60 | 101 | New | E | G | A | G | G | E |
| 126608 | Pool | 3500 | 10/14/59 | 1959 | 1962 | +1 | 61 | R-60 | 101 | G | E | G | A | G | G | G |
| | | | | 1959 | 1967 | 8 | 47 | R55 | 96 | G | E | E | G | G | G | G+ |
| | | | | | 1977 | | | | | G | G | | G | | | G |

### BATH DETAIL Pull, T: 6

| Fl. | No. | FINISH Floors | Walls | FIXTURES Wc. | Lo. | Tub | Type | Grade | SHOWER St. | D.T. | G.D. | Finish |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1/2 | Vinyl-T. | PL, En, Pa | 1 | 2 | 1 | Col | E | 1 | | 1 | T1-E |
| 1 | 3/4 | | PL + En | 1 | 1 | | | | 1 | | 1 | |

### SPECIAL FEATURES

| | | | | | |
|---|---|---|---|---|---|
| | Book Cases | | Built in Refrig. | | Venetian Blinds |
| | Shutters | X | " " Oven & Plate | X | Disp |
| X | Vent Fan | X | " " Dishwasher | | |

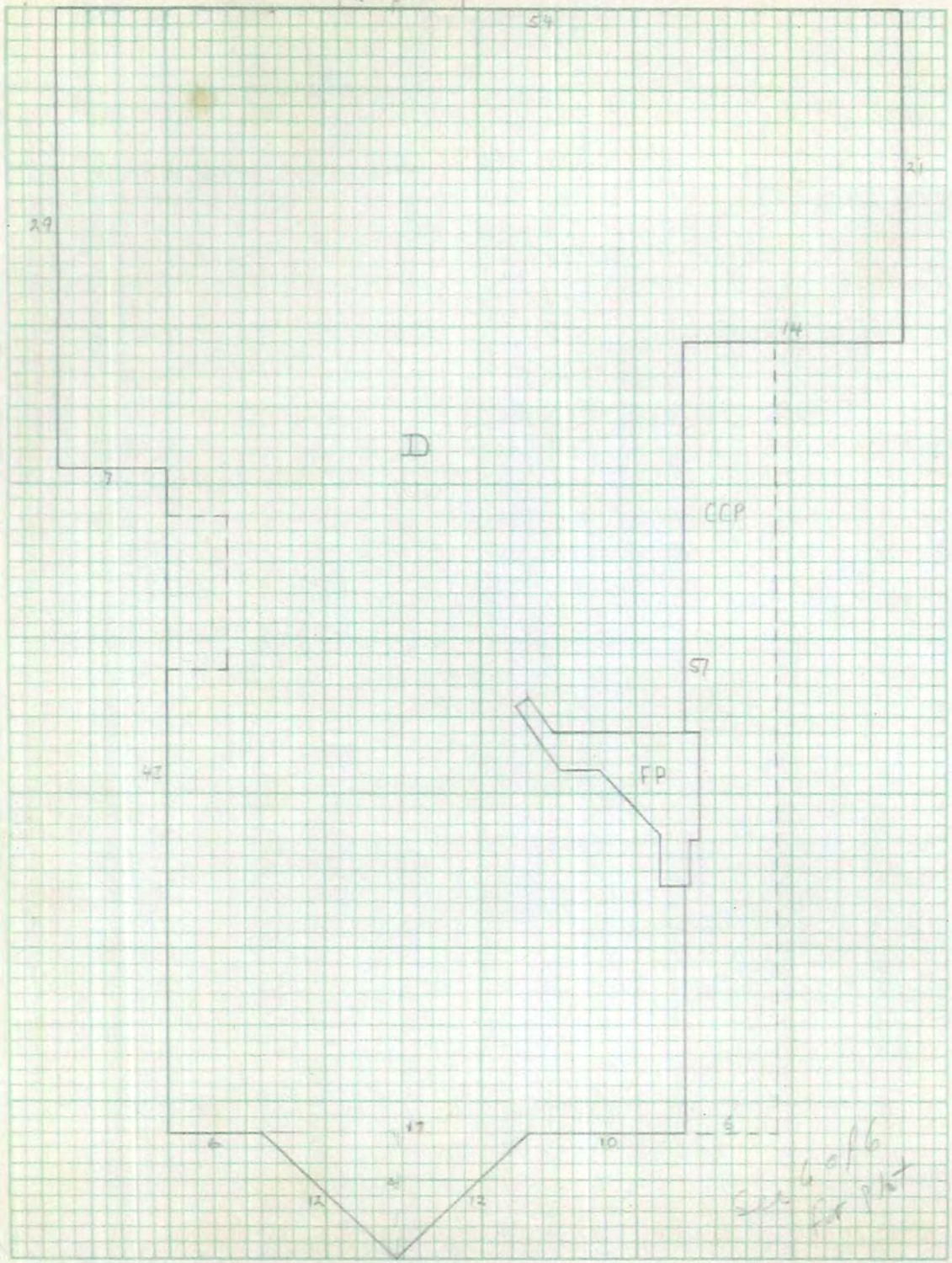
## COMPUTATION Page

| Appraiser & Date | | R.A. Mike - 4/6/60 | | B. W. CONRAD 3/31/6 | | Taylor 11-21-60 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Unit | Area | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost | Unit Cost | Cost |
| D | 2941 | 10.50 | 30885 | 10.00 | 29410 | 12.90 | 37939 | | | | | | | | | | |
| AC | | | 2700 | | 2675 | | 2500 | | | | | | | | | | |
| FP | | | 2200 | | 2000 | | 2000 | | | | | | | | | | |
| Ht. Pump Fwdl. | 24 | 2.40 | 58 | 2.40 | 58 | | 58 | | | | | | | | | | |
| C.O.P. | 306 | 2.40 | 734 | 2.40 | 734 | | 734 | | | | | | | | | | |
| Flr-Conc | 1200 | .45 | 540 | .45 | 540 | | 540 | | | | | | | | | | |
| Flr-Asph | ~~1500~~ 1200 | .16 | 288 | .10 | 180 | .15 | 180 | | | | | | | | | | |
| TOTAL | | | 37400 | | 35597 | | 44521 | | | | | | | | | | |
| NORMAL % GOOD | | | 101 | | 101 | | 96 | | | | | | | | | | |
| R.C.L.N.D | | | 37774 | | 35953 | | 42740 | | | | | | | | | | |

A-11 8-56 A 3-54 9520 Ex

3 | Hy. P. Encl.

TP 48000 80000




## MISCELLANEOUS STRUCTURES

| Structure | Found. | Cons. | Ext. | Roof | Floor | Int. | Size, etc. |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| 85+7. | | | | | | | |

## COMPUTATIONS

Conc

33x48 = 1584. — 141.9.

40x8 = 320.

54x21 = 1134.

17x8 = 136 ÷ 2 = 68.

2941. ✓

Rec 259. ✓

B.F. 10.40.

+7 Cor. @ .02 .14.

10.54.

~~B.F 10.40~~

~~+7 Cors @ 02 .14~~

~~Deduct for~~

~~Plbg @ 1463 - 50~~

~~10.04~~

B.F. 12.70 ~

7 Cor. @ .03 .21 ~

12.91 ~

Remarks: ① Flat Cone imbedded with beach pebbles, Extra lav is in dressing room ② Vessel @ upper limit. ③ No entry - owner not deceased TWK 3-10-77

COUNTY ASSESSOR
SAN DIEGO CO CALIFORNIA

# MISCELLANEOUS BUILDING RECORD

SHEET 6 OF 6 SHEETS

PARCEL 495-173-4 (161W-39-26)

R Adams ADDRESS 9425 LEMON AVE.

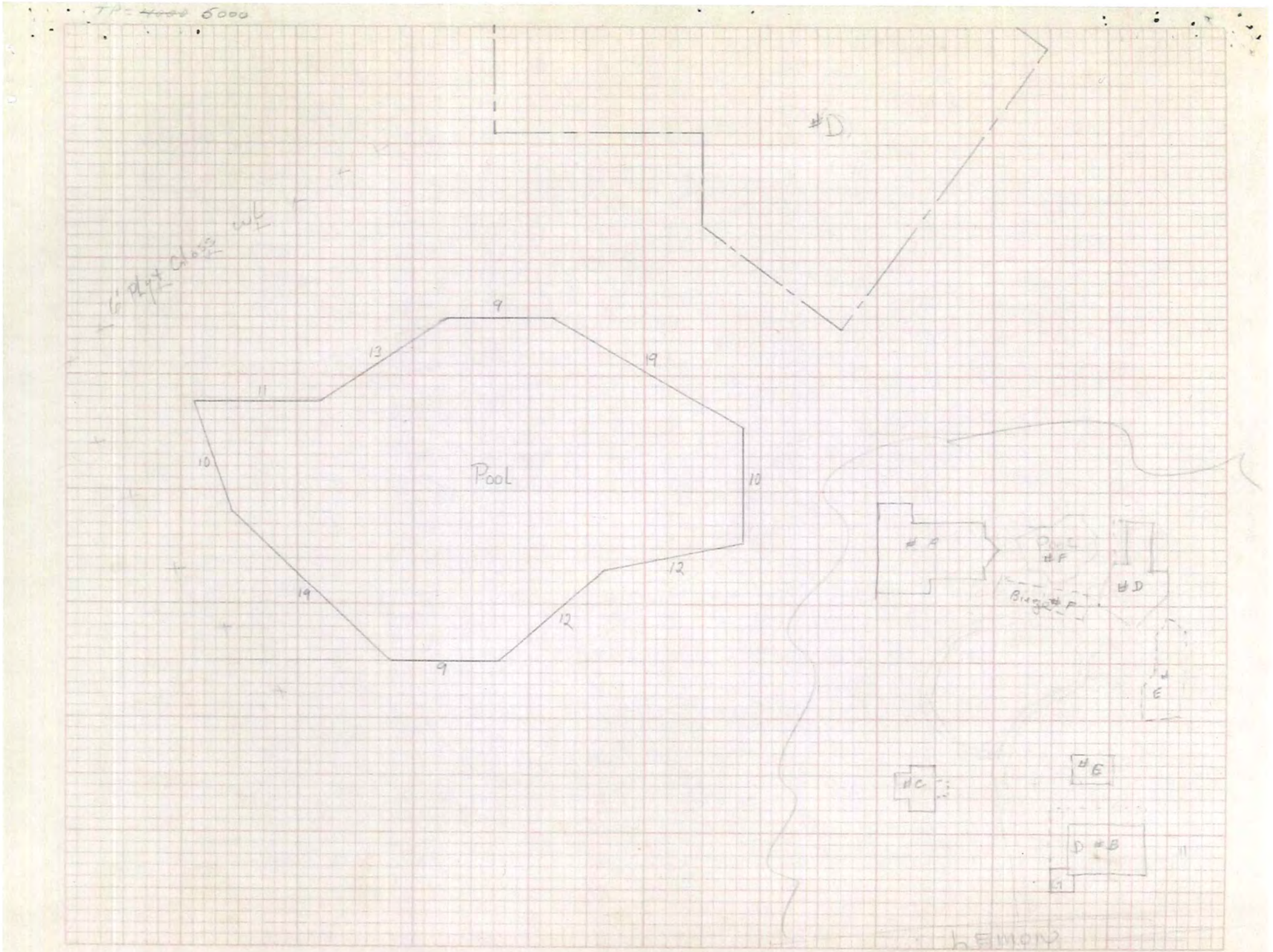
## DESCRIPTION OF BUILDINGS

| Bldg. No. | Structure | Size | Found. | Wall & Exterior | Roof Type | Roof Cover | Floor & Interior Detail | 2nd Story or Loft | Year Built | Effec Year | Table |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1. | Pool – Conc, Gunite, Tile, Coping, Step, due to Lath. Lt. Htr & Motor | | | | | | | | 1960 | 1960 | R-20 ~~R30~~ |
| 2. | Breezeway roof only steel frame & post | | | | Flat | Comp Roll | | | 1960 | 1960 | R-30 |
| 3 | 6' Ply & Glass w/ L f | | | | | | | | 1960 | 1960 | R-30 |

60 61 COMPUTATION 7412

| Appraiser – Date | | R. A. Noble – 4/5/60 | | | | | | | | B. W. CONRAD 7/31/61 | | | | Bldg. inspected | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg. No. | Area | Unit Cost | Cost | % Good | R. C. N. L. N. D. | Unit Cost | Cost | % Good | R. C. N. L. N. D. | Unit Cost | Cost | % Good | R. C. N. L. N. D. | Unit Cost | Cost | % Good | R. C. N. L. N. D. |
| 1 | | | 4500 | 30 | 1350. | | 4500 | 100 | 4500 | | 4500 | 101 | ~~4545~~ | | 4500 | 59. | 2655 |
| 2 | 700 # | | | | | | | | | .80 | 560 | 101 | 566 | | 560 | 75. | 420 |
| 3 | 50 LF | | | | | | | | | 2.40 | 120 | 101 | 121 | | 120 | 75. | 90 |
| Total | | | | | 1350 | | | | 4500 | | 5180 | | 5232 | | 5180 | | 3165. |
| Appraiser – Date | | | | | 3% | | | | 1134 | | | | | | | | |
| Bldg. No. | Area | Unit Cost | Cost | % Good | R. C. N. L. N. D. | Unit Cost | Cost | % Good | R. C. N. L. N. D. | Unit Cost | Cost | % Good | R. C. N. L. N. D. | Unit Cost | Cost | % Good | R. C. N. L. N. D. |
| Total | | | | | | | | | | | | | | | | | |

A-15 8-56


#D
9
13
19
11
10
Pool
10
12
19
12
9
#A
#F
#D
#E
#C
#B
HEMON

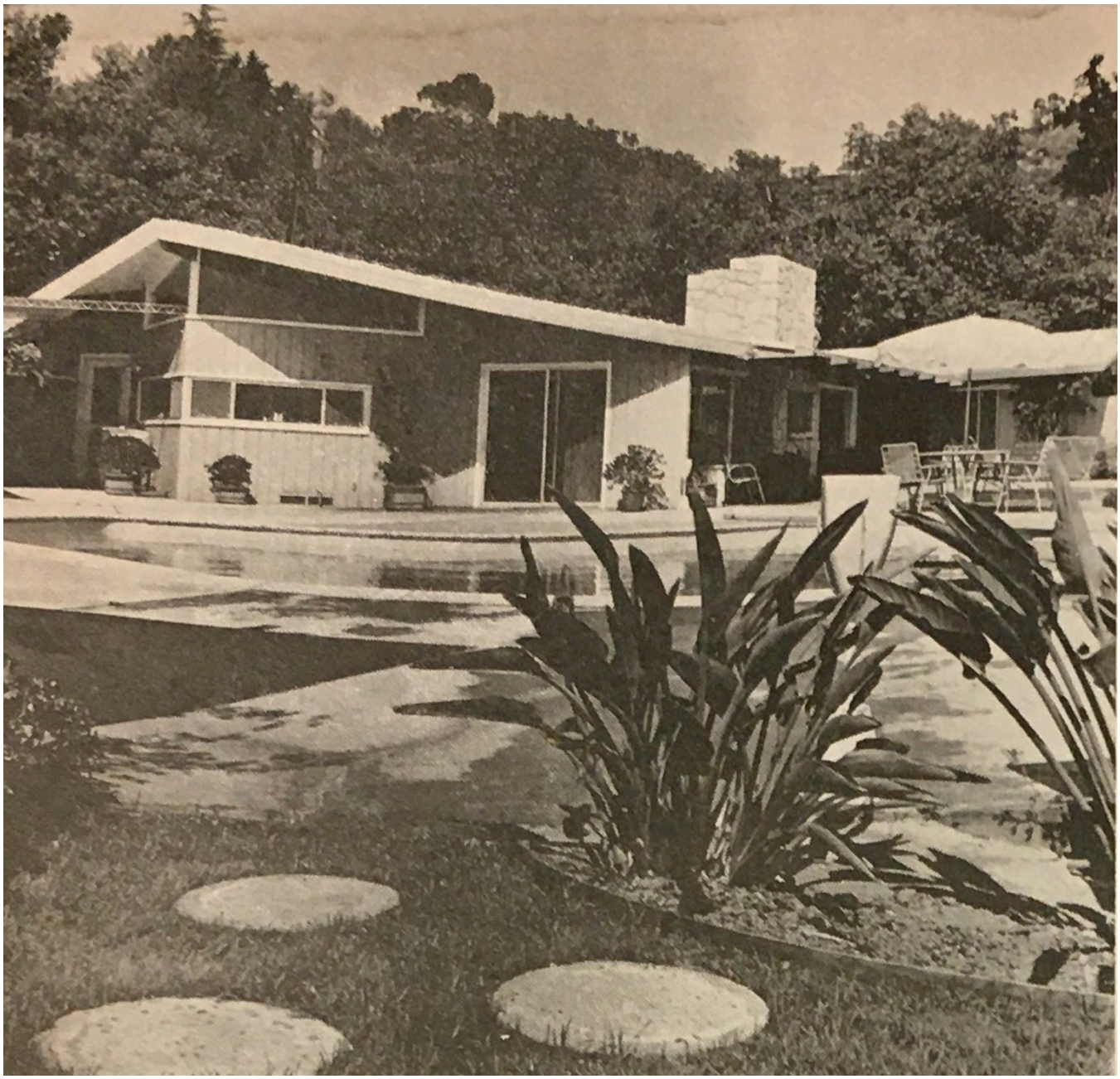


Photo of the southern dwelling, at 9425 Lemon Avenue, featured in the June 1963 edition of *San Diego & Point Magazine*. Photographer: Ingrid Weiss.

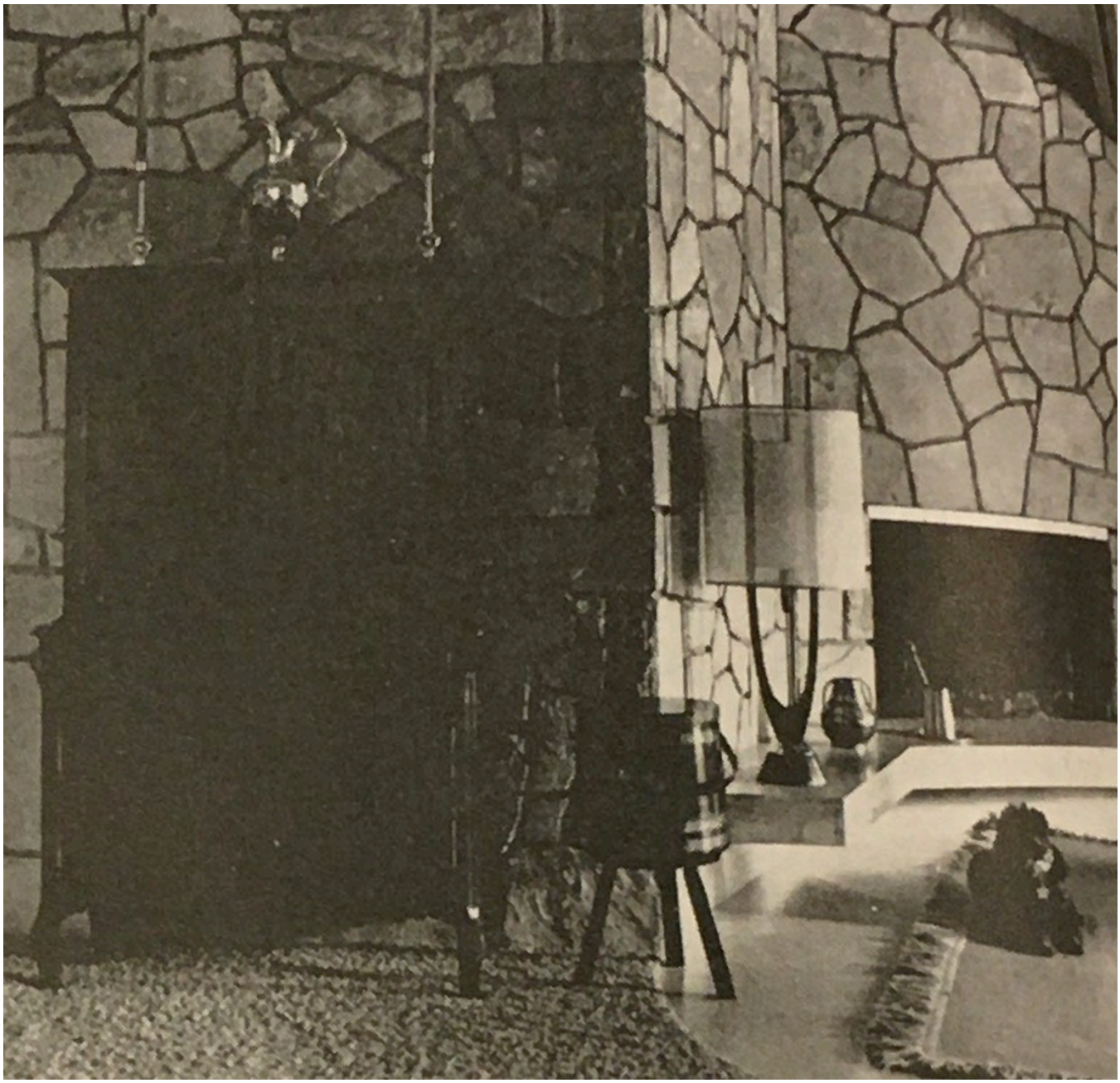


Photo of the natural stonework at the 9425 Lemon Avenue dwelling featured in the June 1963 edition of *San Diego & Point Magazine*. Although it features excellent integrity, the home's interior is not proposed for designation. Photographer: Ingrid Weiss.




1953 aerial view showing the circa 1930s wood-frame cottage and the remainder of the property planted with Avocado varietals.




1964 aerial view showing the 9415 Lemon Avenue dwelling at the north side of the property and the 9425 Lemon Avenue dwelling and associated cabana / guesthouse with attached garage at the south side of the property. The elliptical drive is in place with the quonset hut to the west of the drive and the ca. 1930s wood-frame cottage to the east.




1966 aerial view.




1968 aerial view.




1980 aerial view.



Photo 1: View south of private drive (Eldorado Lane) from the north side of Lemon Avenue. The 9415 Lemon Avenue dwelling is at the right side of the frame.



Photo 2: 9415 Lemon Avenue, detached garage constructed in 1987, view west of east elevation.



Photo 3: 9415 Lemon Avenue, detached garage constructed in 1987, west (at left) and south (at right) elevations.



Photo 4: View southeast of 9415 Lemon Avenue, north elevation of attached garage (at left) and dwelling (at right).




Photo 5: 9415 Lemon Avenue, view east of north (at left) and west (at right) elevations, northwest corner.




Photo 6: 9415 Lemon Avenue, view southwest of elevation facade.




Photo 7: 9415 Lemon Avenue, view southeast of north elevation, west-facing attached single-car garage (at left) and north-facing facade at right.




Photo 8: 9415 Lemon Avenue, view south through the front entrance, at the north facade, to the south side of the house.



Photo 9: 9415 Lemon Avenue, view northwest of the east elevation.



Photo 10: 9415 Lemon Avenue, east elevation.



Photo 11: 9415 Lemon Avenue, view west of the east (at right) and south (at left) elevations.



Photo 12: 9415 Lemon Avenue, south elevation.



Photo 13: View south of private drive (Eldorado Lane) with auto storage structure (at right) and 9425 Lemon Avenue dwelling (and associated buildings and improvements) in the background of the frame.



Photo 14: View south of the quonset hut auto storage structure, showing the structure's barrel-from corrugated roof.



Photo 15: View west of the north side of the quonset hut auto storage structure, built into the slope.



Photo 16: View south of quonset hut auto storage structure, east elevation.



Photo 17: East extension of quonset hut auto storage structure.



Photo 18: View southwesterly of 9425 Lemon Avenue, cabana / guesthouse (at left) and attached auto garage (at right).



Photo 19: View west of north elevation, attached auto garage at 9425 Lemon Avenue.



Photo 20: View south along the front (east) elevation of the attached auto garage.



Photo 21: View west of the front (east) elevation of the attached auto garage.



Photo 22: Stone detail at northeast corner of the attached auto garage and adjacent planter wall.



Photo 23: Pedestrian entrance to the attached auto garage (at right), connected to the north wall of the cabana / guesthouse (at left).



Photo 24: View south of the cabana / guesthouse, east (at left) and north (at right) elevations. The detached storage cabinet appears to be original.



Photo 25: View north of cabana / guesthouse northeast corner (at left) and east elevation (at right).



Photo 26: View southwest from the 9425 Lemon Avenue dwelling breezeway of the cabana / guesthouse east elevation.



Photo 27: View northwest of the cabana / guesthouse and connecting breezeway, with the property's swimming pool in the foreground.



Photo 28: View northwesterly of the cabana / guesthouse south (at right) and east elevation ( at right – east and south-facing facades).



Photo 29: View northeasterly of the cabana / guesthouse, south (at right) and rear (west) elevations. The concrete work in this area is new.



Photo 30: Rear (west) elevation (west and south-facing facades) of the cabana / guesthouse.



Photo 31: View north along the west elevation of the cabana / guesthouse.



Photo 32: View south of the swimming pool from the breezeway, with the cabana / guesthouse at right and contemporary-period gazebo in the background.



Photo 33: View easterly of the breezeway connecting the 9425 Lemon Avenue dwelling and its associated cabana / guesthouse with the swimming pool in the background.



Photo 34: View east along the north elevation of the breezeway and the 9425 Lemon Avenue dwelling.



Photo 35: View south of the 9425 Lemon Avenue dwelling, north elevation.



Photo 36: 9425 Lemon Avenue, western half of north elevation.



Photo 37: 9425 Lemon Avenue, view east along the north elevation.



Photo:38: 9425 Lemon Avenue, recessed entrance with original doors and sidelites, hardware, concrete work, and original planter at the east wall.



Photo 39: Sconce light at entrance.



Photo 40: Original doorbell escutcheon at entrance.



Photo 41: Original doorknobs and escutcheons.



Photo 42: Original stone planter as it wraps from the east wall of the entry porch to the north elevation, western half.



Photo 44: Western half of the north elevation with symmetrical full-height bays under a wide gable.



Photo: 45: View south of the northeast building corner with the east elevation addition visible in the left background.



Photo 46: East elevation addition.



Photo 47: View north of the east elevation original exterior wall (at left) and south-facing addition wall (at right).




Photo 48: View west of the southeast building corner.



Photo 49: View easterly of the south elevation, southeast corner.



Photo 50: View west along the south elevation showing extended eaves with dual rafters, window wall fenestration, and natural stone chimney with built-in grill.



Photo 51: South elevation chimney flanked by window walls at each side.



Photo 52: Grill storage cabinet detail showing the sliding wooden doors carved to conform to the contour of the stone.



Photo 53: View west along the south elevation, west of the chimney, showing additional window walls and extended eaves.



Photo 54: View east along the south elevation, southwest corner.



Photo 55: View northeasterly of the west elevation (at left) and south elevation (at right), southwest corner.



Photo 56: View east of the west elevation. The breezeway flooring is non-historic.



Photo 57: View north from the east side of the swimming pool, through the breezeway, and up the asphalt drive.



Photo 58: View northeasterly of the ca. 1930s wood frame cottage. The cottage does not contribute to the period of significance identified for the property.



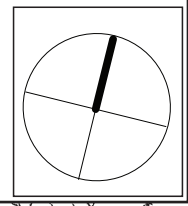

Photo 59: View east of the ca. 1930s wood frame cottage. The cottage does not contribute to the period of significance identified for the property.

# Notated Site Plan | 9415-9425 Lemon Avenue

**Notes:**
1. Not to Scale / Not for Construction.

**Legend:**

- 1 Contributing Element - 9415 Lemon Avenue dwelling
- 2 Contributing Element - 9425 Lemon Avenue dwelling
- 3 Contributing Element - 9425 Lemon Avenue guest house and garage
- 4 Contributing Element - 9425 Lemon Avenue swimming pool
- 5 Non-Contributing Element - 9415 Lemon Avenue garage
- 6 Non-Contributing Element - Quonset Hut / auto garage
- 7 Non-Contributing Element - ca. 1930s wood frame cottage
- 8 Non-Contributing Element - 9425 Lemon Avenue breezeway roof
- 9 Non-Contributing Element - 9425 Lemon Avenue 25' x 25' addition
- 10 Non-Contributing Element - 9425 Lemon Avenue gazebo
- Property Boundary



Lemon Avenue
Alto Drive
Eldorado Lane
Asph
HV-3 750.18
HV-8 705.08
FPo
Pool
6854
684.6