

Ernest and Mary Luff / John Angell Residence La Mesa Historic Landmark Nomination

**4626-4630 Date Avenue
La Mesa, CA**



Prepared For / Submitted To:
Tirrell McKnight
4630 Date Avenue
La Mesa, CA

Prepared By:
Ashley Losco, MSHP, Associate Planner
Urbana Preservation & Planning, LLC
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May 2020



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

Ernest and Mary Luff Residence / John Angell Residence (Historic Name)

Historic:

Vencil T. Meades Property (Common Name)

and/or Common:

4626-4628 and 4630 Date Avenue

2. LOCATION

Address: 4626-4630 Date Avenue

City: La Mesa

State: CA

Zip: 91941

3. CLASSIFICATION

CATEGORY

- ☐ District
- ☒ Building(s)
- ☐ Structure
- ☐ Site
- ☐ Object

OWNERSHIP

- ☐ Public
- ☒ Private
- ☐ Both

PUBLIC ACQUISITION

- ☐ 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: Tirrell McKnight

Address: 4630 Date Avenue

City: La Mesa

State: CA

Zip: 91941

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds, etc.:

Address: San Diego County Assessor-Recorder | 10144 Mission Gorge Rd.

City: Santee

State: CA

Zip: 92071

6. REPRESENTATION IN EXISTING SURVEYS

Title: Evalena Angell House - Historic Resources Inventory

Date: 1982

Depository for Survey Records:

City: La Mesa

State: CA

Zip: 91941

7. DESCRIPTION

CONDITION

☐ Excellent

☐ Deteriorated

☒ Good

☐ Ruins

☐ Fair

☐ Unexposed

CHECK ONE

☐ Unaltered

☒ Altered

CHECK ONE

☒ Original site

☐ Moved

Date: 1909

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

The 4626-4630 Date Avenue property includes two historic era buildings, addressed as 4626-4628 and 4630 Date Avenue. Located on the west side of the 4600 block of Date Avenue, the property is sited within a residential area immediately south of the La Mesa Village, that developed with single and multi-family dwellings constructed from ca. 1906 through the mid-century. Constructed in 1909, the 4630 Date Avenue dwelling is sited at the front of the lot and was built in the Craftsman style. The 4626-4628 Date Avenue building is a rear apartment building, featuring two dwelling units, constructed in 1920 in the Transitional Victorian / American Foursquare styles. The 4626-4628 dwelling was relocated to the property in 1954 and eventually converted to multi-family housing. The property is on Lot 8 of Block 4 of Grable's Addition recorded in 1906 as San Diego County Map No. 994. Both buildings on the parcel exhibit architectural aesthetics that are consistent with the surrounding Date Avenue Historic District.

Additional descriptive information is included in the attached Historic Landmark Nomination supplemental package.

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: 1907-1930

BUILDER/ARCHITECT: Not Identified

Statement Of Significance:

The 4626-4630 Date Avenue property is eligible as contributing element to the City of La Mesa Date Avenue Historic District. The district was established in 1984 to recognize the history and architecture of the Grable's Addition of La Mesa. The buildings in the district were constructed between 1907 and 1930 in popular styles of that era, ranging from Craftsman bungalows, to transitional cottages with classical details, to Mission and Spanish Revival houses during the 1920s. There are eight individually designated local landmarks in the Date Avenue Historic District and 49 additional properties that are surveyed as district contributors. The subject property, composed of two separate buildings addressed as 4630 and 4626-4628 Date Avenue, is locally significant under the areas of Architecture and Exploration and Settlement. The property is one of the earliest developed in La Mesa, and its two buildings are representative of Transitional Victorian architecture popularized at the turn of the century. The Ernest and Mary Luff Residence / John Angell Residence, located at 4630 Date Avenue and constructed in 1909 for Ernest and Mary Luff, was one of the first dwellings built in Grable's Addition. John S. Angell, who inherited the property after Luff's passing, was a regionally recognizable Theater and Comedy Troupe Manager, which brings a second layer of interest to the property's early history. However, the property's significance is attributed to its role as a contributing element in the Date Avenue Historic District. Designated Landmarks in the Date Avenue Historic District:

- C. Clarence and Fannie Park Home, 4604 Date Avenue (1907),
- Sherman Grable House, 4344 Date Avenue (1910),
- The Staples-Orcutt House, 4576 Acacia Avenue (1910),
- Wentz-Park House, 4603 Date Avenue (1910),
- Reynolds-Lingren House, 4554 Acacia Avenue (1911),
- The Rosebrock House, 4561 Date Avenue (1913),
- The Judy House, 4572 Date Avenue (1924), and
- Orr-Lapum House, 4596 Nebo Drive (1924).

The subject property complements the designated district contributors and conveys the early architectural and settlement history of La Mesa. The property, with its two detached dwellings, qualifies as a contributing element to the Date Avenue Historic District and is worthy of designation by the City of La Mesa. Additional significance findings are included in the attached Historic Landmark Nomination supplemental package.

9. PLANNED IMPROVEMENTS

- 4630 Date: Remove sliding glass door on north elevation and laundry room along west elevation. Enclose area around laundry room up to the west and north elevations. Install a wood sash window on north elevation.
- 4630 Date: Remove sliding glass doors along west elevation and replace with two wood frame doors, two wood sash windows, and horizontal board siding.
- 4630 Date: Restore fascia ends to original decorative points.
- 4630 Date: Repair foundation with up-to-date, safer replacement.
- 4630 and 4626-4628 Date: Install period appropriate wood sash or casement units where incompatible units have been installed.
- 4626-4628 Date: Restore original wood floors in back house.

10. SOURCES

- County Map 786, La Mesa Springs, 1894, Accessed through San Diego SRS.
- County Map 993, Map of Park's Addition to La Mesa Springs, 1906, Accessed through San Diego SRS.
- County Map 994, Map of Grable's Addition to La Mesa Springs, 1906, Accessed through San Diego SRS.
- "La Mesa Yesterday and Today", 1924, Anna Gilbert
- McAlester, Virginia Savage, A Field Guide to American Houses, New York: Knopf, 2015.
- Residential Building Record, County of San Diego Assessor/Recorder's Office.
- Sanborn Fire Insurance Maps, 1911-1949, Accessed through the San Diego Public Library.
- San Diego City and County Directories, 1909-Present.
- San Diego Union, 1880s-1960s, Accessed through UC Riverside Digital Newspaper Collection and Genealogy Bank.
- The Sherman Grable House Landmark Nomination, Landmark No. 02. Provided by the City of La Mesa.
- Wentz-Park House Historic Landmark Nomination, Landmark 14. Provided by the City of La Mesa.

11. GEOGRAPHICAL DATA

Located on Lot 8 Block 4 of Grable's Addition. West side of the 4600 block of Date Avenue in La Mesa, CA. San Diego County Assessor's Parcel Number 470-611-17-00.

12. FORM PREPARED BY:

Ashley Losco, MSHP, Urbana Preservation & Planning, LLC

13. APPLICATION PREPARED BY:

Ashley Losco, MSHP, Urbana Preservation & Planning, LLC

PROPERTY DESCRIPTION

4630 Date Avenue

The 4630 Date Avenue dwelling is a single-story Craftsman cottage atop a raised basement. The building features a front gabled roof of moderate pitch with a hipped roof $\frac{1}{4}$ -length porch at the southeast corner east elevation. A lower side gable roof extends out over an addition built into the north elevation. A pop-out tri-partite bay is sited at the center of the south elevation and is covered by an extension of the principal roof. Features include limited eave overhang, triangular knee brackets at the front (east) and rear (west) elevations, and decorative fascia ends still in place at the south elevation bay. The exterior siding is horizontal wood board siding painted white with light blue accent trim. The building is elevated off the ground.

Historic photos disclose that the dwelling was originally constructed with an open full-width porch with a center-set front entry door. In 1954, the front and rear porches were enclosed, with the front door and front steps relocated to the south side of the front elevation where they currently exist. Eight wood steps with wood handrails and pony walls on each side lead to a wood frame screen door with wood turned decorative features and the wood-framed front door with five horizontal panes of glass. Original hardware remains in place, in the forms of a twist doorbell. Framing the front door and screen door are sidelites with decorative muntins in varying geometric shapes. Along the north side of the east elevation are two double-hung wood sash windows with vinyl screens. The front gable has a fascia, triangular knee braces, and a louvered vent to the attic centered in the gable. The louvered vent replaced an original fixed window at an unidentified time.

A defining feature of the south elevation is a rectangular bay constructed between 1911 and 1929, within the period of significance of the Date Avenue Historic District. The bay has a shed roof extension with exposed beams and composition shingles. On the east and west elevations of the bay are wood casement windows with two panes of glass: a smaller pane at the top and a longer one at the bottom. On the south elevation of the bay are two double hung wood sash windows with simple wood framing and vinyl screens. East of the bay are two windows: a double hung wood sash unit with simple wood framing and a vinyl screen and a small head-height fixed pane unit in the porch enclosure. To the west of the bay are two windows: a wood double casement window with simple wood framing and an aluminum vertical sliding unit added sometime after the date of construction. The aluminum window is in an enclosed porch addition on the west elevation.

Upon completion of construction, in 1909, the rear (west) elevation featured a small framed porch with a shed roof at the southwest corner. Between 1911 and 1929, the porch was enclosed, and a second frame porch was built at the center of the rear elevation. This second porch was enclosed in 1954. Today, the porch features two aluminum sliding glass doors with wood framing. A makeshift pergola is constructed between the rear of the house and the original garage sited along the north property line. The structure is covered in corrugated panels and plywood sheets. This area is regarded as non-contributing.

The north elevation was modified to include a single-story volume, covered by a lower side gable roof, between 1953 and 1966. The volume does not appear on a 1953 aerial view but it is extant by 1966. To the east of the addition are two double hung wood sash windows with vinyl screens and simple wood framing. On the east elevation of the addition is an aluminum vertical sliding sash unit with thin wood framing. On the north elevation of the bedroom addition is a long aluminum vertical sliding sash window. A laundry closet is located on exterior of the west elevation of the bedroom addition.

Sanborn Fire Insurances Maps indicate that the property was not improved with an auto garage until sometime between 1911 and 1929. On the 1929 Sanborn Map, a rectilinear structure, notated as "A" for

auto, and measuring nearly twice the length of neighboring garages, was delineated at the rear of the property. This structure appears to have measured approximately 12' x 25' feet and appears to have been moved to the north lot line in order to accommodate the 4626-4628 Date Avenue dwelling when it was moved onsite in 1954. Today, the garage maintains its rectilinear footprint and, according to the Residential Building Record, measures approximately 12' x 25'. The garage features a front gable roof with composition shingles and is clad in horizontal shiplap siding. Two carriage doors are installed at the west elevation, and a wood paneled single entry door is sited at the east elevation.

Further alterations to the 4630 Date Avenue dwelling include the replacement of four historic windows with incompatible vinyl or metal louver units and removal of the decorative fascia ends around the perimeter. In 2005, property owner Vencil T. Meades applied for a building permit to replace the porch and stairs in-kind. Between February 2015 and April 2018, the stair railing was replaced with the existing solid balustrade walls and railing.

Historic and current views of the 4630 Date Avenue dwelling are included in the following section.

4626-4628 Date Avenue

In 1954, the rear dwelling, 4626-4628 Date Avenue, was moved to the subject property. The building was constructed in approximately 1920, within the period of significance of the Date Avenue Historic District although its relocation to the district post-dates the end of the period of significance. Initially, the building was thought to have been located at 4560 Date Avenue. However, no specific evidence was identified to support this assertion. The building is two-stories and square in plan, with a pyramidal hipped roof and a wide eave overhang. Located off of the alley between Date and Acacia Avenues, the building includes two apartments, addressed as 4626 and 4628. There are two entrances along the south side of the east elevation of the rear dwelling, one accessing the lower unit and one accessing the upper unit. The entrances have wood framed screen doors with decorative turned details, similar to the one on the 4630 Date Avenue dwelling, and wood framed doors with a large glass panel and wood paneling below. North of the two entrances along the east elevation is a fixed pane unit with a large lower pane and an upper unit of smaller diamond shaped panes. A band of board siding runs only above the entrances and the window, most likely where a porch or roof was attached originally. On the second floor of the east elevation is a double hung wood sash unit and an aluminum vertical sliding sash unit.

The north elevation first floor is defined by two rectangular bays, each with a wood frame fixed pane central window flanked by narrow single-hung wood sash units. The bays have board siding with decorative wood framing along the corners, below the windows, and along the eave. They also have a shared hipped roof with a large eave overhang and composition shingles. Between the bays is an aluminum framed vertical sliding sash window with flush shutters and simple wood framing. On the second floor of the north elevation are two double hung wood frame windows, one above each bay, with a small fixed pane window in-between and directly above the vertical sliding unit on the first floor.

The west elevation faces the alley between Date Avenue and Acacia Avenue. The elevation has four windows: three wood frame double hung units and a wood frame casement window. The windows are of varying sizes and staggered along the elevation. This shows the different alterations to the building from a single-family dwelling to a multi-family unit. There are pipes and wires all along the west elevation for plumbing, heating, and varying uses over the years. Like the west elevation, the south elevation shows different campaigns of alterations and ownership. There are several windows of varying sizes and types throughout the south elevation along with different shed additions. On the east side of the south elevation the building has a small extension spanning the first and second floors. On the first floor of the extension is a wood frame fixed pane window flanked on each side by narrow wood frame sliding sash units with vinyl

screens, similar to the bays on the north elevation. The windows have wood framing along the corner of the elevation extending to the east elevation. Above the windows within the extension is an aluminum vertical sliding unit. To the west of the extension is a small shed roof addition with exposed brackets and a composition roof. There are two openings in the addition: a flush wood door and a wood frame sliding door. Above the openings are two modern vents. There is another narrow shed roof addition that extends almost to the second floor with board siding. The function of this addition was not identified. On the second floor there are three windows: a double hung wood sash unit with a vinyl screen, an aluminum vertical sliding sash unit with a fixed pane wood frame transom, and a small wood frame fixed pane unit.

Historic and current views of the 4626-4628 Date Avenue dwelling are included in the following section.

STATEMENT OF SIGNIFICANCE

Founded in 1869 and incorporated in 1912, the lands comprising present-day La Mesa were initially within the boundaries of *Rancho Mission San Diego de Alcalá*. The area was first settled in the American Period, in approximately 1868, when Robert Allison purchased property for use as a sheep ranch and other animal husbandry activities. The area's natural springs provided ample water for the raising of livestock, and with the additional discovery of gold in the eastern mountains of Julian, La Mesa was recognized as a convenient stop for eastward movement of people and goods. Mr. Allison, with his landholdings, was able to take advantage of the speculative real estate activities in the progressive-era.

Land speculation in La Mesa was also fueled by construction of the flume line that brought water down from the Cuyamaca Mountains, and the railroad spur line from San Diego to the East County. The flume was needed because, although spring water was available for livestock, there wasn't sufficient water for more intense agriculture and real estate improvements. The San Diego Flume Company was formed in 1886, immediately raising capital by subdividing and selling land along present-day El Cajon Boulevard between Rolando Boulevard and Garfield Street. Robert Allison also donated 100 one-acre lots in the La Mesa town site to the flume company as a means of bringing much-needed water to the La Mesa area. In 1887, Robert Allison purchased construction bonds and granted a right-of-way to the new San Diego, Cuyamaca, and Eastern Railroad Company. By 1890, service was available from Lakeside to San Diego with a stop at the Allison Springs Station in the vicinity of present-day downtown La Mesa. By 1895, newspapers and periodicals referenced La Mesa as "Allison Springs," "La Mesa Springs," and "La Mesa Colony." Into the early Twentieth Century the local economy expanded to include agriculture and citrus orchards with packing warehouses, health resorts, and limited film production facilities. By 1912, at the time of incorporation, the city's population had reached 700.

Construction of El Cajon Boulevard, around the time of World War I, provided for an alternative transportation route between San Diego and La Mesa, which caused a shift of development from the University Avenue corridor to El Cajon Boulevard. By 1930, La Mesa's population increased to 2,500, however, as a result of the Great Depression, little growth occurred until the onset of World War II and beyond, when La Mesa, and municipalities throughout the entire state, experienced tremendous growth in the form of new residential tracts and suburban commercial centers. By 1940 the City's population reached 3,912. Subsequent to WWII, La Mesa's population increased exponentially, and the municipality was soon regarded as one of the fastest growing suburban cities in the San Diego region.ⁱ Infrastructure demands and land annexations characterize the post-WWII period of La Mesa's history with the development of comprehensively constructed residential tracts, improved with dwellings in a modernistic Ranch style, replete with new schools and shopping centers to support the growing population.

Residential neighborhoods developed along the University Avenue and El Cajon Boulevard corridors, and on the north side of the city along Lake Murray Boulevard and Baltimore Drive, housing stock and forms changed to reflect the rise of modernistic residential subdivision tracts modeled after the Urban Land Institute's prescriptive development patterns in the *Community Builders Handbook* and consistent with major residential tracts developed in San Diego, including Linda Vista in the early 1940s and Clairemont in the 1950s. New suburban tracts developed in or annexed to La Mesa included Mount Helix Avocado Highlands, Fletcher Hills / Severin Manor, Rasonia, Rolando Knolls, and Vista La Mesa.ⁱⁱ These new communities were connected by major transportation corridors developed in the mid-to-late 1950s including State Routes 94 and 125, as well as the U.S. 80 Bypass and local thoroughfare Fletcher Parkway that spanned through La Mesa and into El Cajon to the east. Custom homes were constructed in the hills of Grossmont and Mount

Helix in the mid-century period with design attributed to noted Master Architects and Builders including Cliff May, Lloyd Ruocco, John Mortenson, and John Mock.

In 1943, La Mesa Mayor Ben Polak formed an ad-hoc group to create the Greater La Mesa Committee tasked with a visioning process for the future planning and growth of La Mesa. The first project promoted by the group was construction of a new War Memorial Auditorium to recognize La Mesa's military service. Master Architects Alberto Traganza and Sam Hamill prepared drawings for a new War Memorial Auditorium; the construction for which was estimated at approximately \$250,000. The high construction costs necessitated the committee to rethink their vision for the city with fewer than 10,000 residents.ⁱⁱⁱ With an improved focus the Greater La Mesa Committee commissioned the design and construction of a new Youth Center with surrounding recreation facilities at the city's existing Memorial Park.^{iv}

By the early 1950s, student populations in La Mesa and the surrounding jurisdictions had peaked with a record enrollment of 3,000 at Grossmont High School. The overcrowding demanded an immediate solution in the form of two new schools opened in 1952, La Mesa Junior High School and Helix High School. New commercial developments were similarly plentiful, culminating in the 1961 opening of the Grossmont Shopping Center, the second regional mall built in San Diego County. As economical vacant land was consumed by new single-family neighborhoods, rising land costs in the older parts of town created a demand for higher-density cost-effective housing, which in the 1950s and 1960s resulted in the development of infill apartment buildings in and around established historic-era neighborhoods.

Grable's Addition and the Date Avenue Historic District

In 1906 Sherman Grable purchased 100 acres from D.C. Collier and subdivided the land, building his home as the first property. That same year, Grable formed a partnership with Charles C. Park and created the Park-Grable Investment Company. The company purchased 100 additional acres of land and divided all 200 acres acquired into 1,000 lots. On June 5, 1906, Grable and Park filed for two subdivision maps. One was Grable's Addition which included the land south of La Mesa Boulevard and west of Nebo Drive. Filed as County Map No. 994, Grable's Addition was created out of Lots G and H of La Mesa Springs, a portion of Lot 16 in Subdivision No. 4, a portion of Mount Nebo Tract, and a portion of the Ex-Mission Rancho. The second map was Park's Addition, County Map No. 993, which lay south of La Mesa Boulevard and east of Spring Street. This addition was created from Lots E-G and I of La Mesa Springs and Lots 8, 9, and a portion of Lot 15 in Tract 12 of the Ex-Mission Rancho. To sell the lots, Grable and Park brought San Diegans out to La Mesa by train, bought them a free lunch at a local cafe, and gave them tours of the lots. Grable's and Park's Additions were advertised in *The La Mesa Springs Scout* as early as 1907. The subdivisions were advertised to draw San Diegans out of the crowded city to the new idyllic town of La Mesa. La Mesa was advertised as a beautiful, new clean place to live with all the new amenities including electricity, gas, sidewalks, and graded streets. Lots started to sell and by 1912 the population grew from 22 of the late 1880s to 700. February 16, 1912 the City of La Mesa was incorporated.

A portion of the Date Avenue Historic District is sited within Grable's Addition. The district includes all blocks bound by Nebo Drive to the east, Date Avenue to the south, Acacia Avenue, Fairview Avenue, and Alta Lane to the west, and the alley between La Mesa Boulevard and Lemon Avenue to the north. By 1911, when the area was first surveyed by the Sanborn Fire Insurance Company, the district included 36 detached single-family dwellings and no commercial buildings. In 1929, when the area was subsequently surveyed by the Sanborn Company, the number of single-family detached dwellings had increased to 88 with the appearance of rear dwellings at several lots and one multi-family flat constructed on Acacia Avenue. The area was surveyed for a third time in 1949 with 110 single family dwellings and 3 multi-family flats and apartments. The district developed primarily between ca. 1900 and the 1930s but has experienced a moderate level of infill on the northern end towards La Mesa Boulevard.

The district is represented primarily by Craftsman and Spanish Revival bungalows and houses, with an observant Transitional Victorian influence, exhibited primarily in roof pitch and window dimensions at some dwellings. Transitional Victorian architecture appeared in the United States and La Mesa between 1900 and 1910 when architectural styles were transitioning from the ornate Victorian to the simplified Craftsman and Arts and Crafts styles. During this transitional period, buildings reflected both styles, including the subject dwellings. Victorian architecture was popular in the United States during the last decades of Queen Victoria's reign in Great Britain, 1860-1900. The style was greatly influenced by the rapid industrialization of the mid to late 1800s. Industrialization of complex housing materials allowed for greater detail that could be massed produced and shipped around the country. Victorian architecture included several variations and substyles, including Second Empire, Stick, Queen Anne, and Folk Victorian. By the 1910s architecture moved away from the ornate, heavily industrialized products towards a simplistic style focused on hand-made components, the Arts and Crafts and Craftsman styles. Nationally popular from 1900 to 1920, the majority of Craftsman style dwellings in the San Diego region date from the 1910s forward. The movement embodied every aspect of residential design from furniture, to the bucolic setting of one's own yard, to the art pottery and the wallpaper that decorated house interiors. Popular literature, examples of which include, *The Craftsman*, *Ladies Home Journal*, *Bungalow Magazine*, and *House Beautiful*, distributed the movement's ideals to the middle class. The Craftsman style had broad boundaries that were further defined by regional tastes and interests. Craftsman-style design was popular nationwide but flourished in California because the mild climate allowed for an integration of interior and exterior spaces, as exemplified by large porches and balconies. The Victorian and Craftsman styles have common character-defining features including:

- Extended full-length, half-length, or wraparound porches,
- tripartite wood sash windows, and
- decorative roof elements including fascia, gables, and brackets

4626-4630 Date Avenue Property History

The subject property was initially sold by S.C. Grable in 1908 to J.P. Miller of Louisville, Kentucky. Miller and his wife moved to La Mesa in 1906 and purchased several lots throughout the city and region. Miller sold the lot in 1909 to Ernest Luff, who, that same year, commissioned construction of a single-story single-family dwelling and garage. Luff and his wife Mary were originally from Cleveland, Ohio and moved to San Diego in the late 1880s to early 1890s. Luff worked as a bookkeeper, and Mary was a founding member of the La Mesa Woman's Club.

John S. Angell, owner and manager of a well-known traveling theater group, Angell's Comedians, acquired the property in 1910. Forming in the late 1880s, the group was based out of Charles City, Iowa and toured the Midwest and western states. The troupe performed comedies such as "The Power of Money", "Our American Cousin", and "Women Against Women". In-between acts were vaudeville performers, including singers, dancers, and local bands. Originally, the group and most repertoire organizations, as they were called at the time, only performed during the winter. Theaters were poorly ventilated during the hot summers, so attendance was low. However, Angell's Comedians was one of the first theater groups to create tent shows during the summers. Rather than performing in stuffy theaters, the group set up a large tent. The flaps could be raised and lowered to allow in summer breezes which attracted more attendance during the summers; this was called tent theater. By 1914 Angell's shows expanded to three separate touring groups: Angell's Comedians, Angell's Ideals, and Angell's Theater Company. The shows expanded south with the Angell's Ideals based in New Orleans and managed by Jack Auslet. Angell's Theater Company was for larger, sophisticated city crowds, and Angell's Comedians toured smaller, rural towns. The theater company continued into the 1920s; however, Angell eventually sold each troupe to separate theater groups, disbanding the entire company.

Angell and his family lived at the subject property during the off-season in winter. When Angell was in La Mesa, he was an active member of the town. In 1913 he revived the non-profit La Mesa Dramatic Club and managed the club for five years. The group originally formed in 1893 entertaining small, local crowds; however, the troupe disbanded in 1899. The La Mesa Dramatic Club performed in the local La Mesa theater, the Baldrige Opera House, and other locations in San Diego County. The plays raised money for local groups such as the La Mesa fire department, the Red Cross, and the Boy Scouts. The Angells were also members of local lodges and the La Mesa Woman's Club. In 1920, the Angell family left La Mesa for San Diego where Angell would perform with the company, Alfred Cross and the Strand Players.

The property was sold to G. H. and Sarah Palmer who owned the property until 1924. The property is believed to have been a rental property for the next several years or changed ownership several times. Past occupants include Clarence Sam, a salesman and Washburn and McCleary, and his wife Alice (1926), the Harvey Church family (1930), Luella Hudson and USN member Benjamin H. Williams (1931), auto mechanic John C. Rock (1932), the Box family (1933-1939), the Baldwin Family (1940), USN member Herbert Reynolds with his wife Anna, and US Army member Theodore Reynolds (1943-1948), Jerry Lanahan (1949), and property owner Percy Anthony (at least 1958 to at least 1966). Mr. Anthony appears to have resided in the front dwelling, which appears to have been addressed as 4628.

After 1954, when the rear dwelling was moved to the property, additional occupants are identified including Faye Johnson (1963), and Thomas Seward (1964). Vencil T. Meades and the Vencil T. Meades Family Trust owned the property from at least 1972 through 2020 when the property was sold to the current owner, Tirrell McKnight, US Navy veteran, in February 2020. Although he is not regarded as an important person for the purposes of this district contributor nomination package, Vencil T. Meades, similar to prior owner John Angell, presents an interesting layer of the property's social history. Mr. Meades was a prolific collector of sheet music and is the founding donor and namesake for San Diego State University's Vince Meades Popular American Sheet Music Collection. In 1988 Mr. Meades donated his collection to SDSU and today, the collection has grown to include over 250,000 pieces of sheet music, 15,000 long-playing vinyl records, and 990 books on the entertainment industry. Mr. Meades also donated thousands of dollars to SDSU and was very well-known in the La Mesa community. Refer to Table 1 and 2 for a list of City Directory listings.

4626-4630 Date Avenue Property District Contributor Status

As a property initially developed between 1907 and the 1930s on Date Avenue, the 4626-4630 Date Avenue property qualifies as a contributing element to the Date Avenue Historic District. The front dwelling, addressed as 4630, dates to 1909. Despite noted alterations at the front and rear porches, and the addition appended to the north elevation, the 4630 Dwelling retains integrity such that it is eligible for designation as a historic district contributor. In its current appearance, the building communicates a historic feel of ca. 1910s construction and remains compatible with the surrounding historic-era buildings within the district boundaries. Original massing, roof form, exterior building materials, architectural details and wood windows with wood surrounds are extant.

The rear dwelling, addressed as 4626-4628, is not original to the property and was moved onsite after the end of the district's period of significance, however, precedent for multi-family uses exist within the district as evidenced by Sanborn Fire Insurance Maps. The building was moved to the lot more than six decades ago, in 1954. It represents ca. 1950s infill development in the district but does not present as visually obtrusive to the 4630 dwelling or nearby homes dating to the ca. 1900s-1930s. This is primarily attributed to the building's ca. 1920s construction date, and historicist appearance including narrow horizontal siding, pyramidal hipped roof, and wide eave overhang.

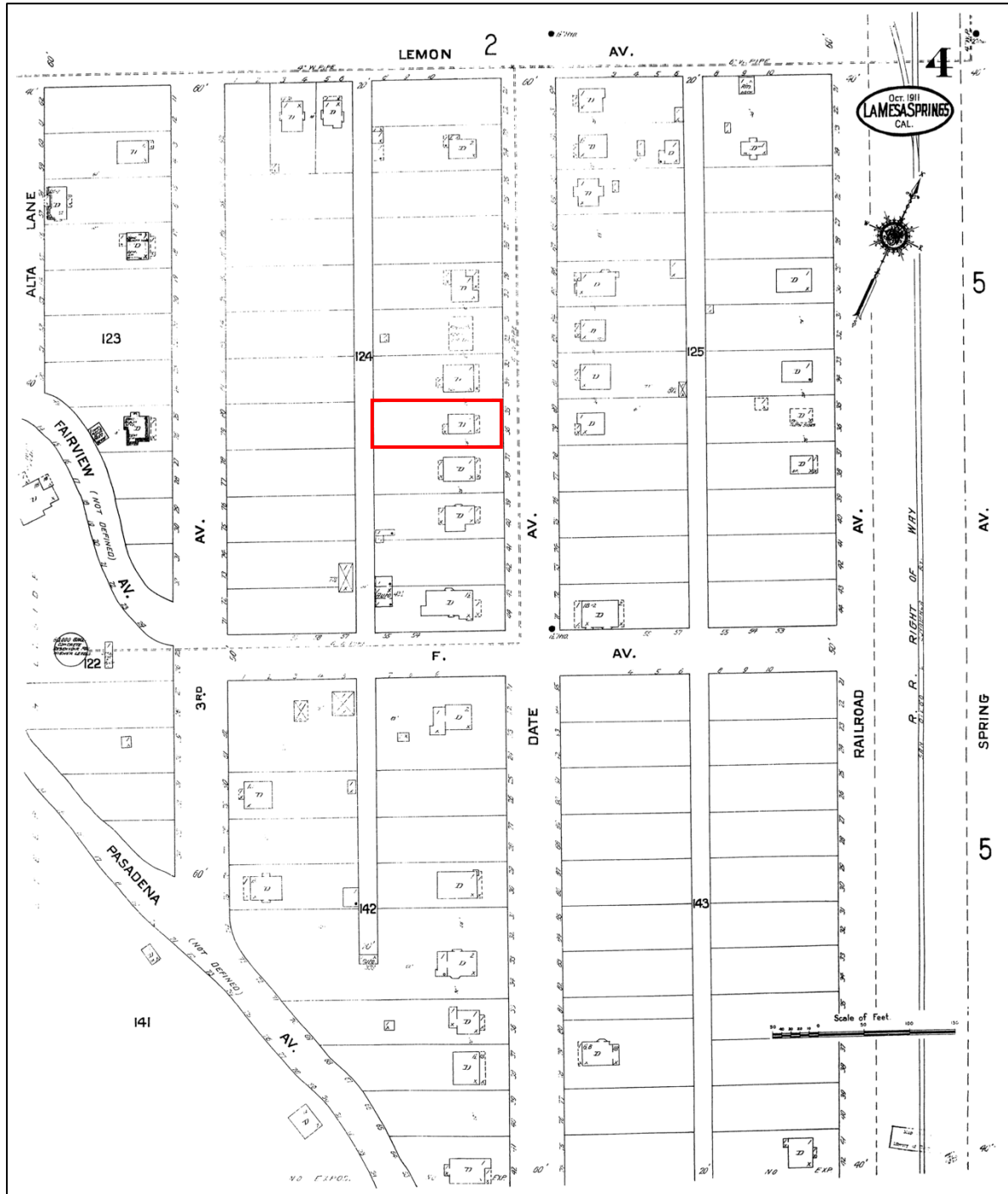
Table 1. City Directory Listings for 4626-4630 Date Avenue.

Date	Name	Source
1909	Ernest J. Luff	San Diego City Directory
1910	Not Identified	
1911	R.W. Jones	<i>San Diego Union</i> , 1911
1912-1913	Not Identified	
1914	John S. Angell (Evalena)	San Diego City Directory
1915-1916	Not Available	San Diego City Directory
1917-1920	John S. Angell (Evalena)	San Diego City Directory
1921	G.H. Palmer	San Diego City Directory
1922-1923	G.H. and Sarah Palmer	San Diego City Directory
1924	Sarah E. Palmer Ria H. Palmer	San Diego City Directory
1925	Not Identified	
1926	Clarence E. Sams (Alice)	San Diego City Directory
1927-1929	Not Identified	
1930	Harvey B. Church Doris W. Church Doris A. Church Gloria M. Church	1930 US Federal Census
1931	Luella Hudson Benjamin H. Williams	San Diego City Directory
1932	John C. Rock	San Diego City Directory
1933-1937	Harriet S. Box (Henry) Lorum H. (Quintilla) Box	San Diego City Directory
1938	Not Identified	
1939	Lorum H. (Quintilla) Box James M. Greig (Evangeline)	San Diego City Directory
1940	Lorum J. Baldwin Gladys H. Baldwin Ralph Baldwin	1940 US Federal Census
1941-1942	Not Identified	
1943-1947	Herbert T. Reynolds (Anna F.) Theodore H. Reynolds	San Diego City Directory <i>San Diego Union</i> , 1946
1948	Herbert T. Reynolds (Anna F.) Blanche H. Reynolds	San Diego City Directory
1949	Jerry W. Lanahan	<i>San Diego Union</i> , 1949
1950-1954	Not Available	San Diego Suburban Directory

1955-1956	No Listing	San Diego Suburban Directory
1957	Not Available	San Diego Suburban Directory
1958	Percy Anthony Lillian S. Sears	San Diego Suburban Directory
1959-1962	Not Identified	
1963	Percy Anthony (Nina L) Faye Johnson	San Diego Suburban Directory
1964	Percy Anthony (Nina L) Thomas H. Seward	San Diego City Directory <i>San Bernardino Sun</i> , 1964
1965	Not Identified	
1966	Percy Anthony No Listing	San Diego Suburban Directory
1967-1970	Not Identified	
1971	Richard G. Libby William Hardman (Eva)	San Diego Suburban Directory
1972-2019	Vencil T. Meades	San Diego County Grantor Grantee Index
2020-Present	Tirrell McKnight	San Diego County Grantor Grantee Index

HISTORIC MAPS, PHOTOGRAPHS, AND EPHEMERA

Sanborn Fire Insurance Map 1911



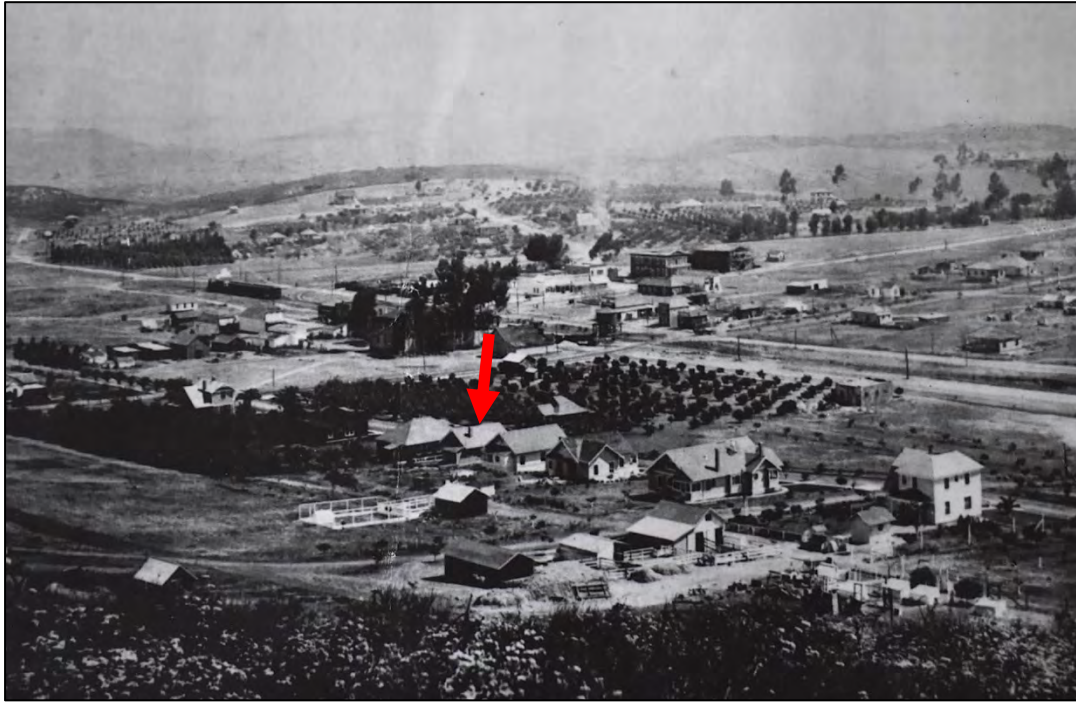
Sanborn Fire Insurance Map 1929



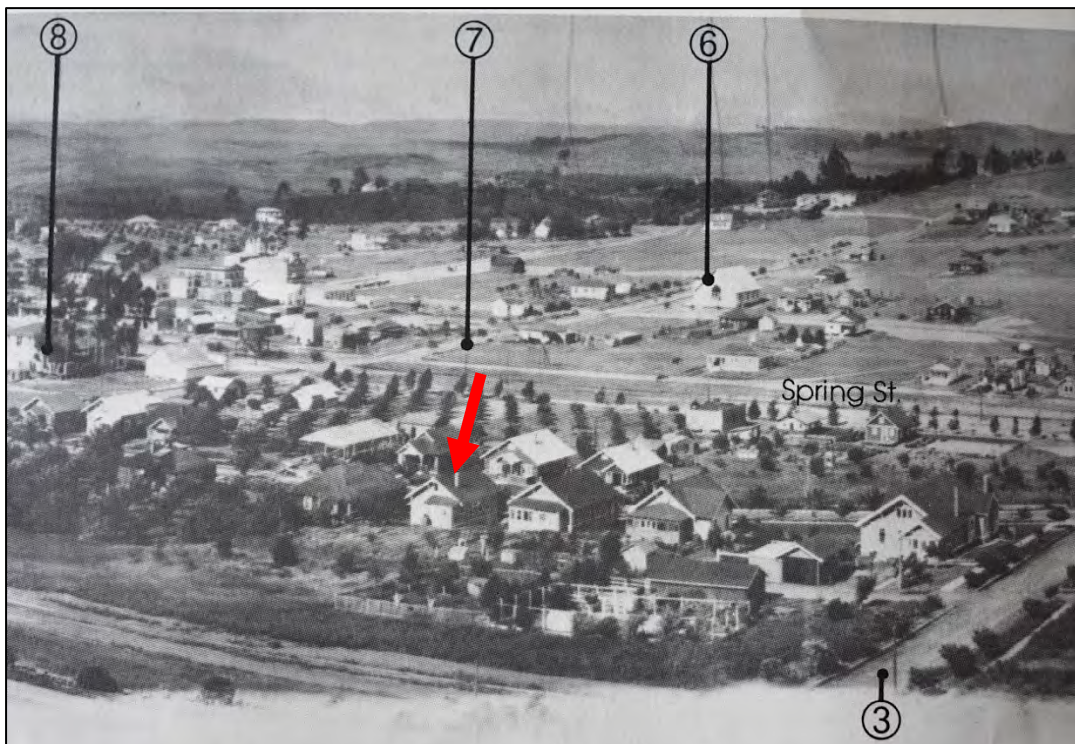
Sanborn Fire Insurance Map 1949



Historic Photos and Newspaper Clippings



1910s view of Date Avenue and La Mesa.
Source: Tirrell McKnight, Current Owner.



1910s view of Date Avenue and La Mesa.
Source: *La Mesa*, La Mesa Historical Society, 1987.



View of subject property showing the original front porch and the north elevation before the bedroom addition.
Source: La Mesa Historical Society, 1912.



1950s or 1960s view of the property after the front porch was enclosed.
Source: Tirrell McKnight, Current Owner.



1950s or 1960s view of the 4626-4628 Date Avenue Rear building.
Source: Tirrell McKnight, Current Owner.



1972 view of the subject property.
Source: Tirrell McKnight, Current Owner.



John Steven and Evalena Angell, 1905.
Source: La Mesa Historical Society.

REAL ESTATE TRANSFERS

The following are the real estate transfers filed from 9 a. m. to 3 p. m. yesterday as reported by the Union Title and Trust company. (Incorporated), northeast corner of Fourth and E streets. Telephone Main 101.

Rufus Choate et ux to San Diego & Ariz R R Co, piece of land in SW cor of lot 11 and within the exterior boundaries of land sought to be condemned for railroad purposes.

D F Harbison et ux to Lewis W Blizard, beg at NE cor of qr sec Nat Ro: th S 18 deg 30 min E 912 ft to county road: th 71 deg 30 min W 306 ft along cen of road: th N 18 deg 30 min W 420 ft: th N 83 deg W 565 ft: th N 43 deg 53 min W 290 ft to N line of qr sec 74: th N 71 deg 30 min E along qr sec line 834 ft to pt of beg—11.12 acres.

Theodosia B. Conner et al to Mrs. Mary L. Mackey, lot 33, blk 320, Reed & Daley's add.

Sec Sav Bank & Trust co to Gertrude Alice Hodge, lots 16, 17, blk 10, Middletown.

D C Reed et ux to Cornelia A Watson, frac lots 14 to 18, blk 137, M & S add.

M R Valenzuela to Mary V Valenzuela, lots 5, 6, blk 5, Silver Terrace tract.

Col Realty Co to Mary L Jenny, lots 45, 48, blk 7, City Annex No 1.

Chas Sonnichsen to Edith Hahn, lots 22, 23, Sonnichsen's sub of blk 278, Old Town.

Sylvester Kipp to Louis A Serrano Jr, lots 1 to 4, blk 424, Old San Diego.

Mrs H Lonigan to Eliza Heller, W hf of E hf of NE qr sec 99, Ro de la Nacion.

Abst Title & Trust Co to W B Evans, W hf of NW qr of NE qr of SE qr sec 34, to 18, R 2 W.

S C Grable et ux to J P Miller, lot 5, blk 4, Grable's add to La Mesa Springs.

Wm A Raymond to Stella R Smith, lot 7, blk 1, La Jolla Hts.

E H Van Sittert to Julia G Shipley, lot 2, blk 44, Bryan's add.

S.C. Grable sold the subject property to J.P. Miller in 1908.
Source: *San Diego Union*, August 11, 1908.

REAL ESTATE TRANSFERS

The following are the real estate transfers filed from 9 a. m. to 3 p. m., yesterday, as reported by the Union Title and Trust company (incorporated), northeast corner of Fourth and E streets. Telephone Main 101.

James S. Morrison to Fred Jewell, e 40 feet lots 11 and 12, block 12, Cleveland Heights.

Warren H. Badger et ux to G. V. Saxon, lot 1, block 41, Cleveland Heights.

Columbian Realty Co. to Edith S. Dupree, lots 41 and 42, block 19, in sub lots 26 to 50, block N. Teralta.

Frank Richardson to John Birch, n'y 50 feet of e hf lot 17 and n'y 50 feet lot 8, block 26, Ocean Beach Extension.

Columbian Realty Co. to Fred Sahlstrom, lots 32 and 33, block 5, City Heights Annex No. 2.

J. G. Routson to Carrie Routson, lots 3 and 4, block 12; lots 8, 9 and 10, block 50; lots 6 and 7, block 143, National City.

C. Wade and wife to John G. Routson, lots 18 and 19, and s'y 50 feet lot 22, block 11, National City.

E. C. Smith et ux to B. Eakin, por Ro. El Cajon lot L, con 10.86 acres.

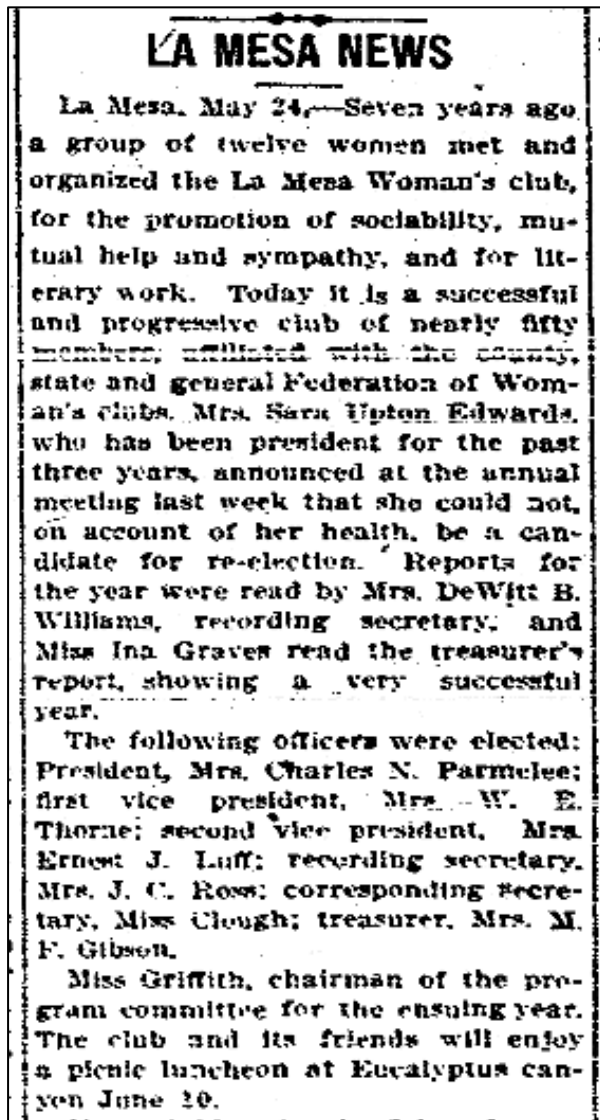
Patrick Dungan to Charles H. Daly, por lot 19 ex-Mission lands.

Edgar B. Harvey et ux to F. W. Jackson, und hf int lots D, E, F, G, H and I, block 235, Horton's addition.

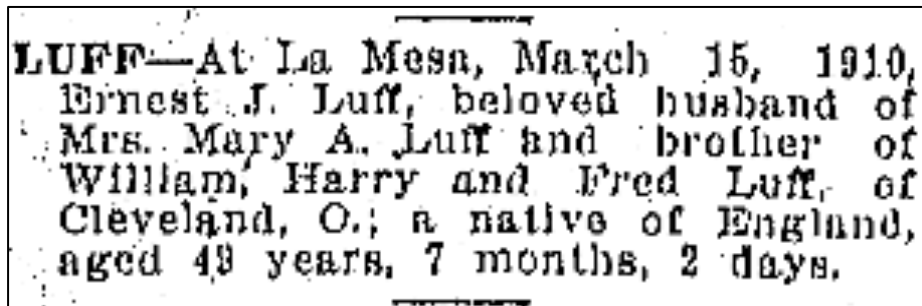
J. P. Miller et ux to Ernest J. Luff, lot 8, block 4, Grable's addition to La Mesa Springs.

Ernest J. Luff et ux to G. F. Woodruff, lot 19, block 5, Grable's addition to La Mesa Springs.

J.P. Miller sold the subject property to Ernest J. Luff, who constructed the 4630 Date Avenue dwelling.
Source: *San Diego Union*, February 26, 1909.



Mrs. Luff was a founding member of the La Mesa Woman's Club and was elected Vice President in 1909.
Source: *San Diego Union*, May 25, 1909.



Ernest Luff died unexpectedly in 1910, and his family moved out of the subject property shortly after.
Source: *San Diego Union*, March 17, 1910.

J. S. Angell, owner and manager of Angell's Comedians, will leave his winter home here tomorrow for Charles City, Iowa, the home office of the comedians. Angell has three troupes playing in the middle west.

The 4630 Date Avenue property was the winter home for John S. Angell, manager of the Angell's Comedians theater troupe.

Source: *San Diego Union*, May 11, 1913.

La Mesa Hardware Co.
La Mesa Drug Store
Spring Valley Store
H. A. McKinney

"WESTERN HEARTS"

Mr. J. S. Angill and a company of local talent will present a play entitled, "Western Hearts," at the opera house on Saturday, April 15th, for the benefit of the Eastern Star piano fund. This is the initial production of the play which Mr. Angill intends to use as his strongest bill during his summer tour and will be the largest production ever put on in La Mesa.

The story is of the frontier army life in pioneer days. Mr. Angill promises an all-star cast with all the old favorites and some equally talented new ones. Knowing as we do the quality of Mr. Angill's productions we feel there is a treat in store for La Mesa and that we are indeed fortunate to be the "home town" of Angill's comedians. Few towns of La Mesa's size and situation are enabled to witness the initial performance of an entirely new play and this will be La Mesa's second in a year. The full cast of "Western Hearts" will be announced later.

Let recent business developments be a lesson to you. Why fill your home merchants' books with credit while you load down the city merchant's cash register with good La

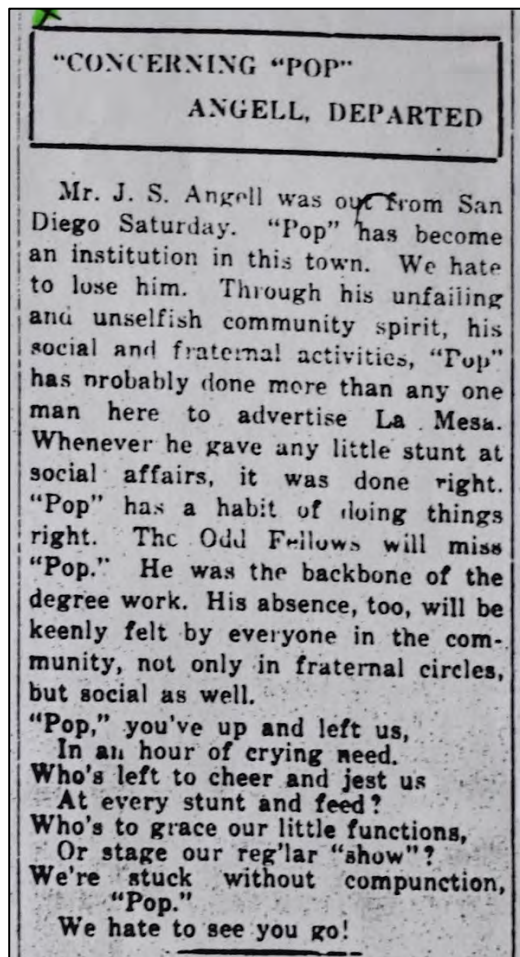
Performance of "Western Hearts" by either Angell's Comedians or a local theater troupe.

Source: *La Mesa Scout*, March 31, 1916.

SUBURBAN DRAMATIC CLUB TO GIVE PLAY

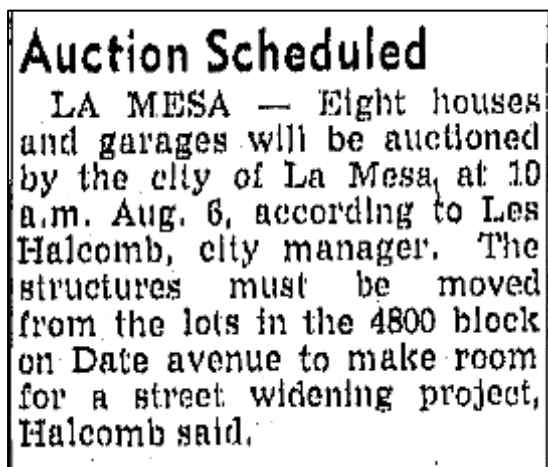
The La Mesa-El Cajon Dramatic Club, which gave two performances of the comedy drama "Where the River Shannon Flows" for the benefit of the La Mesa and El Cajon branch chapters of the Red Cross, will repeat the play for the benefit of the Masonic Service Association, at the Scottish Rite room of the Masonic Temple tomorrow. The play will be presented under the personal direction of J. S. Angell of La Mesa, who is well known as the owner and manager of Angell's Comedians, and who has appeared professionally in San Diego during his winter vacations here. Mr. Angell plays the leading part, that of Daniel Murphy, an American Irishman, and is ably supported by Miss Myrtle Sears of El Cajon, one of John Lane Connor's pupils, as Peggy O'More, the heroine. The balance of the cast is Mrs. J. H. Mallery and J. Ross Osborn and Carl Whitman of La Mesa and Mrs. Carrie S. Hill and Harry H. Hill, Elmer Ray and Ed Mueller of El Cajon. All have had experience in dramatic work and the entertainment promises to be of more than usual interest. In addition to the play there will be a violin solo by Mrs. Lillian Freeman, an Eastern violinist; vocal numbers by W. O. Staples and readings by Charles C. Crouch.

"Where the River Shannon Flows" play by Angell's local troupe, the La Mesa - El Cajon Dramatic Club.
Source: *San Diego Union*, April 12, 1918.



Angell and his family moved to San Diego from La Mesa in 1920.

Source: *La Mesa Scout*, June 25, 1920.



The rear dwelling at 4626-4628 Date Avenue was moved to the property in 1954. It is believed that the building may have been moved there due to a street widening project on North Date Avenue.

Source: *San Diego Union*, July 25, 1954.

Previous Documentation – April 1982 Historic Resource Inventory Form - 4630 Date Avenue

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

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHA _____ Loc _____
UTM: A 3624660 B 498400
C _____ D _____

IDENTIFICATION:

1. COMMON NAME: Evalena Angell House
2. HISTORIC NAME: Ernest Luff Home
3. ADDRESS: 4630 Date Avenue CITY: La Mesa
ZIP: 92041 COUNTY: San Diego 4. PARCEL #: 470-611-17
5. PRESENT OWNER: Vencil T. Meades
ADDRESS: 2702 Helix St. CITY: Spring Valley
ZIP: 92077 OWNERSHIP IS: PUBLIC: PRIVATE: xx
6. PRESENT USE: Residence
ORIGINAL USE: Residence

DESCRIPTION:

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

Legal Description: Lot 8, block 4, Grables Addn.

This one story house has a medium gable roof covered with asphalt shingles and wide eaves supported by knee braces. A brick chimney is at the south rear of the house. A section with a low half hip roof, which is attached to the front of this house, contains a small entry porch at the left and an enclosed room at the right. The enclosed room at the right might have been part of the porch at one time. The front door has decorative side lights. The windows in this house are placed individually and most are double sash. This house has a high foundation, and eight steps bordered by wrought iron railing lead to the entry porch. The yard has mature shrubs and trees and some latticework fencing.



8. CONST. DATE:
EST: 1910 FACT:
9. ARCHITECT:
Unknown
10. BUILDER:
Unknown
11. APPROX. PROP. SIZE(FT):
FRONT. 50 DEPTH. 150
OR APPROX. ACREAGE:
12. DATE(S) OF PHOTO(S):
1982

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PR 523 (Rev. 12/83)

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

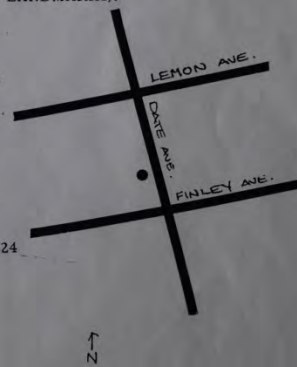
SIGNIFICANCE

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

Ernest and Mary Luff bought this property in 1909 and probably had the home built. From about 1910 until 1920, John S. and Evalena Angell had at least a partial interest in the home. He was a theatrical manager. In the 1920's. the owners changed rapidly, indicating that the home may have been used as rental property. It is a fine example of Transitional Victorian architecture.

20. MAIN THEME OF THE HISTORIC
RESOURCE: (IF MORE THAN ONE
IS CHECKED, NUMBER IN ORDER
OF IMPORTANCE).
ARCHITECT..x..ARTS & LEISURE.....
ECONOMIC/INDUSTRIAL.....
EXPLORATION/SETTLEMENT.....
GOVT.....MILITARY.....RELIG.....
SOCIAL/EDUCATION.....
21. SOURCES (LIST BOOKS, DOCUMENTS
PERSONAL INTERVIEWS, AND
THEIR DATES).
La Mesa City Directories
County Records and Assessors
Offices
La Mesa Scout.
22. DATE FORM PREPARED: April 1982
BY(NAME): Dr. Ray Brandes
ORGANIZATION: SANDAG
ADDRESS: 1200 Third Avenue, Suite 524
CITY: San Diego ZIP: 92101
PHONE: (619) 236-5300

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



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Previous Documentation – April 1982 Historic Resource Inventory Form - 4626-4628 Date Avenue

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

HISTORIC RESOURCES INVENTORY

IDENTIFICATION:

1. COMMON NAME: Vencil Meades House
2. HISTORIC NAME: B. H. Williams Home
3. ADDRESS: 4626-28 Date Avenue CITY: La Mesa
ZIP: 92041 COUNTY: San Diego 4. PARCEL #: 470-611-17
5. PRESENT OWNER: V. Meades
ADDRESS: 2702 Helix St. CITY: Spring Valley
ZIP: 92077 OWNERSHIP IS: PUBLIC: PRIVATE: xx
6. PRESENT USE: Residence/Apartments
ORIGINAL USE: Apartments

DESCRIPTION:

7A: ARCHITECTURAL STYLE: California Box

7B: BRIEFLY DESCRIBE THE PRESENT PHYSICAL DESCRIPTION OF STRUCTURE AND DESCRIBE ANY MAJOR ALTERATIONS FROM ITS ORIGINAL CONDITION.

Legal Description: Grables Addn., 8/4.

This two story apartment building is at the rear of 4630 Date Ave. and is on the same parcel. The building has an asphalt shingled hipped roof with wide eaves and a boxed cornice. There is horizontal, overlapping wooden siding on the exterior. The front has two modern doors allowing access to both floors. Windows at the front include: a large window with diamond-shaped panes across the top a louvered window, and a double sash window. On the north side, two box bays have large and small vertical windows. The plumbing pipes and electrical conduits on the exterior of this building indicate interior conversion into apartments. A small "Model T" garage is at the north side of the house.



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DPR 523 (Rev. 12/83)

8. CONST. DATE:
EST: 1909 FACT:

9. ARCHITECT:
Unknown

10. BUILDER:
Unknown

11. APPROX. PROP. SIZE(FT):
FRONT. 50 DEPTH. 75
OR APPROX. ACREAGE:

12. DATE(S) OF PHOTO(S):
1982

13. CONDITION: EXCELL..... GOOD..x.. FAIR..... DETERIORATED.....
NO LONGER IN EXISTENCE.....

14. ALTERATIONS: Lower windows.

15. SURROUNDINGS: (CHECK MORE THAN ONE IF NECESSARY)
OPEN LAND..... SCATTERED BLDGS..... DENSELY BUILT-UP..x..
RESID..x.. INDUST..... COM'L..... OTHER.....

16. THREAT TO SITE: NONE KNOWN..x.. PVT DEVEL..... ZONING.....
VANDALISM..... PUBLIC WORK PROJECT..... OTHER.....

17. IS STRUCTURE: ON ITS ORIG SITE?...x.. MOVED?... UNKNOWN?.....

18. RELATED FEATURES: 4630 Date Avenue at front of property.

SIGNIFICANCE

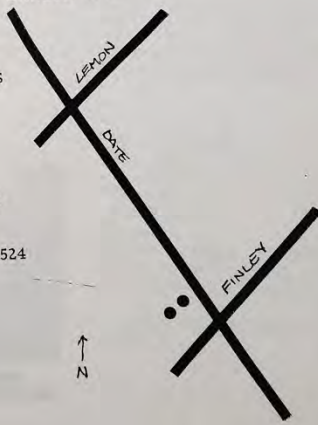
19. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE (INCLUDING DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE).
This property had the same series of owners as 4630 Date Avenue from 1909 until at least 1934. (See 4630 for names). It was probably used as a rental also. In 1931, the residents were B. H. Williams and Mrs. Luella Hudson. The current owner says the house was moved onto the property around 1915.

20. MAIN THEME OF THE HISTORIC RESOURCE: (IF MORE THAN ONE IS CHECKED, NUMBER IN ORDER OF IMPORTANCE).
ARCHITECT...x..ARTS & LEISURE.....
ECONOMIC/INDUSTRIAL.....
EXPLORATION/SETTLEMENT.....
GOVT.....MILITARY.....RELIG.....
SOCIAL/EDUCATION.....

21. SOURCES (LIST BOOKS, DOCUMENTS, PERSONAL INTERVIEWS, AND THEIR DATES).
La Mesa Directory
La Mesa Scout
County Recorders and Assessors
Offices.

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

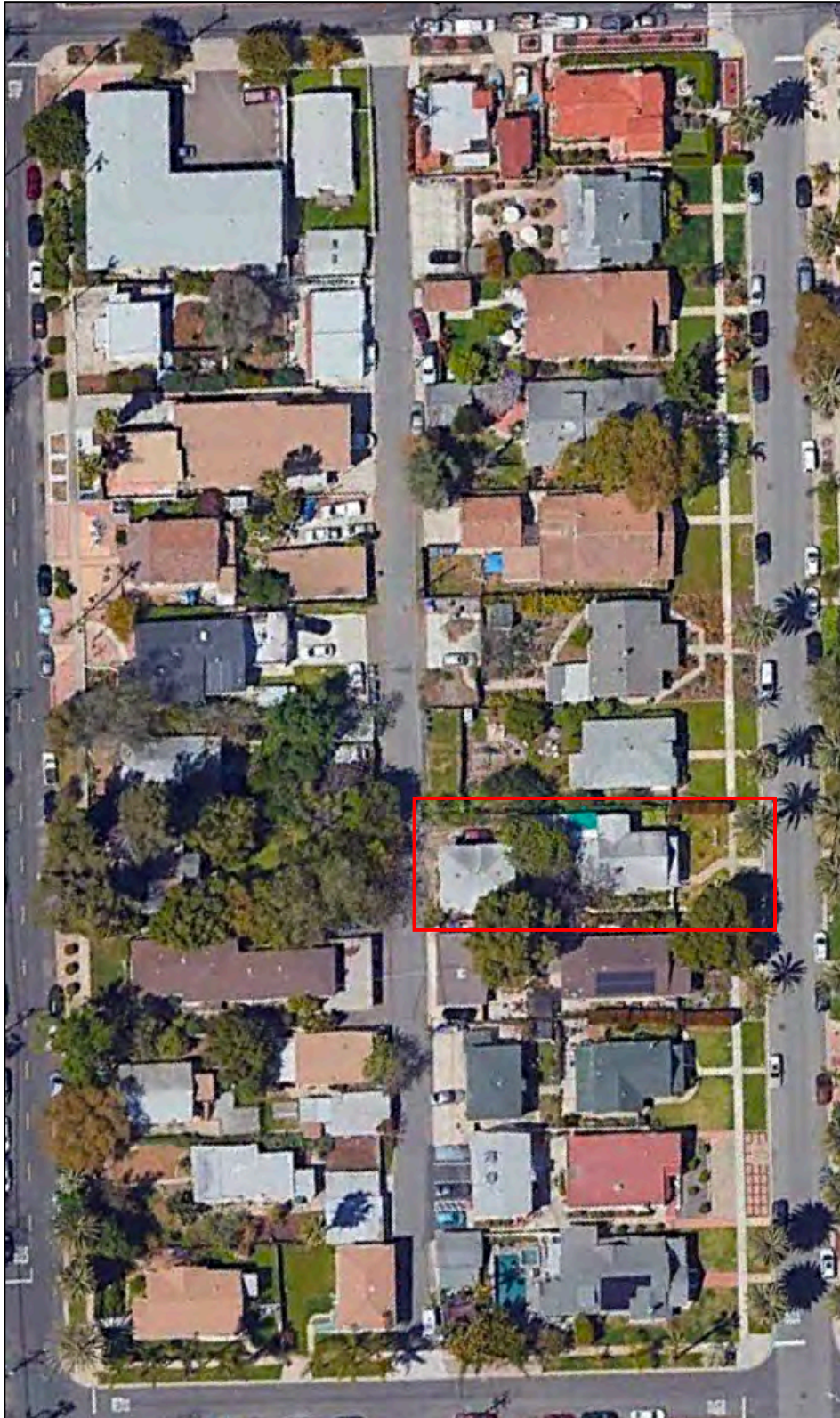
LOCATIONAL SKETCH MAP
(DRAW AND LABEL SITE AND SURROUNDING STREETS, ROADS, AND PROMINENT LANDMARKS):



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CURRENT MAPS AND PHOTOGRAPHS

Location Map



Current Photos



Photo 1: View west of east elevation from Date Avenue.



Photo 2: View northwest of the east and south elevations showing the enclosed front porch.



Photo 3: View of the front entrance with the restored front steps, wood railings, and pony wall.



Photo 4: View of original knee brackets and louvered vent opening replacement of original fixed pane window.



Photo 5: View west of north elevation showing bedroom addition and metal sliding sash window.



Photo 6: View east of west elevation of main dwelling.



Photo 7: View northeast of west elevation showing non-contributing porch addition.



Photo 8: View east of the west elevation of the main dwelling showing enclosed porch and sliding glass doors. This volume is regarded as non-contributing.



Photo 9: View northwest of south elevation showing bay addition and original wood sash window.



Photo 10: Close-up view of bay with casement and sash windows and horizontal board siding.



Photo 11: View of brick chimney.



Photo 12: View of original doorbell hardware.



Photo 13: Example of original casement window with simple wood framing.



Photo 14: View north of rear yard and detached garage.



Photo 15: View of decorative fascia board. These points were removed from other sections of fascia boards.



Photo 16: View east of west elevation of garage.



Photo 17: View west of the east and south elevations of 4626-2628 Date Avenue rear building.



Photo 18: View east of the north elevation of the rear building showing bay windows with tripartite windows, shared hipped roof, and horizontal board siding.



Photo 19: Close-up view of rectangular bay on the north elevation of the rear dwelling.

End Notes

ⁱ James D. Newland and La Mesa Historical Society, *Images of America – La Mesa* (San Francisco, CA: Arcadia Publishing), 8.

ⁱⁱ Ibid, 93.

ⁱⁱⁱ James D. Newland. "War Memorial Building Not To Be, But Vietnam Monument Rose From Ashes", *La Mesa Patch*, May 8, 2011.

^{iv} Ibid.