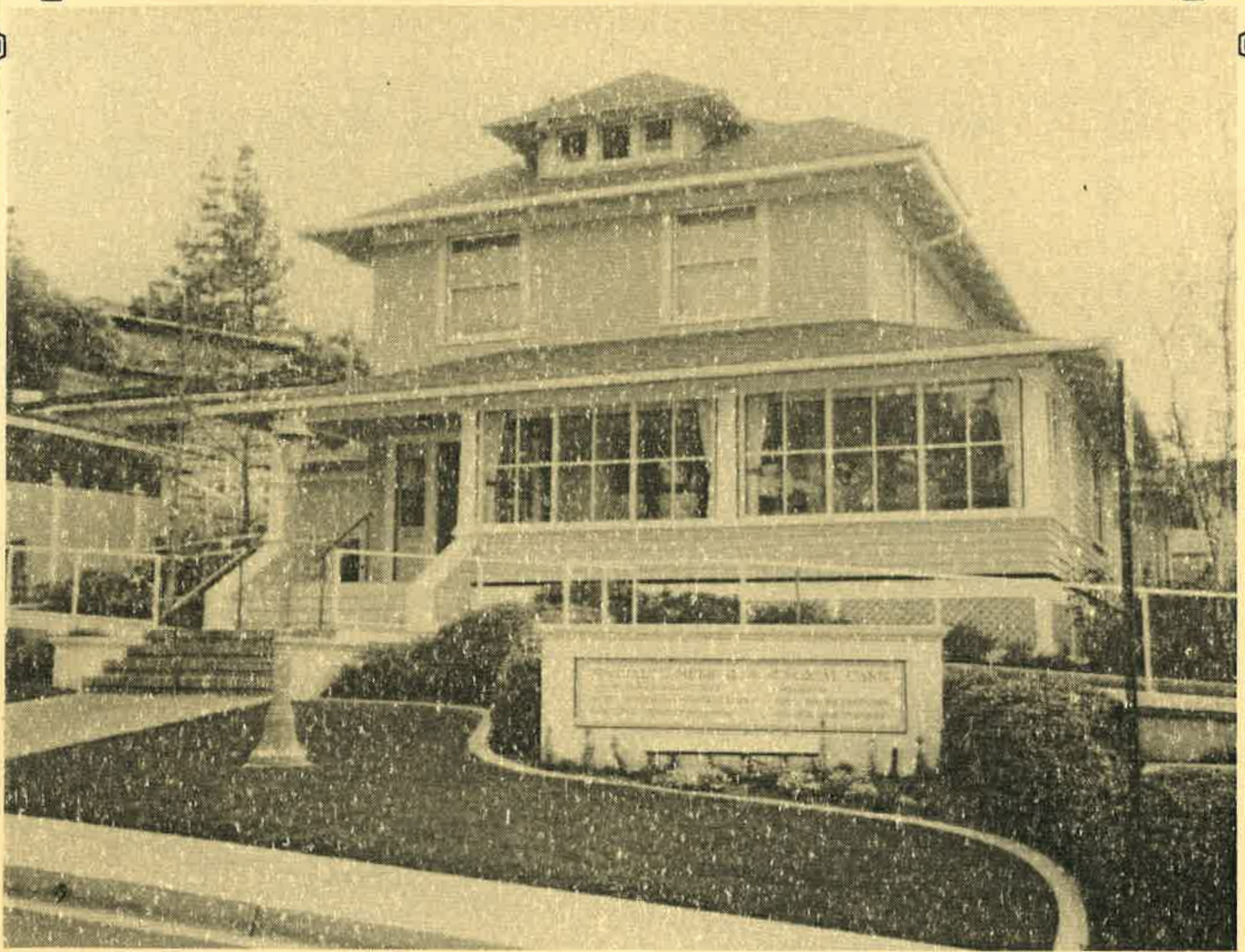


#10



JAMES MORRISON HOUSE

1910

La Mesa Historical Society
P.O. Box 882
La Mesa, CA 91944



LA MESA HISTORIC LANDMARK NOMINATION FORM

1. NAME

Historic: **JAMES MORRISON HOUSE**
and / or common:

2. LOCATION

Address: **8415 GRANT Avenue**
City: **LA MESA** State: **CA** Zip: **91941**

3. CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
☐ district	☐ public	☒ occupied	☐ agricultural	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☒ commercial	☐ park
☐ structure	☐ both	☐ work in progress	☐ educational	☐ private residence
☐ site			☐ entertainment	☐ religious
☐ object			☐ government	☐ scientific
	PUBLIC ACQUISITION		☐ industrial	☐ transportation
	☐ in progress		☐ military	☐ other:
	☐ being considered			

4. OWNER OF PROPERTY

Name: **GRANT STREET DEVELOPMENT**
Address: **8415 Grant Avenue**
City: **La Mesa** State: **CA** Zip: **91941**

5. LOCATION OF LEGAL DESCRIPTION

Courthouse, Registry of Deeds, etc.: **SAN DIEGO COUNTY RECORDER**
Address: **1600 PACIFIC HIGHWAY**
City: **SAN DIEGO** State: **CA** Zip: **92101**

6. REPRESENTATION IN EXISTING SURVEYS

Title: **La Mesa Historic Resources Inventory**
Date: **June 1984**
Depository for Survey Records: **La Mesa City Clerk**
City: **La Mesa** State: **CA** Zip: **91941**

7. DESCRIPTION

CONDITION

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

CHECK ONE

☐ unaltered
☒ altered

CHECK ONE

☒ original site
☐ moved date _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Legal Description: Lots 2 and 3, Block 7, Outlook Terrace
Map 1186, filed June 16, 1909.

The James Morrison House represents an interesting adaptation of the Georgian Revival style as translated by a 20th century La Mesa builder. This large 2½ story home features a high hipped, composition shingle roof with matching hipped dormers at the front and sides and an interior red brick chimney at the rear. The exposed and angled rafter ends, notched to hold eave troughs, add a hint of Craftsman influence to the design.

Characteristics that suggest the Georgian Revival style include the high roof pitch, the symmetrical design, and the variation in wooden siding with narrow clapboards on the upper floor and wider clapboards on the first story. Other features of this house include wooden double hung windows and a one story porch with a hipped roof that extends across the front. The porch originally wrapped around the west side to take advantage of the view. Four wooden pillars support the porch roof at the front. The clapboard enclosure to the rail level of the porch is typical of this style.

By 1929, the porch, which was open originally, had been enclosed with glass windows except for a section left open at the entrance. Sometime between 1961 and 1985, the wraparound section of the porch on the west side was converted into a room. Other changes to this house before 1929 include enclosure of an open porch at the rear, another addition at the rear, and a small one story addition on the east side. A garage was constructed at the front of the house in 1956.

Beginning in 1985, this house underwent a careful restoration and conversion into medical offices. The garage was removed and the rear additions replaced by a larger one story addition that matched the house in design. The addition on the east side was also replaced. The original wooden gutters were removed and metal eave troughs installed. Latticework was added to conceal the foundation and the property was landscaped. These changes were approved by the La Mesa Historic Preservation Commission and do not detract from the appearance of the house from the street. A house on adjacent Lot 3 was remodelled to match the James Morrison House in basic design, texture and color.

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/	☐ music	humanitarian
☐ 1800-1899	☐ commerce	☐ settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☐ industry	☐ politics/government	☐ transportation
	☐ community planning	☐ invention		☐ other (specify)

SPECIFIC DATES: 1910

BUILDER / ARCHITECT: HORACE G. UPP

STATEMENT OF SIGNIFICANCE

The James Morrison House is architecturally significant as a rare example of the Georgian Revival Style (American Basic) in La Mesa. This style arose in the Victorian era and first appeared in the design of large mansions. Later it underwent simplification and was translated into builders' houses such as this one.

The house is also significant as the home of several prominent families. Owners of this house included: James Morrison, a lumberman who was well known in the Pacific Northwest, Austin and Elizabeth Clements, Horatio and Minnie Houghton, and Weston Hicks, a contractor who served on the La Mesa City Council for four years. The house was constructed by a well-known La Mesa contractor, Horace G. Upp.

On Apr. 23, 1910, James Morrison purchased Lots 2 and 3, Block 7, Outlook Terrace, Map 1186, in La Mesa from S. C. and Lillian Grable, and C. C. and Fannie B. Parks. James Morrison and his wife, Mary Ann, who were wealthy Canadians, hired La Mesa contractor, Horace Greeley Upp to construct this house at 8415 Grant St.

James Morrison was born on Nov. 15, 1862, at New Glasgow, Quebec, Canada. He was the son of William and Elizabeth Clarkson Morrison. James learned the lumber business at an early age since his father was a proprietor of a mill in Montreal. James and his brothers, Robert, Archie, John and William, established the great mill industry in Whatcom County, Washington, and the Morrison Mill Company founded in 1893 with James Morrison as president, operated mills at Blaine, Bellingham, and Anacortes, Washington. James Morrison married Mary Clarkson in 1897.

Although James and Mary Morrison owned a house in Victoria, British Columbia, they spent their winters in La Mesa and San Diego, California, returning to Canada during the summer. During the 1930s and 1940s, they kept a suite in the Empress Hotel in Victoria and went there in the summer months.

After the Morrisons had lived in La Mesa for a few years, they asked Horace G. Upp to build another house for them, this time at 2419 "C" Street in San Diego. This house still exists today and lies within the Golden Hill Historic District. By 1916, the Morrisons had moved into their new San Diego home, and on Sept. 10, 1916, they joined the First Presbyterian Church of San Diego. By 1922, they had decided to make San Diego their permanent home.

During their lifetimes, the Morrisons and the Upps were great friends. The Upp family travelled to Victoria B.C. and stayed at the Empress Hotel, and James Morrison's son Kenneth came to La Mesa to visit here. After the Morrisons moved to Golden Hill, they often visited the Upp family in La Mesa. James would go to Horace's workshop, and they frequently made things together. James was always bringing some new tool for Horace to try. In addition to the home on "C" Street, Horace G. Upp also constructed an apartment house on Broadway in San Diego for the Morrisons.

James and Mary ("Annie") Morrison lived in their Golden Hill home for the rest of their lives. James Morrison died on Nov. 7, 1944 at the age of 81, and Mary passed away on May 28, 1947. She was 87.

The second owner of the house was Elizabeth Clements who purchased the property on Jan. 15, 1918 from James and Mary A. Morrison. Elizabeth Clements was the wife of Austin Henry Clements, a native of England, who came to California around 1904 from Canada where he had been engaged in the hotel business. Austin and Elizabeth Clements were living in La Mesa by 1908. On June 21, 1921, they sold this house to Minnie H. Houghton. Austin Clements died in February 1929 and was buried at Glen Abbey Memorial Park. He was nearly 84 years old at the time of his death. He was a charter member and past master of the La Mesa Masonic Lodge. Elizabeth Clements, who lived in La Mesa for 34 years, died on Feb. 20, 1943 at the age of 89. She was a native of Ontario, Canada.

Soon after purchasing the property from Elizabeth Clements, Minnie H. Houghton moved into this historic house with her husband Horatio G. Houghton, a real estate agent. In 1922, he opened a real estate office in La Mesa and owned a number of properties in San Diego County, including an estimated investment in La Mesa real estate valued at nearly \$40,000. During the 1930s, Horatio and Minnie Houghton were divorced, and she retained ownership of the house.

In 1937, Minnie Houghton married Weston M. Hicks, a La Mesa structural engineer, contractor and builder, who had served on the La Mesa City Council from Apr. 19, 1926 to Apr. 21, 1930. Weston M. Hicks, a native of Maine, was born on Nov. 12, 1887.

He graduated from the University of Maine and worked as a civil engineer in Maine before moving to California. When he married Minnie Houghton, it was the third marriage for both. Weston and his four children from his first marriage, Eleanor, Elizabeth, Robert H., and Marjorie, all lived in this house with Minnie. Weston Hicks had a contractor's license, and he built a number of homes and commercial buildings in La Mesa and in San Diego County. Weston Hicks died on Mar. 11, 1966.

On Aug. 11, 1975, Minnie Hicks, sold Lot 2 on which this house stands to James H. and Bonnie M. Plummer, who resold the property on May 15, 1978 to Steven J. Rotsart. (In 1956, Mrs. Hicks had sold Lot 3 to Donald Noy, a dentist.) She died on Mar. 14, 1976.

From 1978 on, various persons owned shares in the two lots including Ria Rebecca and Steven J. Rotsart, Jack and Betty Bryant, Erling K. and Vernetta N. Karlsgodt, N. M. and Helen Nelson, and Oscar W. and Carole M. Halgren. These families formed a general partnership, known as The La Mesa Group. This partnership acquired both Lot 2 on which the house stands and also Lot 3. On Aug. 15, 1985, The La Mesa Group sold both lots to Grant Street Development, also a general partnership. Details of these transactions are shown in the attached chain of title.

Horace Greeley Upp

Horace Greeley Upp, the contractor who constructed the James Morrison House, was born in Freeport, Illinois on May 3, 1855. As a young man, he worked with his father who operated a large planing mill and a general contracting and building business. On Feb. 13, 1878, he married Anna L. Irvin, also a native of Freeport. Horace and Anna had one son, Edward C. Upp.

In 1884, Horace and his family moved to Sibley, Iowa. In Sibley, he had charge of a large number of buildings and farm projects belonging to a wealthy English syndicate. In 1910, the Upps moved to La Mesa and Horace started his contracting business here. He eventually built a long list of homes in La Mesa. It was said that he always did his best to please his clients. He was a member of the Central Congregational Church, the La Mesa Knights of Pythias Lodge, the Odd Fellows, and the Modern Woodmen. One of La Mesa's lumbermen said, "He was one of the best builders La Mesa ever had."

Anna Upp passed away on Jan. 9, 1933; Horace G. Upp died on April 2, 1938 at the age of 83 years. Their son, Edward, had an insurance and accounting business in La Mesa for many years. He also served as the La Mesa City Clerk.

9. SOURCES

San Diego County Recorder
San Diego County Assessor
La Mesa City Clerk
La Mesa City Assessment Rolls
La Mesa Building Permit Records
First Presbyterian Church of San Diego Records
Greenwood Cemetery Records
La Mesa Historic Site Survey
Golden Hill Historic Site Survey
Interviews:

Eleanor Hicks Kidder 2/3/92

Lillian Upp 2/6/92 & 2/8/92

Olive Mannen 2/2/92

J. M. Morrison 2/6/92

Fran Morrison 2/9/92

La Mesa Scout 5/30/19; 11/22/22; 6/24/21; 7/15/21; 8/25/22;
9/1/22; 1/19/23; 4/9/26; 4/16/26; 2/17/28; 4/6/28;
12/14/28; 2/15/29; 1/13/33; 4/8/38; 2/26/43.

San Diego Union 11/8/44; 5/30/47.

Evening Tribune 3/12/66.

Gilbert, Anna. La Mesa Yesterday and Today. 1924.

Pioneer Historical Publishing Co. History of Whatcom County. 1926.

Foley, Mary Mix. The American House. 1981. p.111.

San Diego City and County directories.

Photos, courtesy of Dr. Splinter and the La Mesa Historical Society.

Sanborn Fire Insurance Maps

10. GEOGRAPHICAL DATA

Acreage of nominated property: 0.23 Acres

11. FORM PREPARED BY

Karna Webster, La Mesa Historic Preservation Commission
Donna Regan, La Mesa Historic Preservation Commission
Dennis Tuttle (cover)
Barbara Kennedy, Assistant Planner, City of La Mesa
Dr. "Chip" Splinter

CHAIN OF TITLE 8415 Grant

Outlook Terrace Map #1186 filed June 16, 1909

Bk 482:402	4/23/10	S.C. & Lillian M. Grable & C.C. Parks & Fannie B. Parks grant deed to Union Title & Trust Co. Lots 2 & 3, Blk 7, Outlook Terrace #1186
Bk 493:6	4/25/10	UIT Co. grant deed to James Morrison, Lots 2 & 3 Setback 20 ft. from Grant St. Any building on front half shall cost at least \$1,000. Water rights.
Bk 747:303	1/15/18	James Morrison and Mary A. Morrison, h & w, grant deed to Elizabeth Clements. Lots 2 & 3.
Bk 852:426	6/21/21	Elizabeth Clements & Austin H. Clements grant deed to Minnie H. Houghton, Lots 2 & 3.
Bk 852:425	6/21/21	Union Trust Co quitclaim to Minnie H. Houghton Lots 2 & 3.
Bk 6084:134	4/17/56	<u>Lot 3</u> Minnie H. Houghton by marriage Minnie H. Hicks & Weston M. Hicks grant deed to Donald Noy.
62-25727	2/9/1962	<u>Lot 2</u> Minnie H. Houghton quitclaims to Minnie H. Hicks and Weston M. Hicks, h & w.
75-226545	8/11/75	<u>Lot 2</u> Minnie H. Hicks, a widow, grant deed to James H. & Bonnie M. Plummer, h & w.
78-340514	5/15/78	<u>Lot 2</u> James H. & Bonnie M. Plummer, h & w, grant deed to Steven J. Rotsart.
78-340515	5/30/78	<u>Lot 2</u> Ria Rebecca Rotsart quitclaim to Steven J. Rotsart.
79-006910	11/28/78	<u>Lot 3</u> Donald C. Noy, grant deed to Gertrude Sybil Parsons, a widow.
79-006911	11/28/78	<u>Lot 3</u> Gertrude Sybil Parsons grant deed to Jack & Betty Bryant, Erling & Vernetta Karlsgodt, N.M. & Helen Nelson, Oscar & Carole Halgren, and Steven & Ria Rebecca Rotsart (various percentages of ownership for each couple).
79-057969	2/5/79	<u>Lot 3</u> Bryants, Karlsgodts, Nelsons, and Rotsarts grant deed shifts percentages of ownership.
79-057970	2/6/79	<u>Lot 2</u> Steven Rotsart grant deed to himself and Bryants, Karlsgodts, and Nelsons percentages of ownership.

(continued)

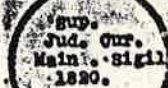
Chain of Title continued -

80-221245	7/8/80	<u>Lot 3</u> (Correction Deed) Steven Rotsart & Ria Rebecca Rotsart h & w quitclaim 16.47% to Oscar & Carole M. Halgren.
80-222485	July 80	Rotsarts, Bryants, Karlsgodts, and Nelsons quitclaim <u>Lot 2</u> to The La Mesa Group, a general partnership (owned by the same people).
80-382148	8/5/80	<u>Lot 3</u> Karlsgodts, Nelsons & Bryants quitclaim to the La Mesa Group.
80-382149	8/14/1980	<u>Lot 3</u> Karlsgodt, Nelsons, & Bryants quitclaim to the La Mesa Group.
85-326516	2/7/1985	<u>Lot 3</u> Halgrens quitclaim to The La Mesa Group
85-326517	8/15/85	<u>Lots 2 and 3</u> The La Mesa Group grant deed to Grant Street Development, a general partnership.

hereto annexed, an acting Notary Public, within and for each and every County throughout the State, dwelling within said County of Penobscot, that he is duly commissioned and qualified to administer oaths, and take acknowledgments of Deeds and other instruments in writing, that I am well acquainted with the handwriting of said Notary and verily believe that the signature to the instrument hereto attached purporting to be his, is genuine, and that the annexed instrument, is executed and acknowledged according to the laws of the State of Maine.

In testimony whereof, I have herewith set my hand and affixed the seal of said Supreme Judicial Court, the day and year first above written.

Chas. F. Sweet, Clerk.



Recorded at Request of Southern Title Guaranty Co., Apr. 23, 1910. At 2 Min. Past 9 O'clock, A.M.

Fee \$3.00

COMPARED

G. W. Moulton
DEPUTY COUNTY RECORDER

John H. Ferry, County Recorder

By Walter Forward, Deputy Recorder

Union Title and Trust Company, a corporation, of the City of San Diego, County of San Diego, State of California, For and in consideration of the sum of Ten (\$10.00) Dollars, Does Hereby Grant to James Morrison, All that Real Property situated in the County of San Diego, State of California, bounded and described as follows:

Lots Two (2) and Three (3) in Block Seven (7) of Outlook Terrace, according to map thereof No. 1186, filed in the office of the County Recorder of said San Diego County June 16th, 1909, together with one ninetieth of one and one third ($1/90$ of $1\frac{1}{3}$) inches of water for each lot.

Provided, always and this conveyance is made upon the express conditions, to-wit:

That the said Grantee, his heirs or assigns, shall not erect or suffer to be erected, on either of said lots, any building or porch (except the steps thereof) nearer than twenty feet from Grant Avenue in front thereof and the building so erected shall be located equal distance from the side lines of said lot, or either of them.

That the said Grantee, his heirs or assigns will not erect or cause to be erected on said premises any building on the front half of the lot or lots costing less than One Thousand (\$1000.) Dollars.

And it is expressly agreed that in case the foregoing conditions, or any thereof, be broken, by the Grantee, his heirs or assigns or legal representatives, this conveyance shall become null and void and the title to the premises herein conveyed shall revert to the Grantor, and the said Grantor, its legal representatives or assigns, shall have the right to re-enter upon and possess said premises, with their privileges and appurtenances, and hold the same forever.

And that the said Grantee, his heirs and assigns in accepting this conveyance, or any new conveyance founded upon it, agrees to all and every of the foregoing conditions.

Provided that this agreement shall be null and void after ten years from this date.

To Have and to Hold the above granted and described premises, unto the said Grantee, his heirs and assigns forever.

In witness whereof, said corporation has caused this deed to be signed by its President and Secretary and its corporate seal to be affixed hereto this 23th day of April, 1910.



State of California, }
County of San Diego, } ss.

Union Title and Trust Company

A. H. Sweet, Vice President.

Jas. D. Forward, Secretary.

On this 23th day of April, in the year one thousand nine hundred and ten, before me, Helen J. Canby, a Notary Public in and for said County, personally appeared A. H. Sweet, known to me to be the Vice President, and Jas. D. Forward, known to me to be the Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such cor-

4-25-1910
Book 493-196

Notation executed the same.



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

Recorded at Request of Grantee, Apr. 25, 1910. At 51 Min. Past 2 O'clock, P.M.

Fee \$1.00

COMPARED

H. C. Parsons
Deputy County Recorder

John H. Perry, County Recorder

By Walter Forward, Deputy Recorder

This Indenture, Made this tenth day of January, 1910, between J. A. Jackson and Clara B. Jackson, Husband and wife, of San Diego County, in the State of California, of the first part, and Brainerd Lester, of San Diego County, in the State of California, of the second part, Witnesseth, That said Parties of the first part, in consideration of the sum of Ten and /100 Dollars, the receipt of which is hereby acknowledged, do by these Presents, remise, release and quitclaim unto said Party of the second part, his heirs and assigns, all the following-described real estate, situated in the County of San Diego, and State of California, to-wit: Lots numbered twenty (20) in sub-division, numbered two (2) of Lot numbered twelve (12) of the exmission Rancho.

The Parties of the first part covenant that at the date hereof they have executed no conveyance or other instrument of writing whatsoever affecting the said real estate, which does not now appear of record in the office of the Register of Deeds of said County and State, with the appurtenances, and all the estate, title and interest of the said Parties of the first part therein.

To Have and to Hold the same, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, forever.

In Witness Whereof, The said Parties of the first part have hereunto set their hands, the day and year first above written.

Executed and delivered in Presence of

J. A. Jackson.

B. L. Forbes.

Clara B. Jackson.

State of California,)
County of San Diego.) ss.

On this 10th day of January, A.D. Nineteen Hundred and Ten, before me, B. L. Forbes, a Notary Public in and for said County, residing therein, duly commissioned and sworn, Personally appeared J. A. Jackson and Clara B. Jackson, his wife, known to me to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



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

Recorded at Request of A. Haines, Apr. 25, 1910. At 58 Min. Past 2 O'clock, P.M.

Fee \$1.00

COMPARED

H. C. Parsons
Deputy County Recorder

John H. Perry, County Recorder

By W. C. Parsons, Deputy Recorder

Know all Men by these Presents, that we, Samuel D. Thompson and Lizzie B. Thompson (husband and wife), Charles S. Thompson and Ettie M. Thompson, (husband and wife), Frank M. Thompson and Effie A. Thompson, (husband and wife), George M. Thompson and Lizzie S. Thompson, (husband and wife), and Levi Thompson and Nellie M. Thompson (husband and wife), all of Bath, in the County of Sagadahoc, State of Maine, in consideration of one Dollar (\$1.00) and other valuable considerations Paid by Kirk Cornell, of San Diego, California, the receipt whereof we do hereby acknowledge, do hereby Remise, Release, Bargain, Sell and Convey and Forever Quit-Claim

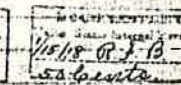
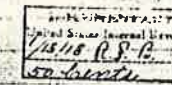
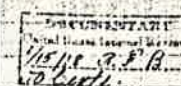
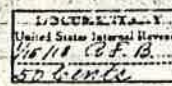
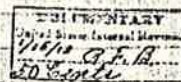
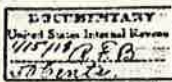
We,
James Morrison and Mary A. Morrison,
Husband and Wife,

For and in consideration of the sum of Ten Dollars,

DO HEREBY Grant to
Elizabeth Clements,

All That Real Property situated in the City of La Mesa, County of San Diego,
State of California, bounded and described as follows:

Lots Five (5) and Three (3) in Block Seven (7) of
Outlook Terrace, according to map thereof No. 1186, filed in
the office of the Recorder of San Diego County, June 16th, 1909



To Have and to Hold the above granted and described premises, unto the said grantee, her,
heirs and assigns forever,

Witness our hands and seals this 8th day of January 1918.
Signed and executed in presence of } James Morrison. (SEAL)
Mary A. Morrison. (SEAL)

STATE OF CALIFORNIA, } ss.
COUNTY OF San Diego }
On this 11th day of January A. D. nineteen hundred and eighteen,
before me, S.C. Grable, a Notary Public in and for said County,
residing therein, duly commissioned and sworn, personally appeared James Morrison and
Mary A. Morrison, husband and wife,
known to me to be the persons described in and whose names are
subscribed to the within instrument, and acknowledged to me that they executed the same.
In Witness Whereof, I have hereunto set my hand and affixed my Notarial seal at my office in
San Diego, County of San Diego, State of California, the day and year in
this certificate first above written.



S.C. Grable,
Notary Public in and for the county of San Diego, State of California.

Recorded at Request of A. H. Clements, Jan. 16, 1918.
at 38 min. past 12 o'clock, P. M. COMPARED JOHN H. FERRY, County Recorder.
1025 Fee, \$.70 By W. Howard Ferry, Deputy.

6/21/21 Book 852/426

to Map thereof No. 1106 filed in the office of the County Recorder of said San Diego County, June 15th, 1908.

This deed is made for the purpose of conveying to the grantee herein any revolutionary interest in the property herein conveyed by reason of the conditions and restrictions contained in that certain deed from Union Title and Trust Company to James Morrison dated April 25th, 1910, and recorded in Book 493 of Deeds, page 6, records of said San Diego County.

A.T.O.CO
Jan 10 1921
San Diego
5 dollars

A.T.O.CO
Jan 10 1921
San Diego
50 cents

To Have and to Hold the above granted and described premises unto the said Grantee, her heirs and assigns forever.

In Witness whereof, said corporation has caused this deed to be signed by its President and Assistant Secretary and its corporate seal to be affixed hereto this 15th day of June 1921.



UNION TITLE COMPANY OF SAN DIEGO.

FORMERLY UNION TITLE AND TRUST COMPANY

By Jno. F. Forward, President.

Attest: C.H. English, Assistant Secretary.

State of California,
County of San Diego,

) ss

On this 15th day of June in the year one thousand nine hundred and twenty-one, before me, W.K. Bartlett, a Notary Public in and for said County, personally appeared Jno. F. Forward, known to me to be the President and C.H. English, known to me to be the Assistant Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

W.K. Bartlett.

Notary Public in and for the County of

San Diego, State of California.

Recorded at request of Southern Title Guaranty Co (Seals) Jun 21 1921 at 9 o'clock AM

John M. Perry, County Recorder.

Fee \$1.00

By H.C. Parsons, Deputy.

16255

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AM 44171 23

Elizabeth Clements and Austin H. Clements, wife and husband
for and in consideration of ten (\$10.00) dollars,
do hereby grant to Minnie H. Houghton,

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

Lots two (2) and three (3) in Block Seven (7) of Outlook Terrace,
according to map thereof No. 11, filed in the office of the Recorder of San Diego County
June 16, 1909.

To Have and to Hold the above granted and described premises unto the said Grantee her heirs and assigns forever.

...and assigns her heirs and assigns forever.

Witness my hand and seal this 3rd day of June 1921.

Signed and executed in presence of)

Elisabeth Clements. Seal.

Austin H. Clements. Seal.

State of California,)
County of San Diego,) ss

On this third day of June A.D. Nineteen Hundred and twenty-one, before me, S.C. Grable, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Elisabeth Clements, and Austin H. Clements, wife and husband, known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



S.C. Grable.

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

Recorded at request of Southern Title Guaranty Co (Sears) Jun 21 1921 at 9 o'clock A.M.

John H. Perry, County Recorder.

By H.C. Parsons, Deputy.

Fee \$9.00

Ed. J. Leonard
Deputy County Recorder

-----0000000000-----

Lissie Sortais and Louis Sortais, her husband, of the City of East San Diego County of San Diego, State of California,

For and in consideration of the sum of ten Dollars,

do hereby grant to Emma Budge of San Diego County, State of California,

All that Real Property situated in the City of East San Diego, County of San Diego, State of California, bounded and described as follows:

Lot twenty-five (25) and the south-five (5) feet of Lot twenty-six (26) in Block Fifty-two (52) in City Heights, according to Map No. 1007, filed in the office of the Recorder of said San Diego County October 3, 1906, with all improvements and furniture.

subject to taxes for the fiscal year 1921-2.

subject to liens or assessments, if any, for street and municipal improvements.

5/16/21
L.S.
50 cents

To have and to hold the above granted and described premises, unto the said Grantee her heirs and assigns forever.

Witness our hands and seals this eighteenth day of May 1921.

Signed and executed in presence of)

Lissie Sortais. (Seal)

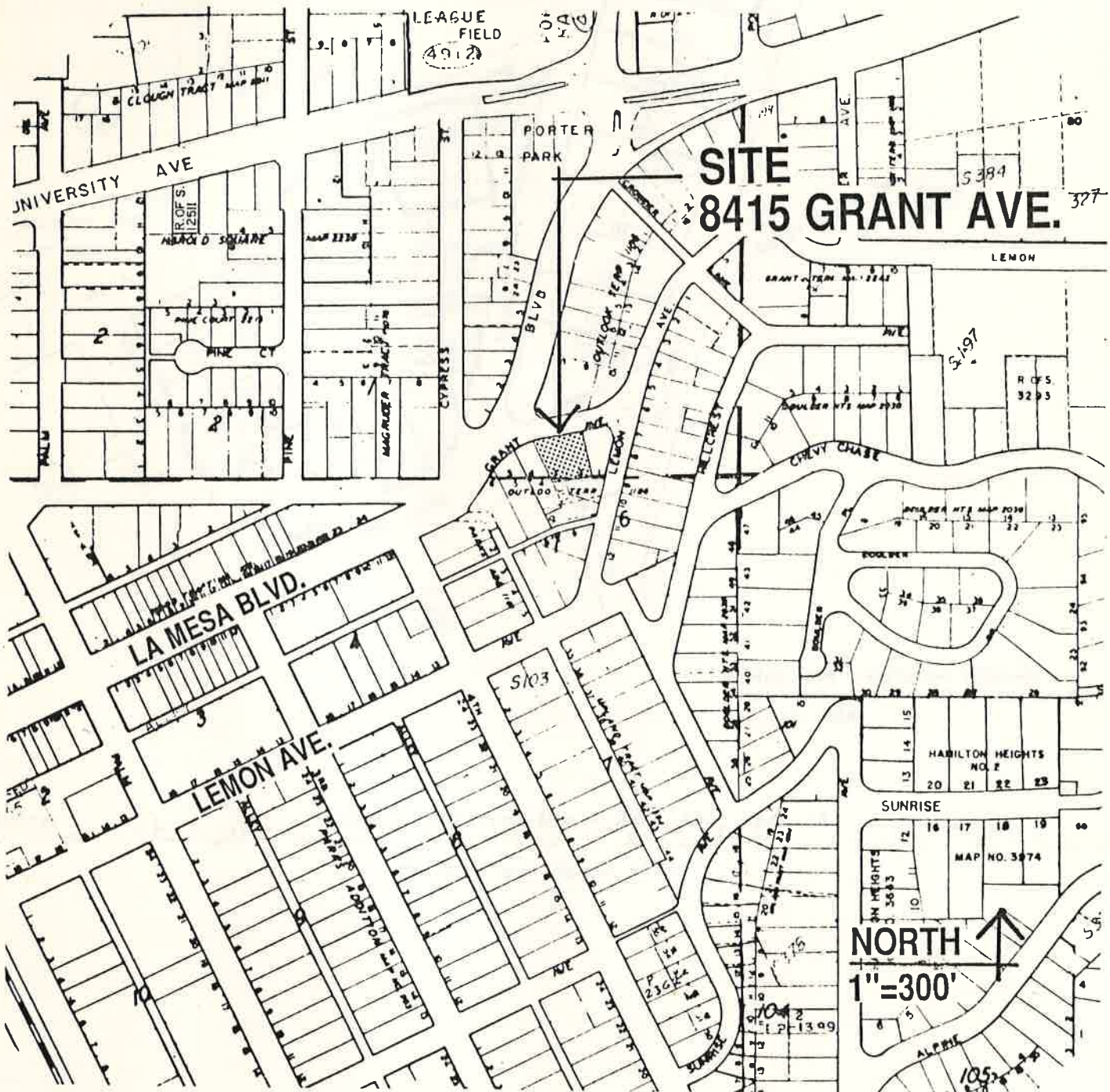
Louis Sortais. (Seal)

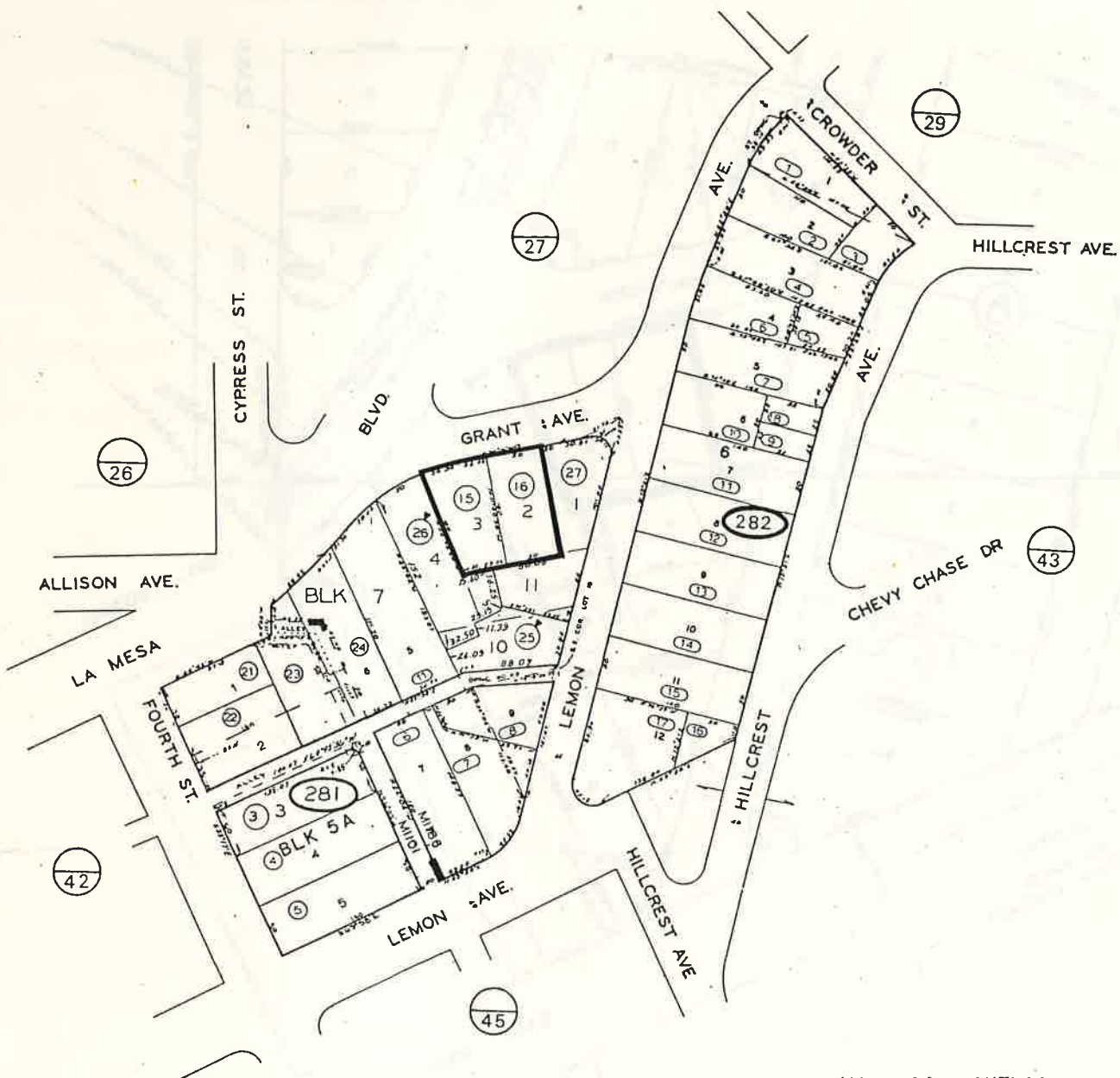
State of California,)
County of San Diego,) ss

On this eighteenth day of May 1921, before me, Louise Ramsey, a Notary Public in and for said County and State, personally appears: Lissie Sortais and Louis Sortais, her husband known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

VICINITY MAP

LANDMARK DESIGNATION L-92-2

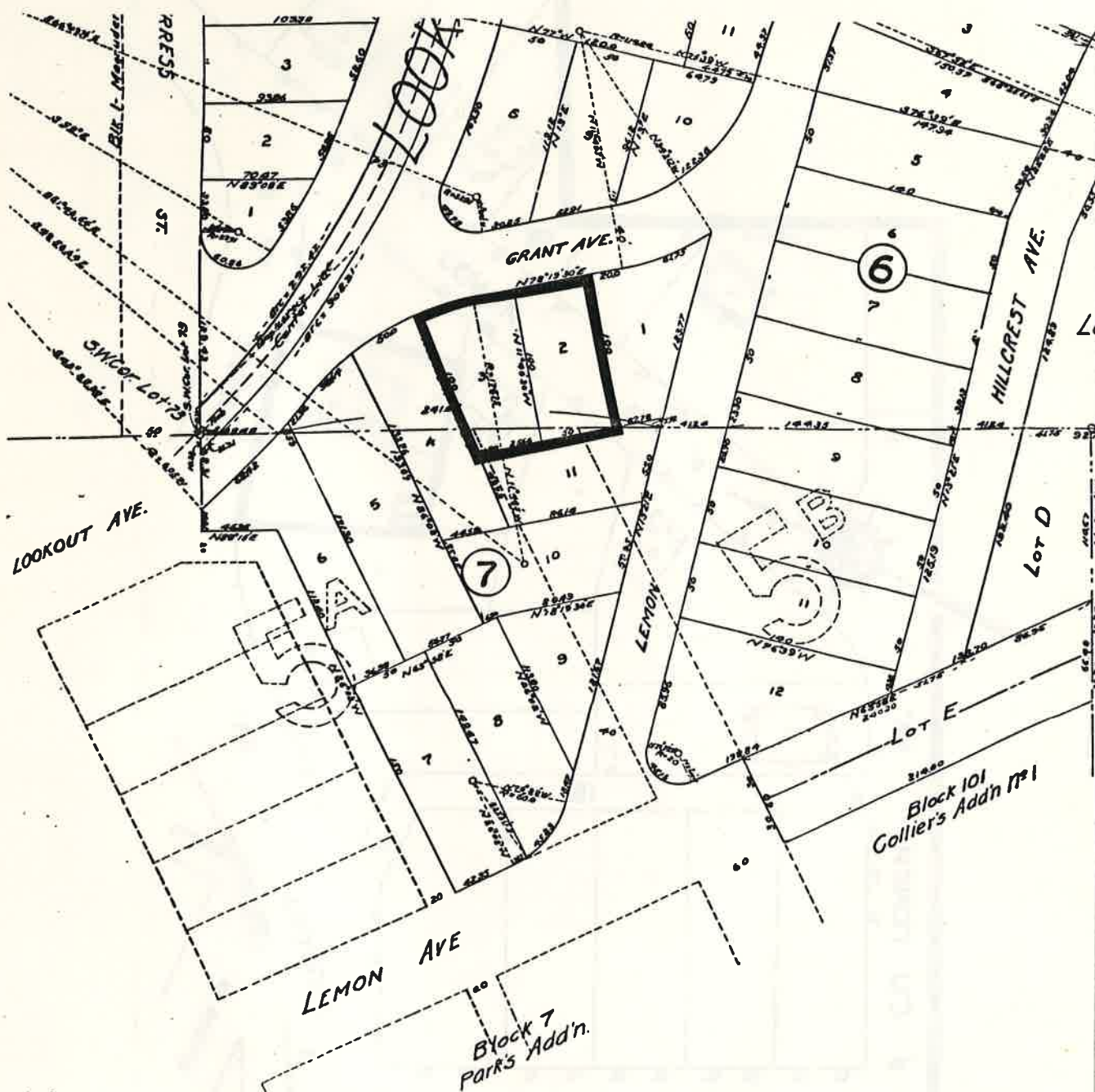




MAP 1186 - OUTLOOK TERRACE
 MAP 1101 - PARKS ADD. SUB. OF BLK. 5
 R.O.S. 1988

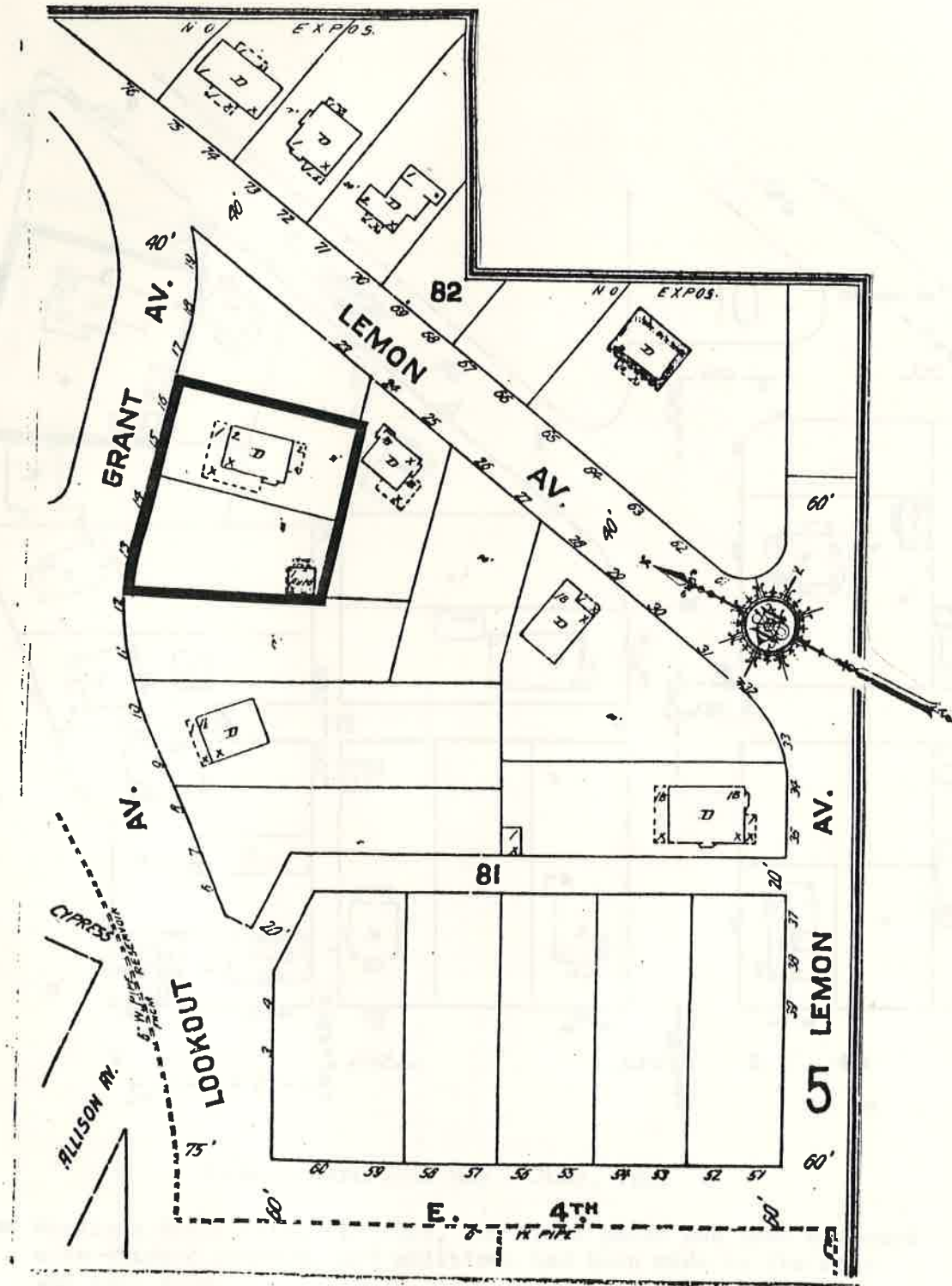
Assessor's Parcel Map - Book 494, Page 28

— Morrison House site



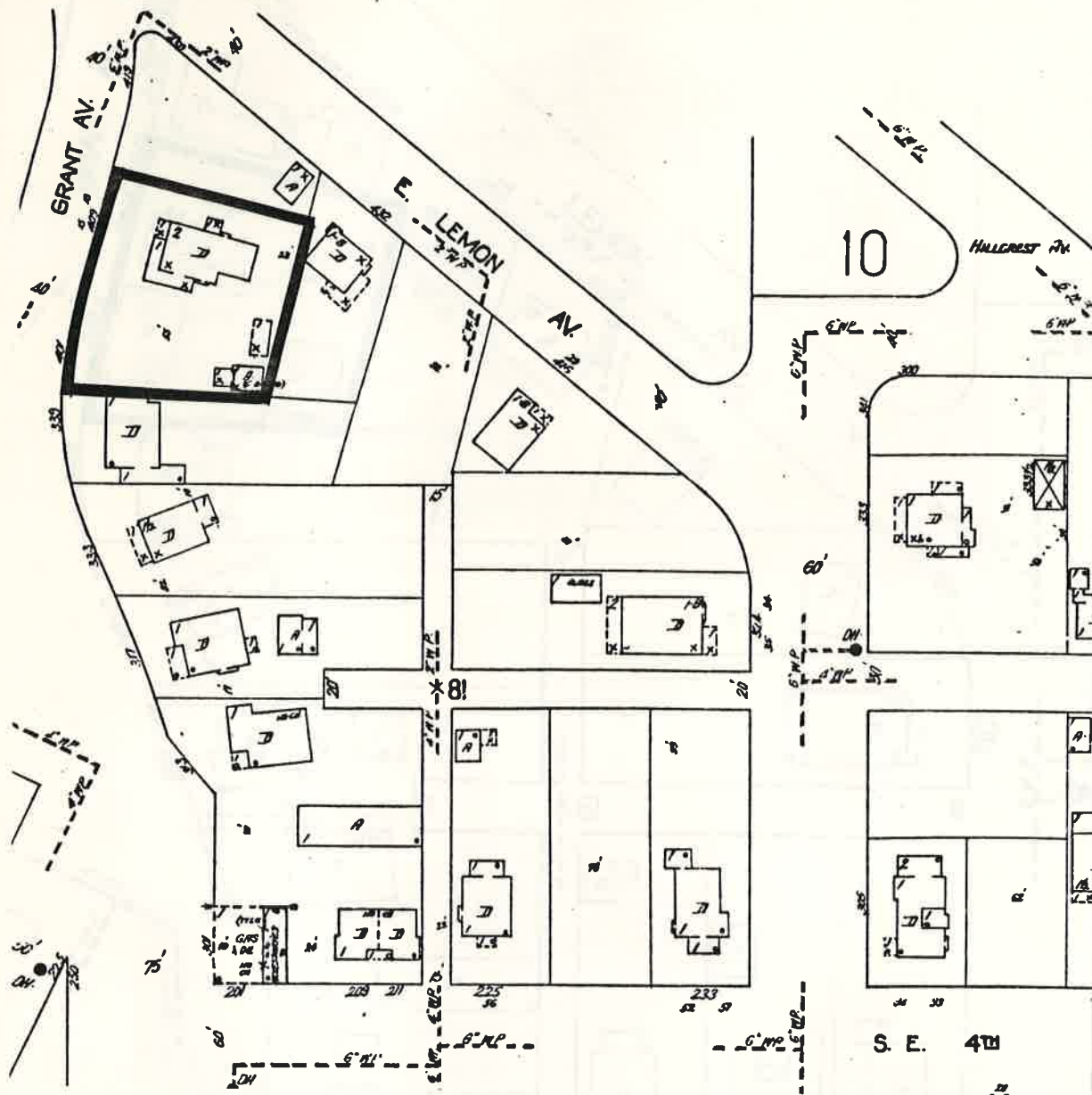
Outlook Terrace Subdivision Map #1186, filed June 16, 1909

— Morrison House site. On April 25, 1910, James Morrison purchased lots 2 and 3 of block 7.



Sanborn Insurance Map - October, 1911

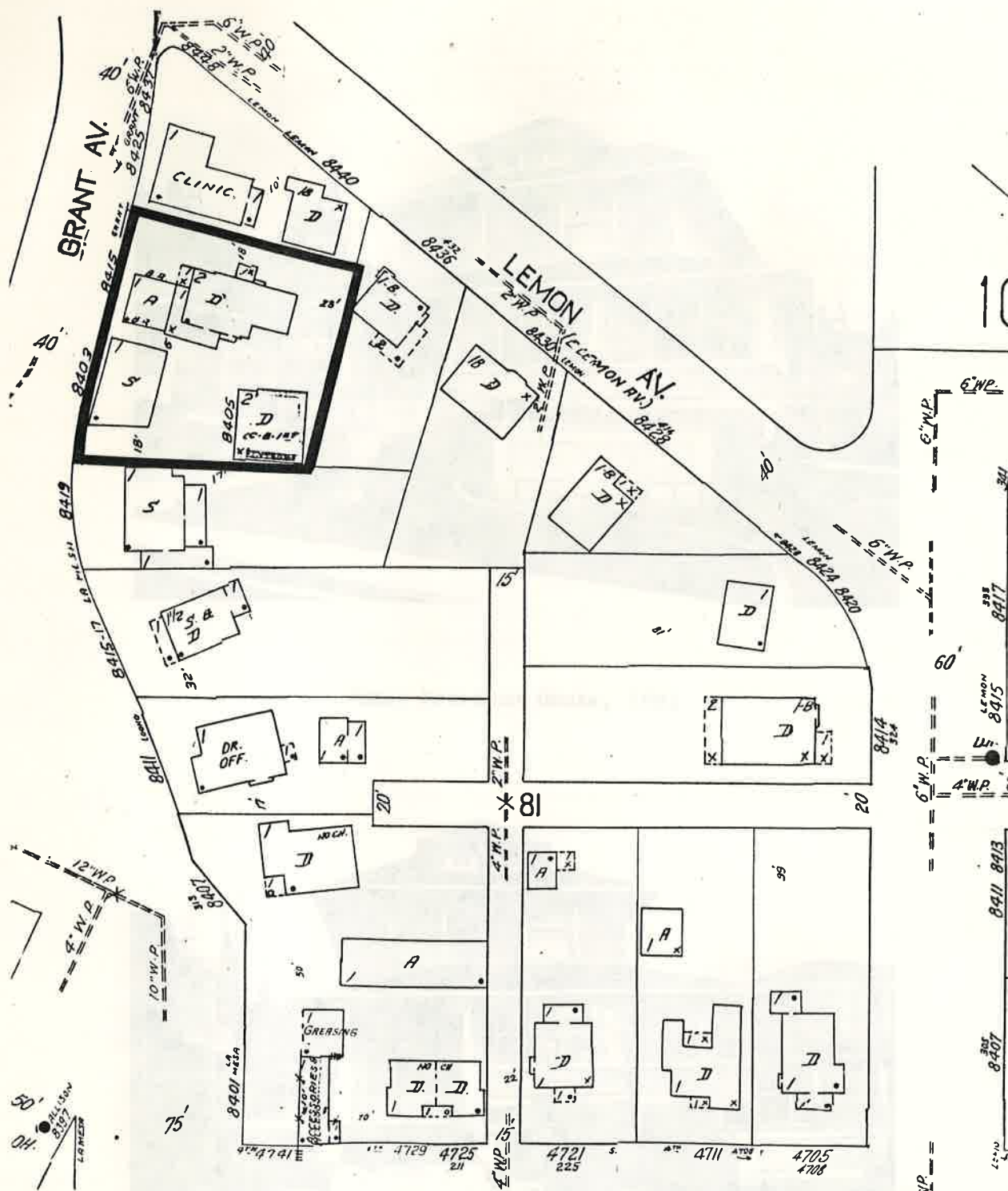
— Morrison House site. In 1910, the Morrisons had their home constructed on lot 2. A small garage was built on lot 3. (Lookout Avenue was the name of La Mesa Boulevard until 1940).



Sanborn Insurance Map - June, 1929

— Morrison House site. By 1929, the front porch had been enclosed with sliding windows, and additions had been made to the rear and east side.

On June 21, 1921, Minnie H. Houghton purchased lots 2 and 3. In September, 1921, Minnie purchased the adjacent lot 1 so that the Houghton property extended to the corner of Lemon Avenue. By 1945, lot 1 had been sold.



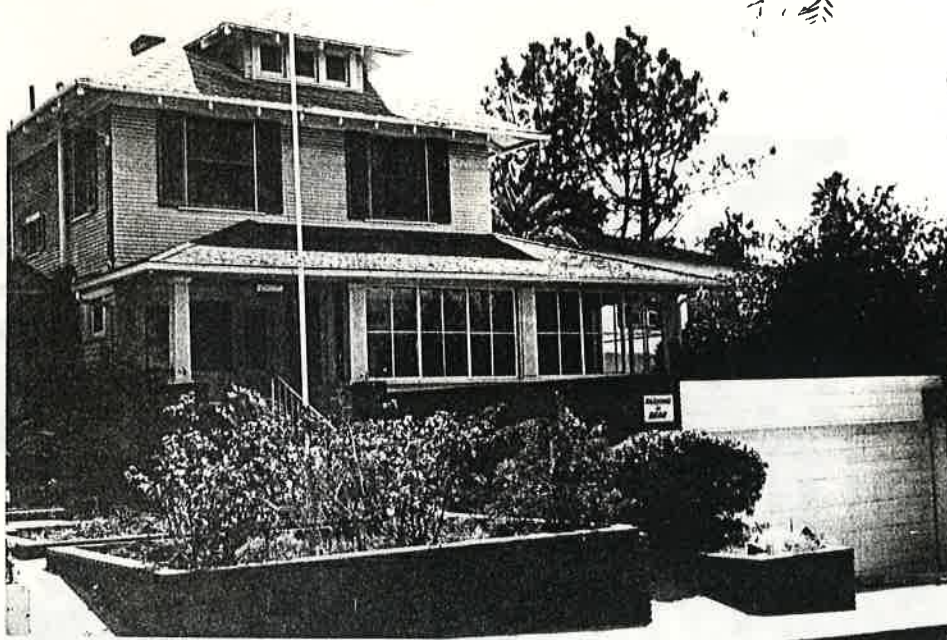
Sanborn Insurance Map - corrected to 1961

- Morrison House site. In 1956, a brick garage was added to the front of the house, and a commercial building was constructed on lot 3. An apartment/garage had been added to the rear of lot 3 in 1946. As part of the restoration and conversion to medical offices which began in 1985, the garage and commercial building were removed and the other structure was remodelled to correspond to the Morrison House.



James Morrison House, 1992





James Morrison House in 1985, showing the garage added to the front in 1956.



The restoration which began in 1985 included the removal of the attached garage.



The James Morrison House about 1925, when Minnie and Horatio Houghton were living there.



The James Morrison House, June, 1926. The open front porch had been enclosed with sliding glass windows.

JAMES MORRISON

James Morrison, former president of the Morrison Mill Company, and still connected with the operations of that pioneer lumber enterprise, though now making his home in Los Angeles (sic), California, was born in Quebec, November 15, 1862, a son of William and Elizabeth Clarkson Morrison, and was early trained to the lumber mill business, his father having been the proprietor of a mill in Montreal, as is related elsewhere in this work, together with information concerning the coming of the Morrison brothers, Robert, Archie, John, William, and James to Whatcom County, and of their establishment here of the great mill industry which ever since has been operated under the name of the Morrison Mill Company, with plants at Bellingham, Blaine, and Anacortes.

James Morrison's first acquaintance with timber operations in Washington was in 1887, in which year he became connected with the Seattle Lumber and Commercial Mill Company, being one of the owners of that enterprise and director of its affairs in the Victoria area, an interest which he has ever retained. In 1891, he and his brothers began their development work in Whatcom County, the story of which is told elsewhere, and he was elected president of the company, which executive position he occupied until his removal to Los Angeles (sic) in 1922, in which year he was succeeded as president by his brother Archie. James Morrison is vice-president of the Morrison Mill Company and Robert C. Morrison is the secretary.

Since 1910 Mr. Morrison had been spending his winters in California, but it was not until 1922 that he decided to make his permanent residence there. In 1897, he married Mary A. Clarkson, a daughter of Joseph Clarkson, and they have a son, Kenneth C. Morrison, who is a student in the State Normal School in Bellingham. The Morrisons all are Republicans and are members of the Presbyterian Church

.....

(Morrison Mill Company)

...The original Ferndale plant of the company was soon outgrown, and in 1903 the Bellingham plant was erected, to which presently was added the plant in Blaine. In 1918, the company's activities were further extended by the taking over of a lumber plant at Anacortes, which has since been improved and enlarged, in accordance with the Morrison standard of operation and production. The Bellingham plant has a capacity of 125,000 feet a day, the Blaine plant a capacity of 75,000 feet, and the Anacortes plant 150,000 feet. The Morrison brothers have large holdings in standing timber, and have for years been accounted among the leaders in that industry in the northwest, their products finding a ready and choice market in the lumber trade.

Longtime S.D. Resident Dies In Hospital

James Morrison, 81, of 2419 C st., died yesterday at a local hospital. A retired lumberman, he has been a resident of San Diego 35 years. He was a native of New Glasgow, Quebec, Canada, and had been a member of the First Presbyterian church since 1915.

Surviving are his widow, Mrs. Annie Morrison; a son, Kenneth C. Morrison, of Blaine, Wash., and two sisters, Mrs. Catherine Johnson, of Seattle, and Mrs. James Riddle, of San Diego.

Funeral service will be conducted tomorrow at 3 p.m. in Merkley-Austin mortuary, with Dr. Thomas Law Coyle officiating. Interment will be in Ferndale, Wash.

Tribune-Sun
November 8, 1944, p. B-11

James Morrison

Funeral services for James Morrison, 81, of 2419 C st., a resident of San Diego for 35 years, will be conducted this afternoon at 3 in the Merkley-Austin mortuary chapel. The Rev. Thomas Law Coyle will officiate. Burial will be in Ferndale, Wash. He died Tuesday in a local hospital.

Mr. Morrison, a native of New Glasgow, Quebec, Canada, was a retired lumberman. He had been a member of the First Presbyterian church since 1915. Survivors are his widow, Mrs. Anne Morrison; a son, Kenneth C. Morrison, of Blaine, Wash., and two sisters, Mrs. Catherine Johnson, of Seattle, Wash., and Mrs. James Riddle, of San Diego.

San Diego Union
November 9, 1944, p. B-7

Mrs. Mary Ann Morrison

Funeral services and burial will be conducted at Blaine, Wash., for Mrs. Mary Ann Morrison, 87, San Diegoan 30 years, who died Wednesday at her home, 2419 C St. Merkley-Austin Mortuary is in charge.

Mrs. Morrison was born in Canada. She is survived by a son, Kenneth C. Morrison, of Blaine; two sisters, Mrs. Agnes English and Mrs. Maggie Hamilton, both of Canada, and a brother, James Clarkson, of Washington.

San Diego Union
May 30, 1947, p. 7



The Morrisons and Upps, c. 1915

From left: (top row) Mary Ann Morrison, son Kenneth Morrison,
Horace G. Upp; (bottom) Anna Upp and James Morrison.



Horace Greeley Upp, 1880's



Four Generations of Upps, c. 1927

(From left) Grandson Horace L. Upp, a La Mesa builder from 1929 to 1953; son Edward C. Upp, who had an insurance and accounting business and also served as an early La Mesa City Clerk; great-grandson Larry Upp; and Horace Greeley Upp, La Mesa builder and contractor.

GOLDEN WEDDING IS CELEBRATED BY UPPS

On February 13, 1878, in Freeport, Ill., was held the wedding of Horace G. Upp and Anna L. Irvin.

For 50 years this couple have lived happily together, and Sunday they celebrated their golden wedding with a family dinner. At this dinner were present their only son with his wife, their only grandson with his wife, and their great-grandson. Many gifts were showered upon the couple, together with cards and letters of congratulation from their friends.

The following day they enjoyed a trip to Imperial valley on the San Diego and Arizona railroad, the gift of their son, who told them it represented their second honeymoon.

Mr. and Mrs. Upp came to La Mesa in 1910 and are now classed among its pioneer residents. Mr. Upp is a contractor and builder, and has constructed many of the homes and business blocks of La Mesa.

La Mesa Scout February 17, 1928, p. 1

PIONEER RESIDENT PASSES; LAST RITES FOR ANNA L. UPP

Funeral services were held for Mrs. Anna L. Upp, 77, pioneer resident of La Mesa, at the Cypress View mausoleum Tuesday afternoon following her death at 10:30 Monday morning, January 9.

Born in Freeport, Illinois, March 7, 1856, it was there that she met and married Horace G. Upp at the age of 24, the young couple making their home in Sibley, Iowa, until 1910. In that year they moved to La Mesa shortly before Christmas and for the past 22 years have made their home here. Mrs. Upp early identified herself with the Central Congregational church in which she was an extremely active member, as well as taking an active interest in the La Mesa Women's club, becoming well known throughout the city for her work. She and Mr. Upp celebrated their golden wedding anniversary two years ago and intrigued their hearers with reminiscences of early days when La Mesa boasted of only a score or so of houses and of its growth through the years.

At the rites Tuesday Rev. Earl S. Lindsley, pastor of the Congregational church, read the scripture lesson and prayer was offered by Rev. Charles William Hill, pastor at the time Mrs. Upp became a member.

She is survived by her husband, Horace G. Upp, a son, Edward C. Upp, a grandson, Horace L. Upp, a great-grandson, Larry Horace Upp, all of La Mesa, and a brother, Charles R. Irvine of Ratoon, New Mexico.

LA MESA PIONEER GOES TO REWARD

Passing of Horace G. Upp Takes From Our Midst Highly Respected Citizen

Horace G. Upp, one of La Mesa's long-time respected citizens, passed away on Saturday evening, April 2, 1938, at the age of 83 years. Mr. Upp was born in Freeport, Illinois, May 3, 1855, where he received his grammar and high school education, and in his young manhood joined his father in the conducting of a large planing mill and a general contracting and building business. Many of the large buildings in that city include his workmanship, and bear silent witness to his honest and careful service. He married Anna L. Irvin in 1878, and to this union was born one son, Edward C. Upp, who now lives in our city. In 1884 Mr. Upp brought his wife and small son to Sibley, Iowa, then a small town in that newly developing agricultural district. For many years he had charge of a large number of buildings and farm projects belonging to a wealthy English syndicate which owned each odd section in that county. Mr. Upp was active in the church, community life, and lodge work in his small town, and was always interested in the better things, and cheerfully gave of his efforts and contributions toward civic improvements.

In December, 1910, he came to

La Mesa, and at once engaged in building and contracting activities. A long list of substantial homes in our city bear witness to his workmanship, and stand as monuments to the honest style of his buildings. He always put in a little more than he agreed to do, always gave a little more time than might have been expected and always gave his utmost efforts to please his clients. He was a member of the Central Congregational church, a charter member of the one-time Knights of Pythias lodge here, and of the Odd Fellows and Modern Woodmen.

He was quiet, unassuming, but much beloved by his long list of friends and neighbors, for whom he never tired of doing little kindly deeds and services.

His wife preceded him in death by about five years, since which time he has lived with his son. He is survived by his son, Edward C. Upp, his grandson Horace L. Upp, and his great-grandson Larry Horace Upp, all of whom live in La Mesa. His sister, Mrs. Melvina Fox, lives in Freeport, Illinois, and his brother Charles Upp in Chicago.

One of our leading local lumbermen said of him: "He was one of the best builders La Mesa ever had." A member of his church said: "When little repairs were needed, we just called on Horace G. Upp, and he never refused us, and never sent in a bill." His neighbors said: "He didn't wait for us to ask his advice or help, but came to help us out of our difficulties first." Some of the local business men say: "He was always honest and square—we liked to deal with him."

Pioneer La Mesan Is Called By Death

Austin Henry Clements, resident of La Mesa for the last 21 years, died at his home here last Saturday, and was buried Tuesday afternoon in Glen Abbey Memorial park after Masonic services in the chapel at Erickson Funeral parlors.

Mr. Clements was a native of England, and was nearing his 84th birthday at the time of his death. For 25 years he had been a resident of California, coming to this state from Canada, where he had been engaged in the hotel business.

He was a charter member of La Mesa Masonic lodge and Rev. Charles William Hill, past master of the lodge, spoke at the funeral service.

Three generations survive Mr. Clements. He leaves a wife, Mrs. Elizabeth Clements, and a daughter, Mrs. Jennie Lott, both of La Mesa. The surviving grandchildren are Austin and Olive Lott of La Mesa, Bert Lott and Mrs. Mary Holmes of San Diego, and Clement Lott of Own Sound, Canada.

Death Claims Local Pioneer

**Services Held Saturday
For Mrs. A. H. Clements;
Lived Here 34 Years**

Mrs. Elizabeth Clements, for 34 years a resident of La Mesa, passed away February 20, aged 89. She was active almost to the time of her death.

Mrs. Clements, a native of Ontario, Canada, was the widow of Austin Henry Clements, who died in 1929.

Mrs. Clements leaves her daughter, Mrs. Mary J. Lott of 4634 Date avenue, with whom she was making her home at the time of her death; a brother, Peter Coats of Ontario; and four grandchildren and nine great-grandchildren.

Private funeral services were held Monday in the Erickson-Anderson chapel. Rev. C. Boone Sadler Jr., officiating. Interment was in Glen Abbey.

La Mesa Scout February 26, 1943, p. 1

La Mesa Scout February 15, 1929, p. 1

G. H. HOUGHTON SAN DIEGO BROKER BUYS IN REAL ESTATE

The Clement place on Lookout avenue was sold to Mrs. Minnie H. Houghton of San Diego this week. Ten acres adjoining the Porter property were also purchased by Mrs. Houghton. Mr. and Mrs. Houghton plan to move to La Mesa the first part of next month and will make their home in the house just purchased. The sale was made through Ball and McMahan.

La Mesa Scout June 17, 1921, p. 4

Mr. G. H. Houghton, a retired broker of San Diego and a former resident of National City, has made heavy investments in real estate in and about La Mesa totalling, it is said, approximately \$40,000.

Many of the sales made to Mr. Houghton, including a half dozen or more business lots on Lookout avenue and in the main business section, and several large tracts both east and west of La Mesa on El Cajon boulevard, are still pending, and definite announcement as to their exact location, the considerations paid for them, etc., is therefore withheld until the deals are definitely closed.

The sale of the Moon Theatre building and the La Mesa Garage at the corner of Lookout and Palm avenues has been definitely concluded, however, through the agency of Hurlburt & Brown, and it is understood the above sales were cash transactions. The consideration was not named. Also Messrs. Ball & McMahan last week sold to Mr. Houghton the beautiful residence property of Mr. A. H. Clement on Grant avenue, where Mr. Houghton will make his permanent home in the near future.

La Mesa Scout June 24, 1921, p. 1

H. G. HOUGHTON BUYS SCHLOTTER BLOCK AND HAWLEY RANCH

Hurburt & Brown announce the sale last week to Mr. H. G. Houghton of the Schlotter building which is located at the corner of Lookout and Palm avenues. The consideration of the sale was not named.

The sale has been pending for some time, according to Mr. Brown, but was not definitely closed until last week. Mrs. R. Schlotter, the former owner of the building is now residing in Los Angeles.

The building is one story in height, has a frontage of fifty feet on Lookout avenue, has a 60 foot depth, is built of concrete blocks, and contains two store rooms, the one at the corner now occupied by the restaurant, and the one next door now leased by Mr. Maxwell of the Maxwell Brack Shop.

Another purchase made by Mr.

Houghton last week was that of the G. M. Hawley ranch just east of La Mesa and located on the west side of the highway at the foot of the Grossmont grade. This sale was made direct for a consideration of \$5,000, it is stated.

The ranch is ten acres in extent. There is a five-room modern house on the place, and two good wells yielding about an inch of water. About 5 acres of the land are at present under cultivation and are set out to strawberries, now bearing. The other five acres are uncleared land. In addition to the wells Mr. Hawley has been using water from the Cuyamaca Water Co.

Possession of the place will be given on the 8th of September. It is the intention of the Hawleys to move to their Sweetwater ranch, where Mr. Hawley has a 35-acre tract which he desires to put under intensive cultivation.

The highway store now being operated by the Hawleys, and ground immediately surrounding it, were not included in the sale, it is stated, but have been reserved by the Hawleys, who will continue in business there as in the past.

DAN McNULTY QUILTS BUSINESS

Dan McNulty sold his store building and candy store Thursday to H. G. Houghton for \$5,000. The sale was made direct.

Included in the sale is the concrete and tile building next to Noyes' drug store, erected by McNulty last September, the lot 25x100 feet, and the entire stock and fixtures.

Dan states that he is retiring from business, owing to ill health. His future plans are indefinite, but he will continue to make La Mesa his home for the next few months. McNulty's retirement marks the close of his 11th year in business in La Mesa, all of which time has been spent at his candy store and cigar stand at the corner of Lookout and Palm avenues. During that 11 years Dan has had the opportunity of seeing so many businesses come and go in La Mesa that he has come to be regarded as a fixture, one of the "old reliables" who could be banked on not to change—always on the job, at the same old stand. But here he has gone and sold out.

Those of us in La Mesa who sit at the feet of the "God of Things As They Are" will be put at sea by such actions. Our little world is turning topsy-turvy. It makes one wonder—what next?

Mrs. Houghton states that she and Mr. Houghton have not yet decided definitely what disposal they will make of the building and the business, but that they will in all probability lease it as they have done their other extensive holdings in the business section here.

H. G. HOUGHTON OPENS REAL ESTATE OFFICE

H. G. Houghton, extensive property holder in La Mesa and the back country, will open a real estate office here. He now has under process of construction an office building on his lot on Lookout avenue between the bank and the barber shop. Mr. Houghton states that he has long had a license to deal in real estate in California, but has never used it until now.

His property holdings in La Mesa and along the paved highway between San Diego and El Cajon, have become so extensive that he has been forced to establish a down town office to properly look after his leases and rentals.

W. B. Dufford has charge of the construction of the new office building for Mr. Houghton.

La Mesa Scout September 1, 1922, p. 1

H. G. Houghton Buys Business Property

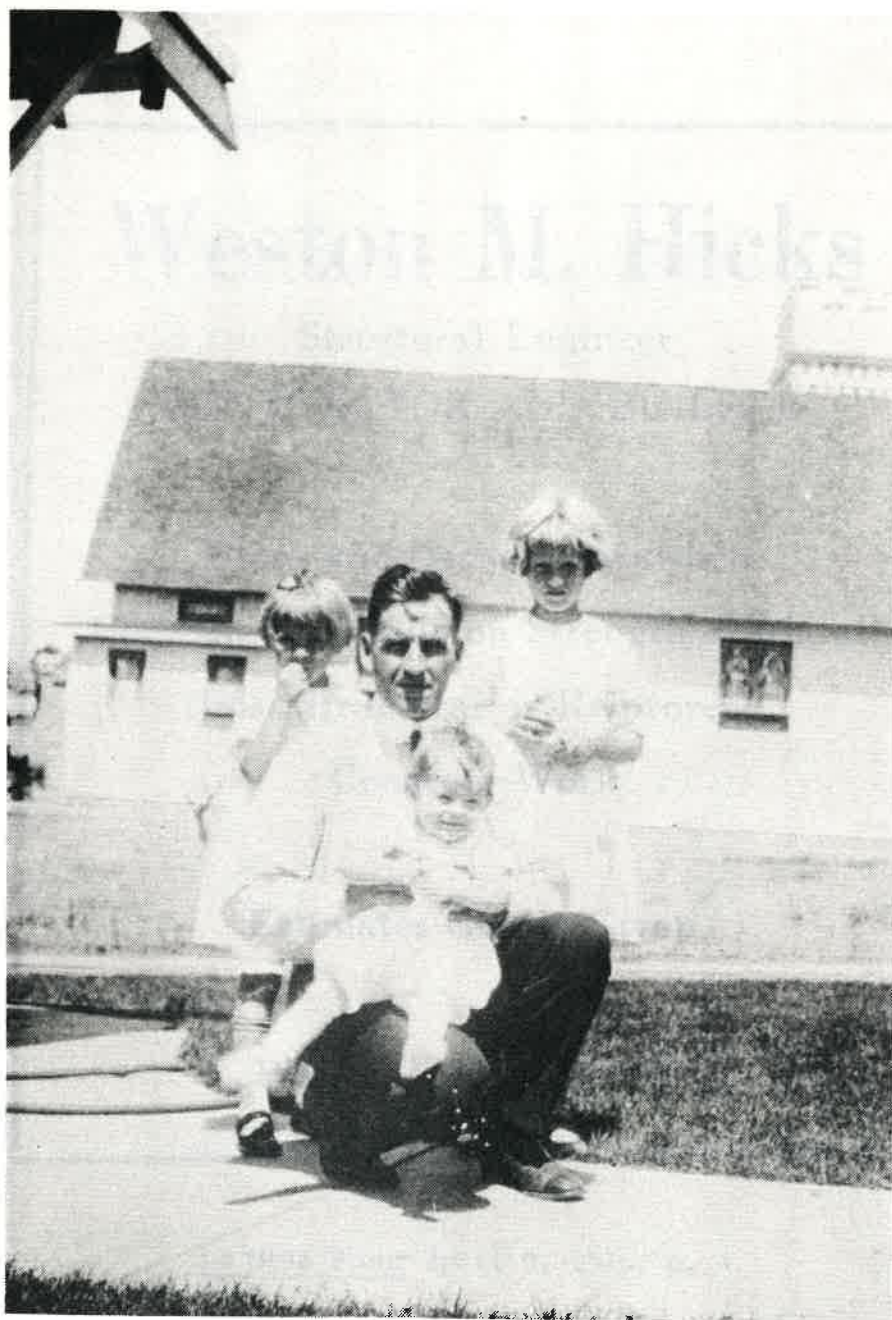
H. G. Houghton, local capitalist, this week purchased through the C. Ball agency the southerly 50 feet of lot 13 and 14, block 1, La Mesa Springs. This property is a very desirable business location, being just north of the Flax department store.

Houghton has made no announcement as to plans for improving same.

La Mesa Scout December 14, 1928, p. 1



Minnie Houghton Hicks, c. 1910



Weston M. Hicks and three of his four children -
(left to right) Elizabeth, Robert, and Eleanor,
c. 1925. La Mesa's Baptist Church is in the
background.

Weston M. Hicks

Structural Engineer

CONTRACTOR AND BUILDER

Plans and Designs Furnished
Computation made on Strength of Mate-
rials. Structural or Reinforced
Concrete Work

Estimates Gladly Given

Phone La Mesa 236-W

DAVIS, HICKS AND KAY ARE LA MESA'S NEW CITY TRUSTEES

R. W. Davis, Weston M. Hicks, and Frank G. Kay are La Mesa's new city trustees as the result of Monday's election, and L. Sperbeck is the new city treasurer elected to succeed himself.

A 70% vote was cast, 488 out of a total registration of 700, showing the lively interest exhibited in the election.

Following was the vote:

For Trustee

Davis	308
Kay	298
Hicks	295
Johnson	232
McCurdy	139
Nystrom	102

For Treasurer

Sperbeck	273
Mrs. A. W. Livett.....	16

Sperbeck was the only candidate appearing on the ticket for treasurer, the 16 votes for Mrs. Livett being written in. Nystrom was the only candidate up for re-election, all the others being new aspirants.

Rites Monday For La Mesa Weston Hicks

EVENING TRIBUNE Dispatch

LA MESA—Weston M. Hicks, 78, of 8415 Grant Ave., a former city Planning Commission member and city councilman, died yesterday.

A native of Maine, Mr. Hicks had lived here since 1924.

Services will be held at 11 a.m. Monday at Erickson-Anderson Mortuary. Cremation is planned.

Mr. Hicks is survived by his widow, Minnie; three daughters, including Mrs. Hugh Kidder of La Mesa and Mrs. Elizabeth Gray of San Diego, a son, and 11 grandchildren.

Weston M. Hicks

Services were conducted this Monday for Weston M. Hicks, 78, 8415 Grant Ave., a onetime La Mesa city councilman and planning commissioner, who died last Friday in a hospital.

A resident of the county for 42 years, he was a native of Maine who earned his engineering degree from the University of Maine. He followed that profession until his eventual retirement as a building contractor.

Survivors are his widow, Minnie H.; three daughters, including Mrs. Hugh Kidder and Mrs. Elizabeth Gray of San Diego; a son, Robert H., now living in Holland; and 11 grandchildren.

La Mesa Scout March 17, 1966, p. 2

Evening Tribune March 12, 1966, p. A-3