

# Historic Designation of the Lizzie and Gerald DeStafford House



## 2040 Dale Street

Prepared for Richard Arroyo by:  
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1824 Sunset Boulevard,  
San Diego, CA 92103  
619-574-6247

Submitted: January 8, 2015

# “At-a-Glance” Report Summary

## Required Forms and Documentation



Check Yes or No, indicating whether or not the following required documentation has been provided:

### Report Copies

Y N Provide one copy of the Historical Resource Research Report, stapled at the corner

### Department of Parks and Recreation Forms

Y N Primary Record (523a)  
Y N BSO Record (523b)  
Y N Archaeological Record (523c) (if applicable)  
Y N District Record (523d) (if applicable)  
Y N Locational Map (523j) (if applicable)  
Y N Sketch Map (523k) (if applicable)  
Y N Continuation Sheet (523l)

### Attachment A

Y N Assessor’s Record  
Y N Notice of Completion  
Y N Water Sewer Records  
Y N Building Permits  
Y N Site Plan with Footprint  
Y N County Lot & Block Book  
Y N Previous Survey Forms

### Attachment B

Y N Chain of Title  
Y N Directory Search  
Y N Deed from Date of Construction

### Attachment C

Y N City SD 800 Scale Eng Maps  
Y N USGS Maps  
Y N Original Subdivision Map  
Y N 1886/1887 Sanborn  
Y N 1906 Sanborn  
Y N 1921 Sanborn  
Y N 1940 Sanborn  
Y N 1950 Sanborn  
Y N 1956 Sanborn

### Attachment D

Y N Historical and Transitional Photos  
Y N Current Photos of North Elevation  
Y N Current Photos of East Elevation  
Y N Current Photos of South Elevation  
Y N Current Photos of West Elevation

### Attachment E

Y N Criterion A Documentation  
Y N Criterion B Documentation  
Y N Criterion C Documentation  
Y N Criterion D Documentation  
Y N Criterion E Documentation  
Y N Criterion F Documentation

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

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 9

\*Resource Name or # **Lizzie and Gerald DeStafford House**. APN: 539-156-12-01

**P1. Other Identifier:**

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 Location:**  Not for Publication  Unrestricted

\*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2040 Dale Street City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: This property is located in the U.S.G.S. quadrangle San Diego as a portion of Lot 24 of the Seaman & Choates Addition Subdivision Map #631. The Subdivision Map #631 was approved on May 14, 1890, it was surveyed and platted by Edwin M. Capps, C.E.. The house at 2040 Dale Street is in an area generally known as South Park today.

\***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 1908 Gerald and Lizzie DeStafford House is an excellent example of the Arts & Crafts movement Craftsman era bungalow. The 1,291 square feet bungalow has been split into two units, the front unit has two bedrooms and one bathroom, the back unit, reportedly built sometime in the 1950s, contains one bedroom and one bathroom. A back addition was added onto sometime in the 1950s, during this time a side door was also added to the south side of the front house to access the back unit. According to the Sanborn Maps, it appears the addition enclosed the back southwest of the house and added several feet to the southern side, an original window was lost in the process, replaced with an aluminum sliding window with a wood casing. However, this does not distract from the overall feel and character of the bungalow as it is in the rear of the house. The wood window casings of the original house with the exception of a south-facing kitchen window are all original. The two north facing windows do retain their original wood casings, however not their original old wavy glass windows, these be restored in the future. The original 1908 stable at the rear of the property has been reduced to a one-story garage and is not part of the designation application. The detached board and batten garage has been remodeled and has lost its top half-story, thereby destroying its character-defining high-pitched roof, windows and cross gables. While the present structure does maintain its original board and batten siding, it is not included with this designation nomination application. The historic photos show a rare barn or stable for South Park. On April 2, 2007, Baymont Enterprises LLC recorded the Certificate of Consent to Recoration of a Condominium Plan pursuant to the Civil Code Section 1351(e), which divided the parcel into three separate lots. Lot 23 was separated from Lot 24 and is the focus of this report. Pacel Map 20079 defines a Unit 1 as 2040 Dale Street, Unit 2 was 2044 Dale Street and Unit 3 as 2921 Hawthorn Street. Each identified as a condo and was legally separated as three different and separate parcels with three different owners. This report only deals with 2040 Dale Street (Lot 23) and not the other two properties.

\***P3b. Resource Attributes:** (List attributes and codes)

\***P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing

P5b. Description of Photo: (View, date, accession #) November 23, 2013

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

Historic

Prehistoric

Both

\***P7. Owner and Address:**

Richard Arroyo  
 607 Flying Cloud Drive  
 Imperial, CA 92251

\***P8. Recorded by:** (Name, affiliation, and address)

Allen Hazard and Janet O'Dea  
 1824 Sunset Blvd.  
 San Diego CA 92103

\***P9. Date Recorded:** December 20, 2014.

\***P10. Survey Type:** (Describe) Intensive.

\***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

\***Attachments:**  NONE  Location Map  Sketch Map  Continuation

(Required for buildings, structures, and objects.)

Sheet

Building,

Structure,

and

Object

Record

Archaeological Record

District Record

Linear Feature Record

Milling Station Record

Rock Art Record

**BUILDING, STRUCTURE, AND OBJECT RECORD**

- B1. Historic Name: Lizzie and Gerald DeStafford House.
- B2. Common Name:
- B3. Original Use: Multi-Family Residence
- B4. Present Use: Duplex/Multi family residence

**\*B5. Architectural Style: Craftsman bungalow**

**\*B6. Construction History:** (Construction date, alterations, and date of alteration)

On January 23, 1893, Lizzie E. DeStafford bought lots several lots, including lots, 23 and 24, block 54 from Daniel Choate. This was just three years after the Seaman and Choates Addition subdivision was formed (Map 631, filed May 14, 1890, surveyed and platted by Edwin M. Capps, C.E.) in 1890. In February 1908, after owning the land for fifteen years, Lizzie and her husband, Gerald Arthur DeStafford built a Craftsman bungalow on lots 23 and 24 of block 54. The cottage was commissioned by the DeStaffords and built by local building contractor Read T. Souther. The notice of completion was filed on February 13, 1908 with the work having been finished on February 10, 1908, listing Read T. Souther as the contractor for a one-story cottage and one and a half-story barn. The notice of completion is listed for lots 22 and 12 ½ feet of lot 23 for block 54. The first assessment for Lots 23 and 24 was in 1908 for \$400 and \$300, likely the bungalow cost \$400 and the stable cost \$300. A review of the building permits includes an order for sewer connection is dated February 1930 and a work order to renew water service is dated August 19, 1963. The house was converted into a duplex most likely in the 1950's however no building permit was filed to show the exact date. A permit for a re-roof was taken out on January 30, 1977; a permit for electrical work is dated November 28, 1980. On April 2, 2007, Baymont Enterprises LLC recorded The Certificate of Consent to Recoration of Condominium Plan pursuant to Civil Code Section 1351(e), which divided the parcel into three separate lots. Lot 23 was separated from the lot 24 and is the focus of this report. Parcel Map 20078 defines, Unit 1 as 2040 Dale Street, Unit 2 was 2044 Dale Street and Unit 3 is 2921 Hawthorn Street. Each identified as a condominium and was legally separated as three distinct and different units with three different owners.. This report only deals with 2040 Dale Street (lot 23) and not the other two properties.

**\*B7. Moved?** No Yes Unknown **Date:** **Original Location:**

**\*B8. Related Features:**

B9a. Architect: Builder: Read T. Souther, Building Contractor

**\*B10. Significance:** **Theme:** Residential Architecture

**Area:**

**Period of Significance: 1908** **Property Type:**

Multi-family dwelling / duplex **Applicable Criteria: C**

The house at 2040 Dale Street merits historical designation under Criteria C for its integrity as an Arts & Crafts movement Craftsman bungalow.

The 1908, Lizzie and Gerald DeStafford House is an excellent example of the Arts & Crafts movement bungalow pre-World War One period. The house at 2040 Dale Street retains its architectural integrity in location, design, setting, materials, workmanship and feeling. (See Continuation Sheets)

B13. Remarks:

**\*B14. Evaluator:** Allen Hazard and Janet O'Dea

**\*Date of Evaluation:** December 1, 2014



Google Maps

(This space reserved for official comments.)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

P3 a. Description (continued):

The roof material is composite. The roofline is low-pitched or hipped double-gable. The rear addition has a flat roof. Originally the rear part of the bungalow had a shed roof. Both the front or east and north gables features decorative gable stick work.

The front porch roof supports with its cap supporting a cross beam are all original. A concrete walkway leads from the street to a small entry and side porch, up two concrete steps to the front stoop. The entry or stoop details contribute to the Craftsman bungalow character-defining features; there is tongue and groove bead board above the entryway, which leads to the Douglas fir paneled front door. The door has large bottle glass window. Though the door and hardware appear to be original, the bottle glass window is likely a replacement from sometime in the 1950s. There is a central brick chimney, however the bungalow has lost its fireplace during its split into two units.

There is an attic vent just under the north gable. The upper body is shingled separated by a course line and the lower body is shiplap siding. The course line is made up of two horizontal wood bands with a small decorative strip to separate the contrasting siding.

The front or eastern windows are all original; these include a large double-hung window, the Chicago-style bank of windows under the small front roof gable and the fixed attic window. The side windows and the attic window all feature original wood mullions (4 over 6 and 5 over 6). The south elevation of the bungalow also features an original double-hung window. The entry area features an original double-hung window as well. The back addition has a modern double-hung window. The wood window casings are all original to the house with the exception of a south-facing kitchen window. The two north facing windows do retain their original wood casings, however not their original old wavy glass windows. These may be restored in the future.

A back addition was built sometime in the 1950s. During this time a side door was also added to the south side of the front house to access the back unit. According to the Sanborn Maps, it appears the addition enclosed the back southwest of the house and added several feet to the southern side. An original window was lost in the process, replaced with an aluminum-sliding window with a wood casing. However, this does not distract from the overall feel and character of the bungalow from the street.

The detached board and batten garage has been remodeled and has lost its top half-story, thereby removing its character-defining high-pitched roof, windows and cross gables. While the present structure maintains its original board and batten siding, it is not included with this designation nomination application. The historic photos show a rare barn or stable for South Park. A modern chain-link fence is at the front or east elevation and part of the south elevation, the fence does not significantly distract from the bungalow and is removable.

The Craftsman style interior has been remodeled and is not a part of this designation nomination.

**B. 10. Significance (continued)**

**Criterion C – Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.**

SIGNIFICANCE STATEMENT FOR CRITERIA C - The Lizzie and Gerald DeStafford House is an excellent example of a 1908 Craftsman bungalow that embodies and reflects the distinctive characteristics of the Craftsman bungalow style during the early 20<sup>th</sup> century Arts and Crafts movement. The house is significant for illustrating the Craftsman architectural style features, including wood frame construction, hip roof, wood cladding, wood-sash windows and wood door. The house retains nearly its entire original character-defining features; it also nearly all its original massing, spatial relationships and proportions.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

(Continuation)

The early 20<sup>th</sup> century Craftsman era bungalow features, include; an asymmetrical façade, the low-hipped roof, cross-gable, small shed roof entry with detailing, overhanging eaves, exposed rafter tails, smaller front gable, Chicago-style windows, large double-hung front window, an attic fixed 5 over 6 mullion window, side porch, Douglas fir front door shingle and shiplap sliding separated by two large horizontal bands of wood and decorative gable wood stick work which, all contribute to the significance of this house. The house is significant for its use of design and craftsmanship. While little is known of the builder, Read T. Souther, who only lived in San Diego for about 15 years, the house clearly reflects a gifted builder and is a tribute to him as well as the others who constructed it.

The DeStafford House reflects many Craftsman era distinctive characteristics of this construction period, type and style of the Arts and Crafts movement. The forms and materials clearly demonstrate through the presence of essential physical features the function of a modest yet artistic house of the early 1900s. The age and physical features reflect an early era of the Craftsman period. The house is also significant for being built at a time of increasing popularity among the masses in America. It is neither a grand house nor a mansion, it was typical of the first wave of bungalow, Craftsman houses being built across America at a time when bungalows offered the average American home ownership.

The 1908 DeStafford House is significant for being one of the first dozen houses built in the Seaman and Choates Addition subdivision as well as one of the first homes built in what is now commonly recognized as South Park. In 1906, the community of South Park began to evolve into a developed residential district. That year, the Bartlett Estate Company acquired the South Park Addition and began to sell off parcels within the subdivision. In 1906, the Bartlett Estate Company financed the construction of an electric streetcar: the South Park and East Side Railway. It began at the intersection of 30th and Juniper Streets and ended at the intersection of 25th and D Streets in Golden Hill. In 1907, service was extended from Golden Hill to downtown San Diego at 4th and D Streets. The first homes were concentrated along 28th Street and Granada Avenue, adjacent to the eastern border of City Park (Balboa Park).

Susan Bugbee's 2010 book entitled: *South Park* states that seven houses were erected in 1906 in South Park by the Barlett Estate Company (three on 28th Street and three on Bean-later Granada Avenue). Other 1906 built houses include the Charles N. Andrews residence at 1427 28th Street, the Will M. Gray residence at 1525 28th Street, the Walsh/Griffin residence at 2832 Beech Street, the Rufus Bledsoe residence at 1344 Granada Avenue, and the Fraser/Stout residence at 1406 Granada Avenue. The City of San Diego Greater Golden Hill Historic Resources Survey (2011) lists the 1906 Josephine Scripps Residence at 1355 28th Street (HRB #180), the 1906 Fletcher-Halley Residence at 1612 Granada Avenue (HRB #349).

Bugbee stated that in 1907, two large houses were built: the E.S. Belcher residence at 1430 Bean (Granada Avenue) and the Mrs. M.V. Shaw residence at the corner of Bean (Granada Avenue) and A Street. According to Bugbee, in the original 1870 subdivision map of South Park only one house is identified as completed in 1908. The 1908 Peter M. Price Residence by Irving Gill at 1355 Granada Avenue (HRB #485) is also among the earliest homes built in South Park.

The 1908 Craftsman at 2040 Dale Street appears to be among the earliest houses built in the area commonly referred to as South Park. The Craftsman at 2040 Dale Street is significant in that it has excellent integrity and is a pre-1910 construction among the first dozen houses built in the area before the great housing boom of 1911 that defines South Park today.

In 1909, plans for the 1915 Panama Pacific Exposition were announced. Many houses were built in 1911-1920 following the groundbreaking for the 1915 Panama Pacific Exposition at nearby Balboa Park. The majority of these house styles were Bungalows, Craftsman, Prairie School and later Spanish Revival designs.

In addition to Irving Gill, other significant architects such as Del Harris, H.J. Lang, Walter Keller, Charles H. Tifal, Richard Requa, William S. Hebbard, the Quayle Brothers, William Wheeler, Carlton Winslow, designer Ralph Hurlburt, builders Joseph B. Burness, David Owen Dryden, Arthur E. Keys, Alexander Schreiber, the Bartlett Estate Company and large building companies such as the Pacific Building Company, the Dennstedt Company and Brawner & Hunter as well as nearly forgotten carpenters and builders built distinctive homes in South Park during the early 20th century.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

*(Continuation)*

Therefore, the 1908 bungalow at 2040 Dale Street is significant for being one of the oldest surviving houses in South Park. The house is significant for predating the 1911 announcement for the 1915 Panama Pacific Exposition and the subsequent residential housing boom of 1911-1918 (end of World War One). The house is significant and is an example of an early 1900s artistic, well-designed, Craftsman bungalow and should be designated as such.

The recognized exterior elements and characteristics associated with the Arts & Crafts movement era Craftsman bungalow style include:

- ∞ Gable roof
- ∞ Usually 1 – 1 ½ stories
- ∞ Low pitched gable or hipped roof
- ∞ Wide overhanging eaves
- ∞ Exposed rafters
- ∞ Shingle and shiplap wood siding
- ∞ Decorative brackets under gable
- ∞ Porch (entry on side for privacy)
- ∞ Sloping (battered) foundation
- ∞ Double-hung windows, simple wide casings

According to the Draft Historic Context Statement for the Greater Golden Hill Community Plan Update, the character-defining features for houses built during the development of the area as a streetcar community between 1905 and 1930 feature the following character-defining features:

- ∞ One or two-stories
- ∞ Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles
- ∞ Wood-frame construction
- ∞ Gable, hip or flat roof
- ∞ Stucco or wood cladding
- ∞ Wood-sash windows (typically double hung) or casement windows
- ∞ Wood door (glazed or paneled)
- ∞ Prominent front or side porches

The house at 2040 Dale Street clearly retains nearly all the cited character-defining features of single-family residences built between 1905 and 1930 within the Greater Golden Hill community. The house at 2040 Dale Street clearly reflects the Arts and Crafts movement era of the early 20<sup>th</sup> century architectural aesthetic and time in which it was designed and built.

THE BUNGALOW / CRAFTSMAN ERA, 1901-1916. The Craftsman style embodies the Arts and Crafts movement in its timing and aesthetic. The Arts and Crafts movement was a social movement that defied the fussy Victorian era before it and it also resisted the coldness of mechanical production occurring during the Industrial Revolution. By turning away from the use of machines to create art, protagonists of the movement concentrated on creating thoughtfully constructed objects by hand and limiting machine use to the most mundane production processes. Origins in the British Arts & Crafts Movement (William Morris, John Ruskin, Charles Robert Ashbee, A.W.N. Pugin) of the late 19th century were a reaction against the Victorian/Industrial Age. Socially, bungalows helped to create a thriving middle class. Bungalows also contained elements of Japanese buildings and Swiss chalets styles. This movement spread from England to America, while the focus shifted to house building and to the decorative arts, including furniture, ceramics, textiles, etc. The Arts and Crafts movement also incorporated the use of natural materials such as wood, brick in the building of bungalows and Craftsman houses to reconnect it to the natural world as a way of life.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

(Continuation)

The name "Craftsman" comes from designs presented in the artistic and popular Craftsman magazine, published by Gustav Stickley from 1901-1916. The American Arts and Crafts movement was inextricably linked to the British movement closely aligned with the work of William Morris and the second generation of architect-designers, including Charles Robert Ashbee (1863-1942), who toured the United States, and Charles Francis Annesley Voysey (1857-1941), whose work was known through important publications such as *The Studio*. British ideals were disseminated in America through journal and newspaper writing, as well as through societies that sponsored lectures and programs. The U.S. movement was multi-centered, with societies forming nationwide. Boston, historically linked to English culture, was the first city to feature a Society of Arts and Crafts, founded in June 1897. Chicago's Arts and Crafts Society began at Hull House, one of the first American settlement houses for social reform, in October 1897. Numerous societies followed in cities such as Minneapolis and New York, as well as rural towns, including Deerfield, Massachusetts.

Unlike in England, the undercurrent of socialism of the Arts and Crafts movement in the United States did not spread much beyond the formation of a few Utopian communities. Rose Valley was one of these artistic and social experiments. William Lightfoot Price (1861-1916), a Philadelphia architect, founded Rose Valley in 1901 near Moylan, Pennsylvania. The Rose Valley shops, like other Arts and Crafts communities, were committed to producing artistic handicraft, which included furnishings, pottery, metalwork, and bookbinding. The Byrdcliffe Arts and Crafts Colony was another Utopian Arts and Crafts community. Outside of Woodstock, New York, Englishman Ralph Radcliffe Whitehead (1854-1929) and his wife Jane Byrd McCall Whitehead (1861-1955) founded Byrdcliffe, which was completed and operating by 1903. Locally, the San Ysidro Little Landers' Land Colony was an attempt in 1908 at a small-scale cooperative agricultural community. It lasted until 1925.

In urban centers, socialist experiments were undertaken on a community level, frequently in the form of educating young women ideals of craftwork and simplicity in decorative work, including the metalwork and pottery of the Arts and Crafts movement. Schools and training programs taught quality design, a cornerstone of the Arts and Crafts movement. In Boston, the Saturday Evening Girls Club, established in 1899 as a reading group for immigrant girls, founded the Paul Revere Pottery, which began producing pottery in 1908 and offered the girls the ability to earn good wages within the community. Newcomb Pottery was formed in New Orleans in the winter of 1894-95 under the auspices of the H. Sophie Newcomb Memorial College, an educational institution for women.

The Craftsman style was the dominant style for both smaller bungalows and larger Craftsman houses built throughout the country during the period from about 1900 until the early 1920s. The Craftsman style had its origins in the Shingle Style of the east coast and northern California. In California, the Arts and Crafts house was interpreted by many architects, including Charles Sumner Greene and Henry Mather Greene in Pasadena, Bernard Maybeck in Berkeley, and Irving Gill and Richard Requa in San Diego. Craftsman houses were also inspired primarily by the work of Greene and Greene – who practiced together in Pasadena, California from 1893 to 1914. Several influences – the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts – led the Greenes to design and build intricately detailed buildings. In 1903 they began by designing simple Craftsman-type bungalows. By 1909, they had designed and executed several exceptional landmark examples such as the Gamble House that has been called the "ultimate bungalow".

The Arts and Crafts movement came to San Diego not only in the bungalows and houses designed by architects but also by the craftsmen who created California China Products Company tiles, Valentien pottery, and Markham pottery, which was distributed by Orr's Gallery. Anna Valentien also made hammered copper metal ware and jewelry for J. Jessop & Sons. Local stores served as outlets for nationally distributed Arts and Crafts goods. Anyone seeking Roycroft wares would find them only at J. Jessop & Sons, Inc., Jewelers, Stationers. Marston's Department Store advertised that they were the sole agent for "Genuine Craftsman Furniture." Teco Pottery could be purchased at Alfred Stahel & Son, while Rockwood Pottery was available at the studio of photographer Harold A. Taylor.

San Diego early 20th century houses were built along streetcars, in North Park, Mission Hills, Bankers Hill, University Heights and South Park. Architectural styles during this time included, bungalows, Craftsman, Prairie School, Mission Revival and later Spanish Revival and other Period Revival houses. Houses were often times modest in scale and creative in design. Many Craftsman houses were set back from the street, featured large front or side porches, gable roofs, exposed rafter tails, decorative beams or brackets and wood shiplap and/or shingle siding.



**BUILDING, STRUCTURE, AND OBJECT RECORD**

(Continuation)

The modest bungalow, small houses built during the early 20<sup>th</sup> century often cost as little as \$900 to build and helped to fulfill many American's wishes for their own home, equipped with all the latest modern conveniences. Central to the bungalow's popularity was the unique idea that simplicity and artistry could harmonize in an affordable house. The bungalow, Craftsman era was a rare occasion in which serious architecture was found outside the realm of the rich. Bungalows allowed people of modest means to achieve something that they had long sought – respectability. With its special features, style, convenience, simplicity, sound construction and excellent plumbing, the bungalow filled more than the need for basic shelter, it provided fulfillment of the American dream. The bungalow was practical and symbolized for many the best of the good life, your own plot of land, privacy and independence.

The California style drew inspiration not only from oriental designs but also from the California missions and other early adobe buildings. Irving Gill's style evolved from the more traditional Arts and Crafts style of the Marston House to a style incorporating the massive walls and arcades of the Mission style as exemplified by the La Jolla Woman's Club. Gill envisioned a "simple cube house with creamy walls, sheer and plain, rising boldly into the sky unrelieved by cornices or overhang of roof, unornamented save for the vines." These and similar residences were given extensive publicity in magazines such as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*. The Craftsman style was still in vogue in 1908 and these publications familiarized builder Read T. Souther and the rest of the nation with the style that reflected the Arts and Crafts movement ideals.

The Arts and Crafts movement came to an end by the beginning of World War I. The war, the death of Elbert Hubbard, the bankruptcy of Gustav Stickley in 1916 (which included Craftsman Farms, an office building /showroom, and other enterprises that proved to be financially unsound) all at a time when there was a change in national taste were the underpinnings of the undoing of this style. In San Diego, Arts and Crafts movement

Craftsman and bungalow houses would continue to be built through the teens, slowly however Mission Revival and later Spanish Revival houses would become the dominant residential architecture in San Diego and across America.

The Craftsman at 2040 Dale Street clearly reflects the 1908 Arts & Crafts movement aesthetic and time in which it was built. This 1908 bungalow lies within the Greater Golden Hill Community Plan (1988) and within modern South Park today. However, the bungalow at 2040 Dale Street lies outside the proposed South Park Historic District, it also lies outside the Golden Hill potential conservation area, according to the 2011 Greater Golden Hill Historic Resources Survey. Therefore, the house lies outside future protective historic protection and its owner seeks to designate the house individually in order to preserve it.

The following is an analysis of the Lizzie and Gerald DeStafford House to demonstrate how it meets the Secretary of the Interior Standards for the Treatment of Historic Properties.

1. *Location*. According to the 1921 Sanborn Fire Map, the house has not been moved from its original location and thus has excellent location.

2. *Design*. The house is an excellent example of the Arts and Crafts movement Craftsman bungalow architectural style of the early 20th century. It has many of the character-defining features of a Craftsman bungalow; including the asymmetrical façade, the roofline, which is a low-hipped, the cross gable roof, decorative gable stick work with cross-beams on the east and north elevations, shiplap on the lower body and shingle siding on the upper body separated by two horizontal boards as a course line which give the house a grounded or horizontal feel. Exposed rafter tails with overhanging eaves, an asymmetrical façade, small side porch entry, double-hung and prominent Chicago-style wood windows, an attic fixed 5 over 6 mullion window and the Douglas fir front door. Overall, the shape, bulk, scale and design of the house appears to have excellent integrity.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

(Continuation)

3. *Setting.* The house in the Seaman and Choates Addition in South Park remains situ. South Park is a streetcar neighborhood that features bungalows, Craftsman, Prairie School, Mission and Spanish Revival houses built during the early 20th century. The houses surrounding 2040 Dale Street are reflective of early 20th century architecture and provide an excellent setting.

4. *Materials.* The materials appear to be mostly made with organic materials and are largely original. The house has a composite roof, shiplap and shingle siding, decorative gable stick work with crossbeams on the east and north elevations, exposed rafter tails with overhanging eaves and the Douglas fir front door. The windows are wood and mostly original, with the exception of two double-hung windows on the north side that retain their original size and wood frame, but have been replaced. The windows on the rear and two of three windows on the south side are new as is a door on the south side that was created by a 1950s remodel/addition. The new windows and three-foot addition to the south are not clearly visible from the street. The foundation is concrete. Brick chimney is intact. Overall, the materials aspect of the integrity is good.

5. *Workmanship.* The house exhibits excellent craftsmanship in the low-hipped, double-gable roof, the use of both shingle and shiplap siding, Chicago-style windows, the double-hung windows, the exposed rafter tails, the overhanging eaves that provide shelter, the decorative gable stick work, the attic fixed 5 over 6 mullion window, the Douglas fir front door and the detail work on the side porch. The interior is not part of the designation application. The house was designed and built by local building contractor Read T. Souther. Overall, the workmanship aspect is excellent.

6. *Feeling.* The overall feeling of the neighborhood is that of an early 20th century streetcar bungalow community. The house at 2040 Dale Street was built in 1908 and is one of the earliest houses built in the immediate neighborhood. The historical sense and feel of a person walking down the street would be nearly the same as the 1910s through 1930s. The 1908 Craftsman bungalow house has excellent integrity; therefore, the feeling aspect is also excellent.

7. *Association.* Gerald and Lizzie DeStafford had the house commissioned and were the first owners. Lizzie's occupation is unknown. Gerald was a Secretary and early leader of the San Diego Society for the Prevention of Cruelty to Animals (later the San Diego Humane Society) and Secretary for the San Diego Chamber of Commerce. Wayne Compton lived in the house from 1919 to 1920. Compton was a prominent attorney in San Diego, before moving to the house at 2040 Dale Street. He lived in El Centro and was president of the El Central Chamber of Commerce. He also represented the Imperial Valley at the 1915 San Francisco and San Diego Panama Pacific Exposition. However, none of the owners or residents has an association that would merit designation alone. The builder was Read T. Souther, of whom little is known. He lived in San Diego from about 1903 until about 1917. Souther listed his occupation as a building contractor and is listed in the San Diego City Directory under Builders. However, he is not listed on the City of San Diego's Master Builders, Architects List. Therefore, the house does not have an Association that would merit designation alone.

The Arts and Crafts bungalow, Craftsman era house at 2040 Dale Street meets six integrity values under the National Register Guidelines. This clearly constitutes integrity significant for landmarking or designation under Criterion "C".

B11. Additional Resource Attributes: (List attributes and codes)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*B12. References:**

**Books**

San Diego City Directories, City and County, San Diego.  
Virginia and Lee McAlester, A Field Guide to American Homes.  
Susan H. Bugbee, South Park, San Diego, California. (2010)

**Maps**

Goggle Maps  
1921, 1956 Sandborn Fire Maps, California Room, San Diego Public Library  
*Mapworld* – USGS map Topo: Point Loma  
USGS Historic Topo: LaJolla: 1930, reprinted 1941, Scale 1: 62500  
City of San Diego 800 scale maps.

**Photos and Photo Archives**

Present Day Photos: Allen Hazard  
Period Photos (Copies): Carl Brockbank

**Historic Reports**

April 39, 2007, Historic Nomination of the Laura A. Tyler House, 1832 Dale Street, San Diego CA 92102, submitted to the City of San Diego in April 2007. Happy Hazard LLC, Allen Hazard and Janet O’Dea.

**Government Documents**

County of San Diego, Assessor, Mapping Division archive records, deeds and miscellaneous records.  
San Diego City Directory, 1905, Builders Index.  
Residential Building Records, County of San Diego  
Water and Sewer Records: Permits application records - City of San Diego  
U.S. Census Records, 1890, 1900, 1910, 1920, 1930, 1940  
Subdivision Map  
U.S. World War One Draft Card Registration, 1917-18, Wayne Compton.

**Newspapers and Magazines**

San Diego Union, January 1908, South Park ad.  
San Diego Union, February 16, 1908, Bartlett ad.  
San Diego Union, March 13, 1940, Wayne Compton Obi.

**Websites**

American Bungalow, What is a Bungalow”. Online, [www.americanbungalow.com](http://www.americanbungalow.com)  
Ancestry.com  
The Arts and Crafts Movement in America, Thematic Essay, Heilbrunn Timeline, The Metropolitan Museum of Art website.  
City of San Diego Historic Resources Board, Register of Designated Resources  
City of San Diego Planning Department, Biographies of Established Masters  
City of San Diego and San Diego County: The Birthplace of California, Volume 2 by Clarence Alan McGrew  
Greater Golden Hill Community Plan Update, Draft Historic Context Statement, June 2010.  
San Diego History Center, The Arts and Crafts Movement in America, Summer 1990, Volume 36, Numbers 2 & 3. By Mary Dutton Boehm.  
Uptown Context and Oral History Report. [www.sandiego.gov/planning/community/pfd](http://www.sandiego.gov/planning/community/pfd).

**Miscellaneous**

L.B. Powers and Son Plumbing Co. Inc. Powers Walks, Walking Tours by Allen Hazard, 2010.  
Old House Fair Program and Resources Guide, Neighborhood History. By Tracey Raz, June 18, 2011.  
Old House Fair Program and Resources Guide, Neighborhood History. By Karen Lamphere, June 15, 2013.  
South Park Historic District, early draft 206, South Park history, Bonnie Poppe and Beth Montes.

# Attachment A

## Building Development Information

- 
- A.1 – Assessor's Building Record
  - A.2 – Notice of Completion
  - A.3 – Water/Sewer Records
  - A.4 – Building/Construction Permits
  - A.5 – Site Plan with Footprint Showing Additions
  - A.6 – County Lot and Block Book Page
  - A.7 – Previous Survey Forms - Not available











Recorded at Request of J. F. Conroy Feb. 12, 1908 at 11 Min. Chet. 3  
 Delock P. M.  
 John H. Ferry County Recorder  
 By Walter Forward Deputy Recorder

# Notice of Completion filed Feb. 14, 1908

Notice of Completion of Work.  
 Notice is hereby given that we, i. e. de Stafford  
 and H. A. de Stafford owners of the property here  
 in after described caused a one story cottage and a  
 one and a half story barn to be erected upon the prop-  
 erty herein after described the contract for same which  
 was heretofore made with R. J. Southern, a con-  
 tractor, that the work on said buildings was actu-  
 ally completed on the tenth day of February 1908.  
 That the nature of the title to said property of said  
 owners is as follows, that is to say, more or less in  
 fee. That the property herein before referred to and on  
 which said buildings are situated is described as follows  
 to-wit: -

Lot 22 and the south 2 1/2 feet of lot 23 of block 5 of  
 Seaman & Christie addition to the City of San Diego county  
 of San Diego state of California said addition being a  
 portion of the South West quarter of Section No. 1138 in  
 said City of San Diego according to official map.

Witness our hands and seals this 13th day of February  
 1908.  
 Frank J. Kendall  
 Witness.  
 State of California }  
 County of San Diego }  
 L. E. de Stafford and H. A. de Stafford, being

MISCELLANEOUS BOOK 3  
 418  
 duly owners say that they are the owners of the property  
 described in the foregoing notice, that they have read  
 the same and know the contents thereof, and that the  
 same is true of their own knowledge.  
 Subscribed and sworn to before me this 14th day of  
 February 1908.  
 Frank J. Kendall  
 Notary Public in and for the County  
 of San Diego state of California  
 Recorded at Request of Weston J. Kendall Feb 14 1908  
 at 25 Min. past 11 o'clock A. M.  
 John H. Ferry County Recorder  
 By Walter Forward Deputy Recorder  
 Adler Forward  
 Notice of Completion  
 To whom it may concern  
 The title investment to  
 be hereby given that the improvement by Sarah M.  
 ... is the owner of lots 22 & 23, block 5 within  
 said addition to the City of San Diego county of San Diego  
 state of California, that she with the following imple-  
 ments which she has caused to be erected and ...  
 by R. J. Southern contractor by an ...  
 and ... and unless so hereby given that the  
 improvements were actually completed within the day of  
 Feb. 1908.

Form 8

2040

JAN 27 AM

OPERATING DEPT. SEWER CONNECTION ORDER

Location 3044 Dale No. 32267

Between Cape + Hawthorn Date 1/23/62

Lot 73+24 Block 54 Amt. Pd. 65-

Addition 5 E C

Owner A. Nielsen

SEWER INSPECTOR. You will make St

sewer connection at above location--Page 6/259

Remarks: X tra Pipe

2 of 1-30

K PERMIT CLERK.

Service Taps  
Main 17 ft. So from So line of Hawthorn St.

Service Enters  
Property 6' ft. in from line of St.



City of San Diego, California  
UTILITIES DEPARTMENT

88332

WORK ASSIGNMENT ORDER NO.

<input type="checkbox"/> INSTALL SERVICE AND TRANSFER METER	<input checked="" type="checkbox"/> RENEW SERVICE
<input type="checkbox"/> GATE VALVE MAIN TRENCH	<input type="checkbox"/> FIRE HYDRANT MAINTENANCE
<input type="checkbox"/> OTHER	

Group 136

ISSUED BY <u>Alburton</u>	ASSIGNED TO
DATE <u>11-15-62</u>	DATE

1. Account Number <u>27205</u>	2. Tax Number <u>23935</u>	3. Meter Identification <u>ST 6106542</u>
--------------------------------	----------------------------	---

4. Service Address <u>2040 Dale St</u>	5. Street Back & Range <u>H-21-B</u>
--	--------------------------------------

6. Legal Description Lot 24 Blk 54 Jensen & Chwatco

7. Present Location 715/514 Hawthorn on Dale st W

8. New Location 300/10/12/14 Cape st on Dale st W

9. Field No. <u>116</u>	10. Location Approval (Signature--Property Owner)
-------------------------	---

11. New Location -- As Installed

DC

12. Remarks Transferred to New main

227- Ins Book in gal

13. Date Completed <u>8-19-64</u>	14. Work Completed By <u>[Signature]</u>
-----------------------------------	--

No water service record was found

Roof Permit  
March 23, 1977

<b>Building Permit Application</b>		APPLICANT FILL HOUSE READY UNIT	
NAME (OR NAME OF BUILDING)		2090 DALE ST.	
Victor Pierce		GENESEE TRACT NUMBER: 44.00 PERMIT NUMBER: L37229	
MAILING ADDRESS NUMBER		R-3	
2044 Dale Street		204-172	
CITY		CITY LICENSE NO.	
San Diego 92104		297	
ZIP		PHONE NUMBER	
92104		235-5120	
NAME		ALLOWABLE COVERAGE	
J. P. Withrow		FLOOR AREA RATIO	
ADDRESS NUMBER		MAX. ALLY. WABLE HEIGHT - FT.	
1001 Morana Blvd.		VAL. PRICE NO.	
CITY		LOT SPLIT DATE	
San Diego 92110		ACREMENT	
ZIP		NO. OF PARCELS	
92110		CURB TO P.L.	
PHONE NUMBER		DATE PLANS COMMITTED	
297-4701		SIGN	
STATE LICENSE NUMBER		WORK TO BE DONE	
104325		MOVE	
CLASS. NO.		ALTER	
C-39		DEMOLISH	
CITY LICENSE NUMBER		REPAIR	
297		NON-RES.	
BLOCK		NEW	
54		ADD	
SUBDIVISION		PLAN CHECK AMT \$	
SERRANO & CHORIES		FUND & ACCT.	
UNIT		VALUATION OF WORK	
12		PER UNIT	
TOTAL		TOTAL	
420		420	
PLAN CHECK FEE		TOTAL FEES DUE	
73421		FIRE LONE 3	
SUPPLEMENTAL PLAN CHECK FEE		TYPE OF CONST.	
73422		OCCUP. GRP.	
REFUSING PERMIT FEE		BLDG. AREA	
73423		NO. STORES	
STATE FEE		TOT. YR. AREA	
73424		SPECIAL INSPECTION	
SEWER FEE		CONCRETE	
73425		MASONRY	
WATER FEE		WELDING, H.S. BOULI	
73426		PILE DRIVING	
PAVE FEE		OTHER IDENTIFY	
73427		PLANS CHECKED	
PAVE FEE		DATE	
73428		PLANS APPROVED	
PAVE FEE		DATE	
73429		NOT PLAN CHECK & APPROV.	
PAVE FEE		DATE	
73430		APPLICATION APPROVAL	
PAVE FEE		THIS PERMIT DOES NOT BECOME VALID UNLESS SIGNED BY THE DIRECTOR OF BUILDING INSPECTION OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.	
73431		SIGNATURE OF BUILDING DEPT. DEPUTY	
73432		DATE	
73433		3/23/77	
73434		INSPECTOR	
73435		DATE	
73436		DATE	
73437		DATE	
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73499		DATE	
73500		DATE	

# Electrical Permit November 28, 1980

**ELECTRICAL PERMIT APPLICATION**

APPLICANT: John Fanz  
 ADDRESS: 2042 3042 Dale St  
 PHONE: 2042-3042 Dale St

OWNER: Victor Pierce  
 ADDRESS: 2044 Dale St  
San Diego Ca 92114  
San Diego Blvd  
2015 Dale St  
San Diego Ca 92104  
19464

PERMIT NO: 1980-11215

DATE: 11/28/80

PLANNED: 44.00 PERMIT NUMBER: N40193

TYPE OF WORK: NEW REPAIR REPLACE ALTER

THIS PERMIT IS NOT VALID UNLESS IT IS ISSUED AT THE OFFICE OF THE CITY ENGINEER OR HIS REPRESENTATIVE IN ALL CASES AND MUST BE DISPLAYED IN THE WORK AREA.

**ATTENTION**

**A. NEW RESIDENTIAL LOW-VOLTAGE WIRING ONLY**

**B. ALL OTHER WIRING INSTALLATIONS**

TYPE OF WIRING	AMOUNT	PERMIT FEE
NEW	6	12.00
REPAIR	2	12.00

**C. TEMPORARY WIRING**

PERMIT FEE: 7.50

**SUB-TOTAL (PERMIT)**: 31.50

**TOTAL PERMIT FEE**: 31.50

APPLICATION APPROVAL: [Signature] DATE: 11/28/80

SIGNATURE OF CITY ENGINEER: [Signature]



# Attachment B

## Ownership and Occupant Information

---

B.1 – Chain of Title

B.2 – Directory Search of Occupants

B.3 – Deed from the Date of Construction

# Chain of Title

Grantor	Grantee	Year	Document #
Choate, D.	Mrs. Lizzie E. DeStafford	January 28, 1893	1893 – Book 216, page 158.  Lot & Block Book 31, page 417. Lizzie DeStafford owned the land, the first assessment was in 1908. She bought the land while still living in Denver, CO.
Mrs. Lizzie E. DeStafford	Astraea T. Nickerson	November 24, 1922	Book 917, page 56.
Astraea T. Nickerson	Charles Victor and Juanita Miller Pierce.	May 13, 1971	#098711
Charles Victor and Juanita Miller Pierce	Debra Morphew Pierce, successor trustee		
Debra Morphew Pierce, successor trustee	Harold Robert Kane and Jeffrey Schaper		1997 Document # 1997-0381115
Harold Robert Kane and Jeffrey Schaper	Richard A. and Sheri L. Arroyo		2003 Document # 2003-1465087, for lots 22, 23, 24.
Richard and Sheri L. Arroyo (Baymont Enterprises LLC)	Jonathon M. and Jacqueline J. Early		2004 Document # 2004-0129661 Lot split. Arroyo's own 60% interest and Early's own 40%.
Jonathon M. Early, Bear Flats Trust	Richard Arroyo, Silverado Trust		2007 DOC. # 2007-0349900 Arroyo now owns 80% interest.
John Kevin Meadows and Amy Langston	Richard Arroyo, Baymont Enterprises LLC		2010 Document # 2010-0154737 Richard Arroyo now owns 100%

# City Directory

Year	Name	Comments
1908	Gerald A. DeStafford	Address listed as 2050 Dale Street. Mrs. Lizzie E. DeStafford owned the land from 1893 until 1923. The house was built in 1908.
1910	Gerald A. DeStafford	San Diego Society for the Prevention of Cruelty to Animals, Sec. (533 Keating Building). 2050 Dale Street
1912	Gerald A. DeStafford	San Diego Humane Society, Chamber of Commerce, Sec. 2050 Dale Street
1913	Gerald A. DeStafford	San Diego Humane Society, Sec. 2050 Dale Street
1914	Gerald A. DeStafford	NOTE: address change from 2050 to 2040 Dale Street.
1916	Gerald A. and Eva L. DeStafford	
1919	Gerald A. and Lizzie DeStafford Wayne and Estelle Compton	Wayne Compton – Salesman Savage Tire Corp. (San Diego Branch)
1920	Gerald A. and Lizzie E. DeStafford Wayne and Estelle Compton James Burford	Wayne Compton, Sales Manager James Burford, Student
1921	Gerald A. and Lizzie E. DeStafford	Wayne and Estelle Compton moved to 4075 Stephens Street, Mission Hills
1922-23	Gerald A. and Lizzie E. DeStafford	No profession listed for Gerald or Lizzie.
1924	Gerald H. Nickerson	Moved from 1520 6 <sup>th</sup> to 2040 Dale Street Astraea T. Nickerson is the second owner, from 1923 through 1966.
1925	Gerald H. Nickerson	Profession: “Troubleman”
1926	G.H. Nickerson Astraea T. Nickerson	G. H. Nickerson, Meter-man, Gas Company
1927	Gerald H. Nickerson Astraea T. Nickerson	Gerald H. Nickerson, Serviceman San Diego Cons Gas and Electric Company



# City Directory (Continued)

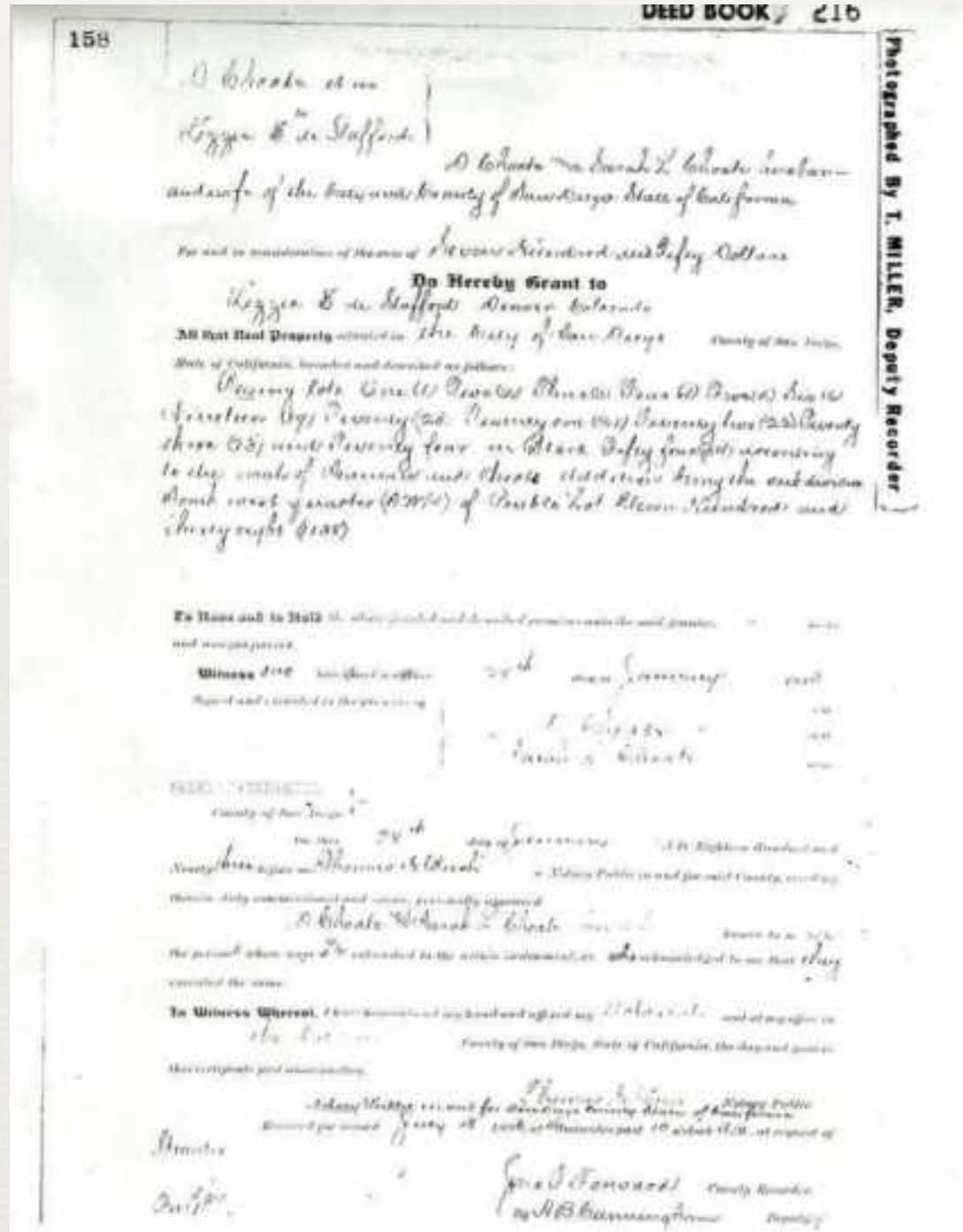
Year	Name	Comments
1928	Gerald H. Nickerson Astraea T. Nickerson	No profession listed.
1929	Astraea T. Nickerson	Gerald H. Nickerson not found in the City Directory
1930-1940	Astraea T. Nickerson	
1941	Martin and Christina Erickson	Astraea T. Nickerson moved to 864 12 <sup>th</sup> Avenue Martin Erickson, no profession listed.
1942	Paul Daniel William Kelley	Martin and Christina Erickson moved to 805 B. St. Paul Daniel moved from 1263 Cave Street. Paul Daniel's profession, Musician. William Kelley, Mechanic.
1943	Gus J. and Beatrice Chambers William E. and Harriet Kapes	Gus Chambers, Sales Clerk S.A. Kahn. Chambers moved from 2928 Grape Street to 2040 Dale Street William Kapes, no profession listed.
1944-45	G. J. Chambers W.E. Kapes	No professions listed.
1947-48 to 1950	Gus John and Beatrice Chambers	Mrs. Trompas, teacher No 1949 City Directory
1952	Mrs. G.C. Trompas G.J. Chambers	No 1951 City Directory
1953-54	Ethel S. Harvey Mrs. G.J. Chambers	Ethel S. Harvey, widow (Loren), no profession listed. She moved from 2525 India Street to 2040 Dale Street
1955	Elizabeth S. Wassenaar	Elizabeth S. Wassenaar, widow (Cornelius), profession listed as Nurse. Her previous address is unknown (1940, living in Los Angeles), not listed in previous City Directory
1956-1958	Elizabeth S. Wassenaar	
1959	Lillian Whiteman	No profession listed. No address listed for Elizabeth S. Wassenaar
1960-1972	Lillian Whiteman	

# City Directory (Continued)

<b>Year</b>	<b>Name</b>	<b>Comments</b>
1973	vacant	Lillian Whiteman moved to 551 S. 35th Street
1974 - 1979	Mrs. Milza B. Miller	Retired
1980	Henry L. and Marjorie K. Bielstra	Attorney
1981-83		No listed names for 2040 Dale Street
1984	Oliver and Alene Zammit	No profession listed.
1997-2003	Harold Robert Kane and Jeffrey Schaper	
2003-present	Richard Arroyo is the owner,	Tenant occupied.

# Deed

January 28 1893 deed  
for lots including  
22, 23 and 24.



Recording requested by  
LandAmerica Developer Services  
Subdivision Department

15126

DOC # 2007-0216824



APR 02, 2007 10:08 AM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: \$1.00  
PAGES: 18 DA: 1



2007-0216824

Recording Requested By:  
and  
When Recorded Mail To:

BAYMONT ENTERPRISES, LLC  
8461 BASHAN LAKE AVE  
SAN DIEGO CA 92119

*Handwritten:* fe  
BP  
10/27

*Handwritten:* 4600000-53

SPACE ABOVE FOR RECORDER'S USE

INDEX AS "CONDOMINIUM PLAN"

CERTIFICATE OF CONSENT TO RECORDATION  
OF  
CONDOMINIUM PLAN PURSUANT TO CIVIL CODE  
SECTION 1351(e)

**DALE/HAWTHORN CONDOMINIUM PLAN**

THE UNDERSIGNED, BAYMONT ENTERPRISES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY and BALLY I. SEMM AND C.R. STOVALL, TRUSTEES, OR THE SUCCESSOR TRUSTEE(S), OF THE PALM TRUST, DATED OCTOBER 3, 2003, being the record owners of the property ("Property") hereinbelow described, does hereby consent to the recordation of the hereinafter described Condominium Plan (the "Plan") pursuant to California Civil Code Section 1351(e).

Said Property is situated in the City of San Diego, County of San Diego, State of California, and is legally described as:

**LEGAL DESCRIPTION:**

PARCEL 1 OF PARCEL MAP NO. 20078, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 17, 2006 AS DOCUMENT NO. 2006-058873 OF OFFICIAL RECORDS.

DALE/HAWTHORN CONDOMINIUMS  
CERTIFICATE OF CONSENT

- 1 -

Signed Feb 14, 2007,  
Recorded April 2, 2007  
Condominium Plan  
Split the  
Parcel into three lots

RECORDING REQUESTED BY  
OLD REPUBLIC TITLE COMPANY - SD

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

FB  
68  
RICHARD ARROYO  
8461 BASHAW LAKE AVE  
SAN DIEGO, CA 92119

DOC # 2007-0349900



MAY 23, 2007 2:02 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 22.00  
DC: 00  
PAGE: 6

7911



2007-0349900

ESROW NO: 7-127,127NB

A.P.N. 539-156-12-00

Order No: 250701P47C-3

**INDIVIDUAL QUITCLAIM DEED**

THIS DOCUMENT IS EXECUTED  
IN COUNTERPART

THE UNDERSIGNED GRANTOR(S) DECLARED DOCUMENTARY TRANSFER TAX  
computed on full value of property conveyed, or  
computed on full value less value of liens or encumbrances remaining at time of sale,  
unincorporated area:  City of SAN DIEGO, and

NONE Sally owned

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
RAYMONT ENTERPRISES, LLC AND SALLY I. SEMM AND C.R. STOVALL, TRUSTEES OR SUCCESSOR  
TRUSTEE(S) OF THE PALM TRUST, DATED OCTOBER 2, 2003 AND RAYMONT ENTERPRISES, LLA, A  
CALIFORNIA LIMITED LIABILITY COMPANY

hereby remise, release and forever quitclaim to  
RICHARD A. ARROYO, TRUSTEE OR HIS SUCCESSORS IN TRUST UNDER THE SILVERADO TRUST  
DATED SEPTEMBER 27, 2006

the following described property in the City of SAN DIEGO, County of San Diego State of California;

See Exhibit "A" attached hereto and made a part hereof.

Richard Arroyo

Document Date: May 10, 2007

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ISS

On \_\_\_\_\_ before me \_\_\_\_\_  
personally appeared \_\_\_\_\_

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the  
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by  
his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature \_\_\_\_\_

This area for official notarial seal.

see above

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

ORDER NO. 120070349903

EXHIBIT A

7913

The land referred to is situated in the County of San Diego, City of San Diego, State of  
California, and is described as follows:

A Condominium Comprehed of:

Parcel 1: An undivided 1/3 interest in and to Parcel 1 of Parcel Map No. 20078, in the City of  
San Diego, County of San Diego, State of California, according to the Map thereof filed in the  
office of the County Recorder of San Diego County, August 17, 2006 as Document No. 2006-  
0586723 of Official Records.

Excepting therefrom Units 1 through 3 as shown and defined upon the Condominium Plan  
recorded April 2, 2007 as Instrument No. 2007-0216024.

Parcel 2: Unit 1 as shown upon the Condominium Plan referred to in Parcel 1 above.

# Attachment C

## Maps

- 
- C.1 – City of San Diego 800 Scale  
Engineering Map
  - C.2 – Current and Historical USGS Maps
  - C.3 – Original Subdivision Map
  - C.4 – Sanborn Maps
    - 1886/1887
    - 1906
    - 1921
    - 1940
    - 1950
    - 1956

800 Scale Map

2040 Dale St. →



Current USGS Map  
Point Loma

2012

2040 Dale Street





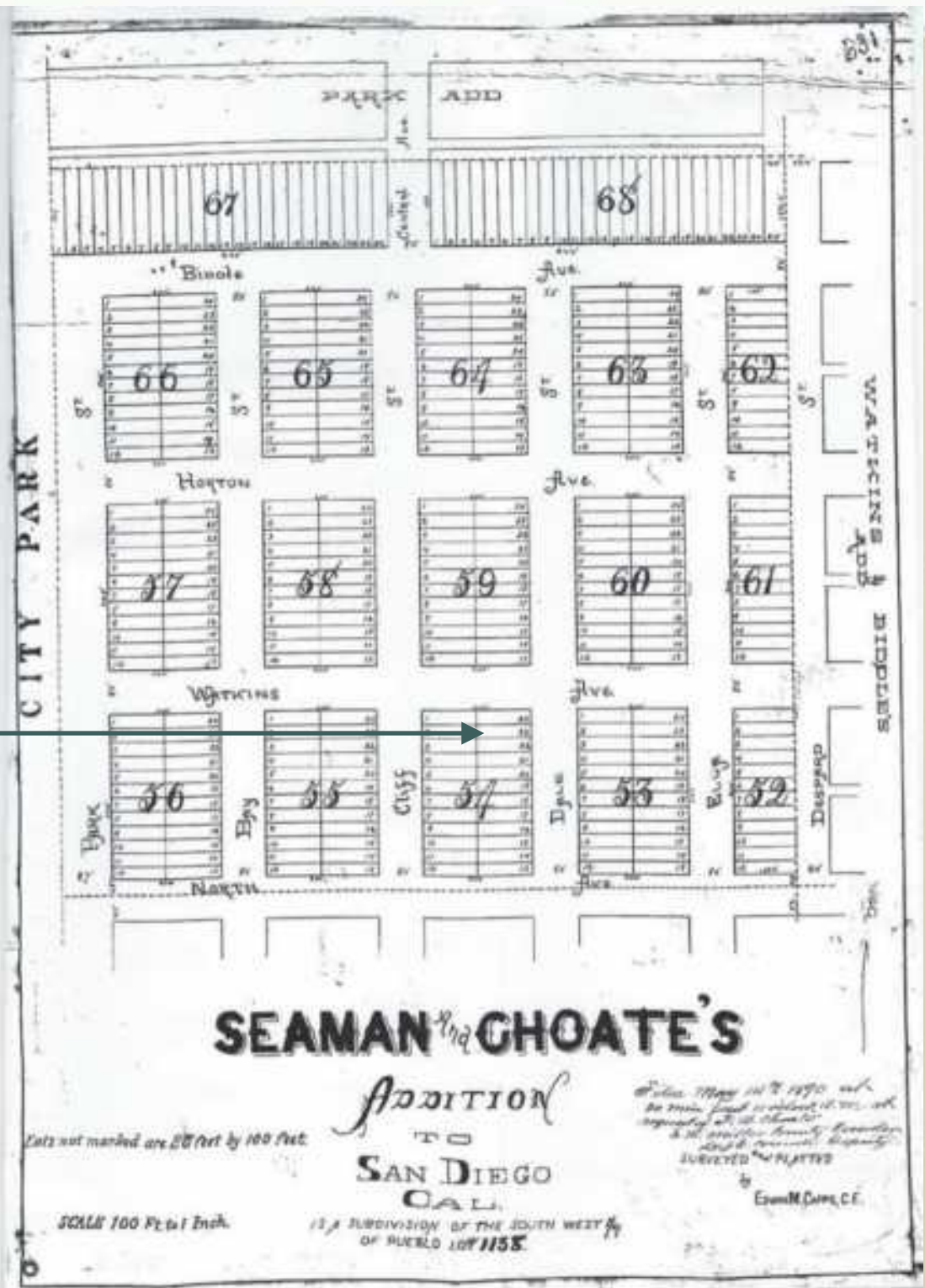
Historical  
USGS  
Map  
Point Loma  
1942

2040 Dale Street

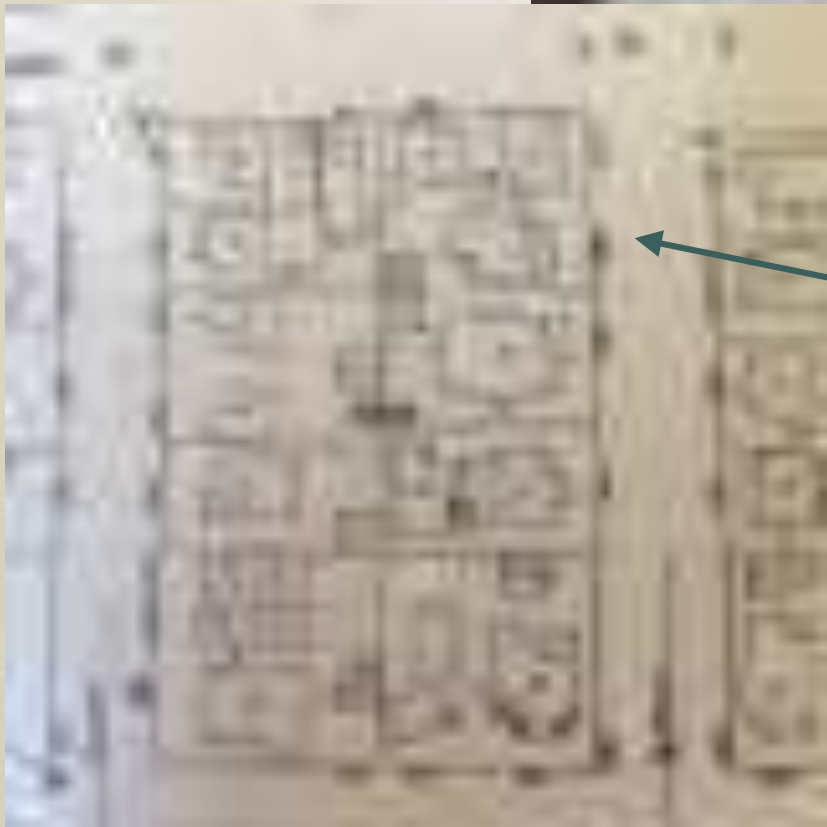
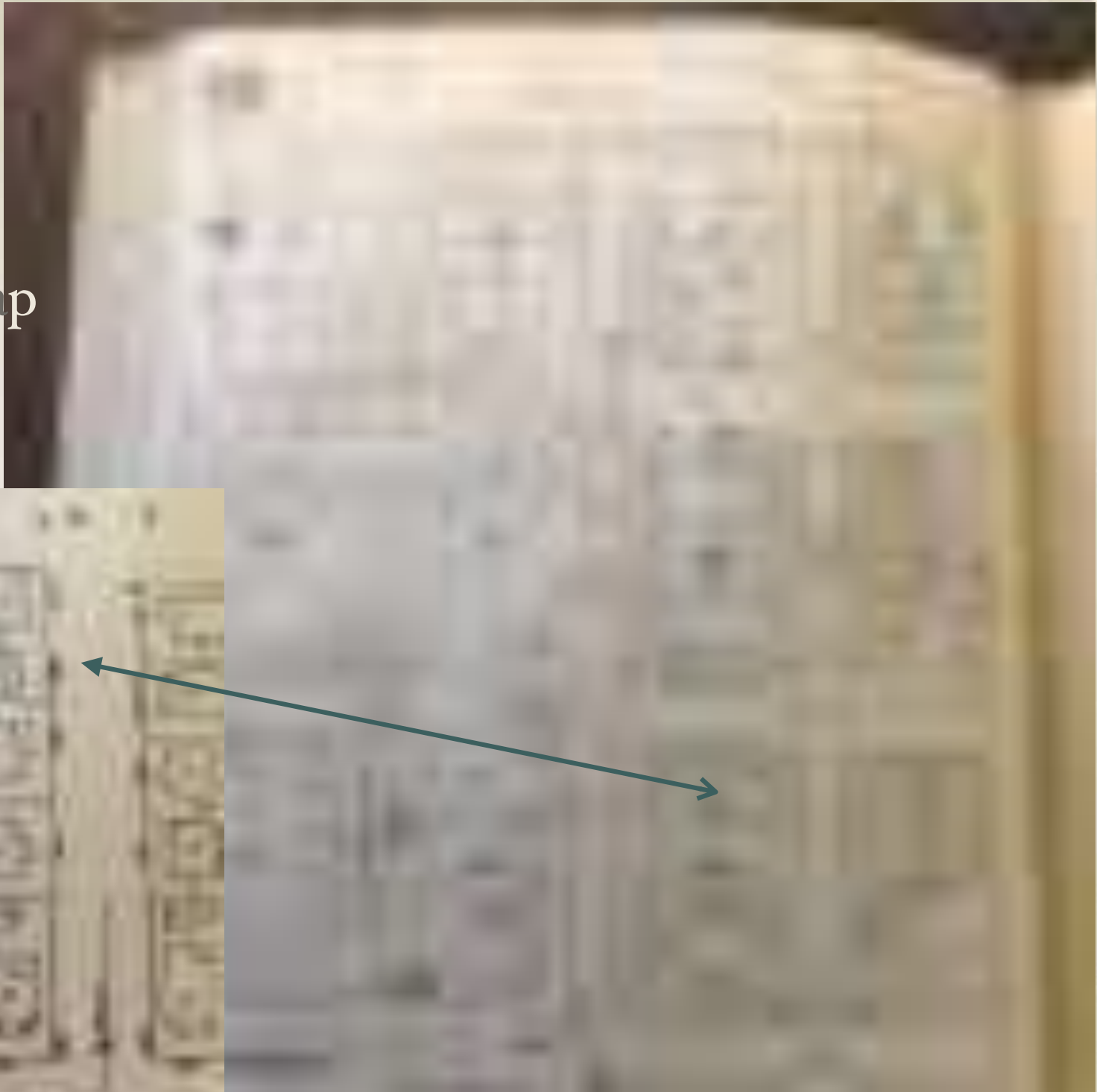


# Subdivision Map

2040 Dale Street



2040 Dale St  
1956 Sandborn Map



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# Attachment D

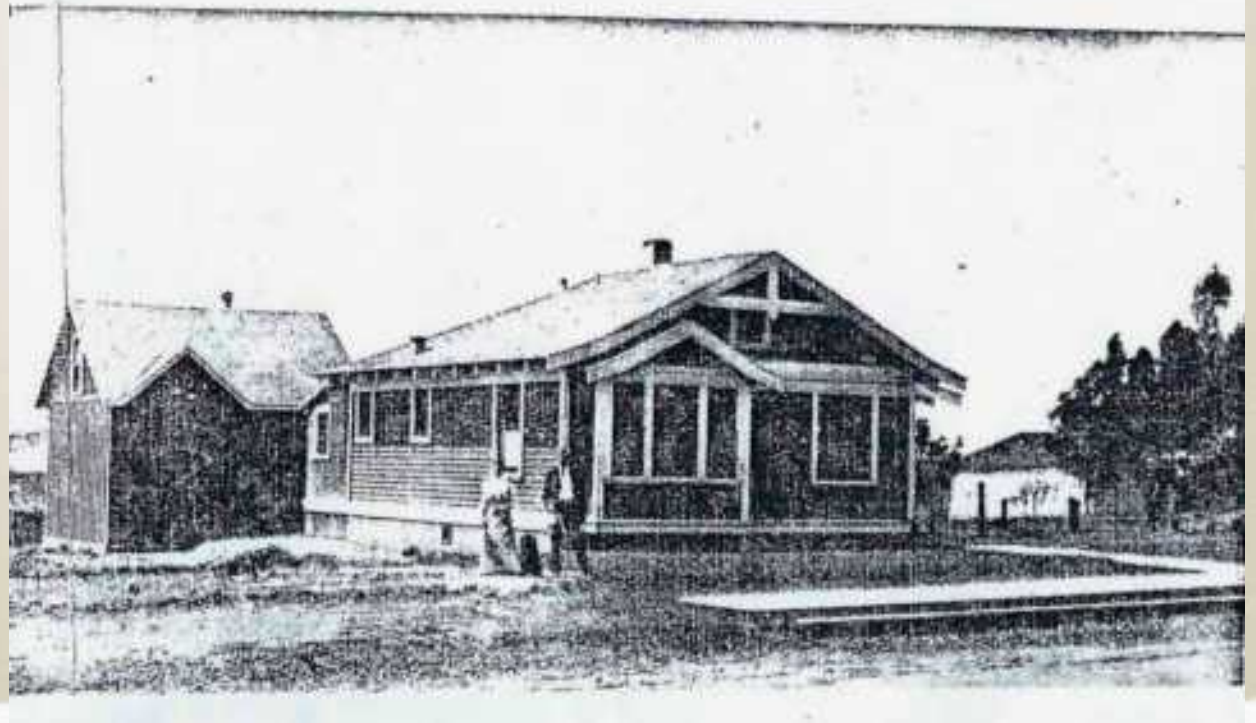
## Photographs

- 
- D.1 – Historical Photographs
  - D.2 – Current Photographs

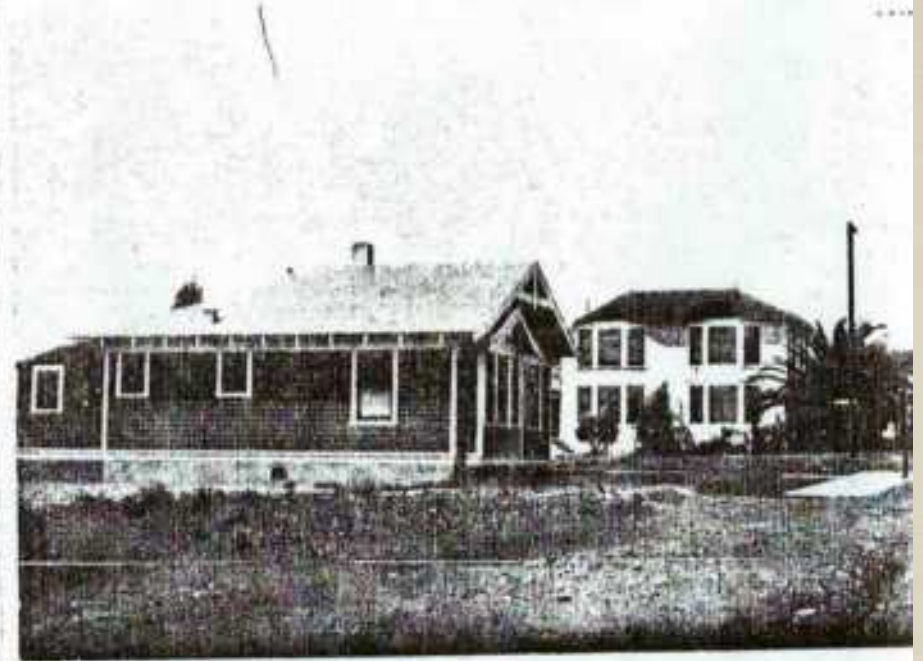
# Historical Photographs

Copies of  
early 20th Century  
photos of the house  
and barn/stable  
Undated

Courtesy: Carl Brockbank



## Historical Photos



Copies of  
early 20th Century  
photos of the house and street

Undated, Courtesy: Carl Brockbank

# Attachment E

## HRB Criteria

## Supplemental Documentation

- 
- E.1 – Criterion A
  - E.2 – Criterion B
  - E.3 – Criterion C
  - E.4 – Criterion D
  - E.5 – Criterion E
  - E.6 – Criterion F

# Attachment E

## HRB Criteria Supplemental Documentation

includes the following:

- E. 1 Criterion A - Informational - Seaman and Choate Addition and its relationship to the History of South Park
- E. 2 Criterion B - Informational
- E. 3. Criterion C - Architecture
- E. 4. Criterion D - Informational Read Souther
- E. 5. Criterion E - Not applicable
- E. 6. Criterion F - Not applicable



## Informational Criteria A

### Seaman and Choate Subdivision

2040 Dale Street is situated on a parcel in an area now generally known as Greater Golden Hill, which is bordered by Juniper Street to the north, Highway 15 to its east, Balboa Park and Highway 5 to the west and Highway 94 to its south. It was also identified in the 2011 Greater Golden Hill Community Plan Update, which includes an early history of Greater Golden Hill from 1769-1885.

In 2006, Golden Hill contained over 7,000 households and over 20,000 residents. Within the greater Golden Hill area are various subdivisions, including South Park Addition and Seaman and Choate subdivisions.

Initial development within the greater Golden Hill precise plan began in January 1870. Golden Hill was then on the fringe of San Diego's urban development and offered large lots with views. During the early 1870s construction activity was confined to the extreme western slopes of the planning area. In general, this period marked an economic upturn for San Diego, however Golden Hill was not an especially active area for development. A few smaller houses were constructed in the area, but for the most part land remained undeveloped.

The original subdivision called South Park Addition was registered on May 17, 1870; its boundaries were shaped like a rectangle, formed by 28<sup>th</sup> Street on the west, A Street on the south, a canyon running along 32<sup>nd</sup> Street on the east and an arbitrary line between Cedar and Date Streets on the north. The house at 2040 Dale Street is north of this subdivision between Grape and Hawthorn Street in an area that was originally subdivided as Seaman and Choate (named after Clarkson C. Seaman and Daniel Choate). The house also lies within what is now commonly called South Park. Seaman and Choate was a



Clarkson C. Seaman

subdivision of the south half of pueblo lot numbered 1141 according to the official map filed May 14, 1890. The Seaman and Choate Subdivision Map 264 was filed with the City of San Diego on September 25, 1886.

The Seaman and Choate north boundary is Grape Street, originally named North Avenue. The west side ran along 28<sup>th</sup> Street bordering Morley Field (formerly Park as it was called on the original South Park Addition subdivision map). The southern edge was midway through the block near Dale Street (originally Seaman Avenue). The eastern parcels were along 30<sup>th</sup> Street, the original street name was Ella. Choate Avenue was identified on the map as present day Elm Street; Van Ness was the original street name for Fir Street.

## Informational Criteria A

In 1887, the real estate speculative market was considered at a high point of one of San Diego's land boom and bust cycles. Numerous investment companies incorporated to buy and sell lots. In 1888, just a year later, the real estate market collapsed due to nervous speculative investors who were disappointed because the scheme to build a direct transcontinental rail link to San Diego had not materialized as planned. Paper profits on the speculative buying of lots and flipping them for a quick profit turned to ashes overnight.

Marketing materials for this subdivision in the early newspapers is scarce, but it is undeniable that the development that began to re-emerge in the early 1900s was influenced by the proximity to the streetcar promoted by E. Bartlett Webster.

**Notice to Agents**

All persons who desire to build immediately. These lots are \$1000 to \$1500 and a building for \$1000 and \$1500 makes a very good investment. The lots are on Bean St. and are very close to the streetcar line. The lots are on Bean St. and are very close to the streetcar line.

**Only Lots on Bean St. are for sale**

These lots are \$1000 to \$1500 and a building for \$1000 and \$1500 makes a very good investment. The lots are on Bean St. and are very close to the streetcar line. The lots are on Bean St. and are very close to the streetcar line.

Lot 1 Block 10 \$1000 Lot 2 Block 11 \$1000 Lot 3 Block 12 \$1000  
Lot 4 Block 13 \$1000 Lot 5 Block 14 \$1000 Lot 6 Block 15 \$1000

**Special Price to Homebuilders only holds good**

on Blocks 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

**This Property Has Been Selling Too Cheap**

Compare SOUTH PARK with ANY OTHER TRACT OR SINGLE LOT IN SAN DIEGO

**GET BUSY**

BARTLETT ESTATE CO. (Incorporated) 1002 SPRING ST. SAN DIEGO, CALIF.

Webster was the principle who developed South Park Addition and coincidentally also owned the South Park & East Side Railway Company. When the streetcar was planned to reach his subdivision he publicized it heavily. The close proximity to the streetcar for people interested in purchasing property in South Park spilled over into the nearby Seaman and Choate's subdivision since it was still close enough to this new convenient mode of public transportation. Newspaper advertisements in May 1906 contained a message from the South Park & East Side Railway Company announcing regular car service from 25<sup>th</sup> & D Streets (now Broadway) to 30<sup>th</sup> and Amherst Street (now Cedar Street), which are just blocks from the edge of the Seaman & Choate subdivision. On January 1, 1907, Webster's railway company extended service to 4<sup>th</sup> and D Streets (Broadway) in the heart of San Diego.

Seaman & Choate were two men who named their subdivision after themselves. They were both

prominent in San Diego and held numerous real estate interests throughout their respective professional careers.

## Informational Criteria A

Daniel L. Choate was born on September 9, 1826 in Kennebec County Maine to an old and prominent New England family. He arrived in California before his 20<sup>th</sup> birthday by way of Panama from Augusta, Maine. He first went to San Francisco for a short time before moving to Los Angeles in 1849 and later to San Diego. He lived at 940 State Street.

Choate was one of the early citizens of San Diego who brought about the construction of the first railroad to the city. He was also one of five original founders of the San Diego Chamber of Commerce. Choate was first engaged in mining and thereafter attempted a combination of dry goods merchandising and mining. He eventually was described as a real estate tycoon, second to only Alonzo Horton in San Diego. Choate created the (Cyrus) Arnold & Choate subdivision (Mission Hills) in 1872. Later they filed for the Arnold & Choate's Addition (subdivision map 384, 1877), also in what is commonly known at present as Mission Hills. In 1877, Choate was appointed San Diego's Postmaster, he was later reappointed to the post in 1883. He was also responsible for the laying out of sections of University Heights and East San Diego (City Heights). He died April 6, 1899 at the age of 72 years.

Clarkson Crolius (C.C.) Seaman was born in 1844 in New York. He came from old money and moved to San Diego in 1872 for health reasons. According to his brother David's obituary; real estate interests held by the family included a tract in what is now called New York City. The 1870 U.S. Census shows his father listed as a notary public. By 1882, newspapers were reporting that C.C. was spending his winters in San Diego and traveling back east during the summers. News accounts followed his interests closely; he was also a dedicated horseman involved with riding, breeding and the running of stables. Seaman became a shareholder in a number of real estate syndicates, including his interests in Seaman & Choate. In 1887, following the formation of Seaman & Choate's subdivision, he purchased a half interest in trotting stock and a farm in Lexington, Kentucky.

Seaman along with Choate and others were shareholders of the College Hill Land Association, which owned or controlled 1,600 acres on the northern boundary of what was then known as City Park (Balboa Park). They also hoped to build a branch of the University of Southern California on a portion of their acreage, but the land-bust of 1888-89 quashed that dream. They invested a total of \$865,000 in the Association. Today, their venture, which was an interest in the land before it was platted, is the community of University Heights.

In 1888, news accounts followed with great interest when C.C. Seaman sold a horse named "Bell Boy" for \$50,000; another horse, "Lady Lightfoot" created a storm when it accidentally struck Seaman in the face. An October 20, 1894 identification card for Clarkson C. Seaman stated that he was 50 years old, five feet and five inches in height, had a ruddy complexion with grey eyes and light grey hair. His occupation was listed as "Horseman", his birthplace as New York, he resided in the 1<sup>st</sup> precinct and the 3<sup>rd</sup> Ward of San Diego. In 1897, Seaman opened a real estate broker's office.

## Informational Criteria A

Erastus Bartlett came from Augusta, Maine to California by ship via the Cape of Good Hope. He landed in the San Francisco Bay area in 1850 and, already wealthy, continued to make a fortune in the shipping industry. He began to purchase land in the San Diego area in the 1860's. He was active in real estate in San Diego, especially in the Sherman Heights–Golden Hill areas, and formed the entity, Bartlett Estate Company. Mr. Bartlett convinced his grown daughter and her family to move to San Diego. Anna Bartlett Webster, her husband and daughters moved to the area in the 1890's. The two Webster boys came west when they finished their schooling. When the boys grew into men they both were active in the Bartlett Estate Company.

More than thirty years went by before his grandson, Erastus Bartlett Webster began to improve the lots and neighborhood and to promote it. About 1905, regular advertisements for South Park began appearing in the local newspapers. E. Bartlett Webster's strategy was to position South Park as a "high-class" residential area with deed restrictions to ensure a "permanently pleasant and comfortable home". To ensure a



peaceful setting, apartment buildings or any other structures except dwellings and garages or sheds, were excluded. Factories and shops were banned also. Dwelling orientation and construction minimums were specified as well. The Bartlett Estate Company claimed to have completed all improvements before offering lots for sale. Broad streets were graded to city specifications. Water, power, gas, and sewer utilities were established. To further enhance the environment, sidewalks and palm trees were provided. Though the streets were unpaved, sidewalks were poured in 1906.

Many of the 1906 sidewalk stamps still exist.

The streetcar was another amenity available to South Park residents. E. Bartlett Webster owned the South Park & East Side Railway Company, in addition to his role as President of the Bartlett Estate Company. Newspaper advertisements from May 1906 contain a message from the South Park & East Side Railway Company announcing regular car service from 25<sup>th</sup> & "D" (now Broadway) to 30<sup>th</sup> & Amherst (now Cedar). On January 1, 1907, Webster's railway company extended service to 4th and "D" (Broadway) in the heart of downtown San Diego.

In 1906, the rural community of South Park began to evolve into a developed residential district, the Bartlett Real Estate Company, which also owned and operated the streetcar

## Informational Criteria A

line, began improvements in the greater South Park area, which was still largely a range of sagebrush, plants and vegetation. As the area found property buyers, streets were graded and paved and modern utilities and conveniences were provided. In keeping with deed restrictions typical of that era, the homes were all single-family residences with a minimum cost of \$3,500. The Bartlett Estate Company constructed seven houses beginning in 1906, which were initially concentrated along 28th Street and Granada Avenue, adjacent to the eastern border of City Park. New construction in the area remained steady in subsequent years, as San Diego experienced a twofold increase in its population between the years 1900 and 1910.

**What's the Difference**  
Between an \$1000 lot in South Park and a \$1000 lot in 1910?  
--2 Years  
and \$1000 worth of new lot in South Park in 1908.  
There's more value for half a mile in the city side of South Park today than there was for half a mile in the city of 5 years ago.

**What's the Difference**  
Between an \$1000 lot in South Park and an \$1000 lot in 1918?  
--18 Years  
That lot is as well and good and more of producing \$1000 as the other.  
It \$1000 makes a difference that you have your money and you don't have to have "old money" to buy the \$1000 lot today, either.

**What's the Difference Between SOUTH PARK and Other Residence Sections Homebuilders**

**BARTLETT ESTATE COMPANY (OWNERS) SUITE 3 SEFTON BLOCK, BETWEEN 28th and 30th on C STREET**

In 1909, perhaps in anticipation of the Panama California exposition of 1915, the street names in South Park were changed from names oriented to the East Coast (such as Amherst, Harvard, etc.) to names which better reflected California and the West Coast – Bean Street (named for an early San Diego mayor, the brother of the well-known Judge Roy Bean) was changed to Granada Avenue; Harvard to Ash; Amherst to Cedar, etc.). Given the area's proximity to Balboa Park and the 1915 Panama Pacific Exposition Grounds, residential development accelerated between 1911 and 1916. This period of rapid growth intensified in 1912, when John Spreckels acquired the South Park and East Side Railway and extended the line several blocks north to University Avenue. During the era of the Exposition, the greater South Park area was rapidly transformed into an established resident district.

South Park's architectural palette consists mainly of bungalows, Craftsman, home in the Arts & Crafts movement as well as Prairie School and Mission and Spanish Revival styles, it also includes several examples of some of San Diego's finest architects, including Del Harris, H.J. Lang, Walter Keller, Irving Gill, Richard Requa, Charles H. Tifal, William S. Hebbard, the Quayle Brothers, William Wheeler, Carlton Winslow,

## Informational Criteria A

designer Ralph Hurlburt, builders Joseph B. Burness, David Owen Dryden, Arthur E. Keys, Alexander Schreiber, the Bartlett Estate Company and large companies such as the Pacific Building Company, the Dennstedt Company, and Brawner & Hunter pulled building permits for construction in the area. Many smaller builders and lot owners, such as A. Bosch, Conrad Kleinschmidt, W.J. Mosher, W.H. Nichols, W.D. Crum, and Peter Price, built or commissioned multiple homes in the neighborhood. In addition to continual advertising by the Bartlett Estate Company, other real estate firms placed ads for lots they had purchased on speculation. Design and construction in South Park was especially heavy just prior to and after the 1915-16 Panama Pacific Exposition in nearby Balboa Park. Homes built during this local building boom were both built as private or personal residences as well as for speculation and others were built as rental units in anticipation of the projected land boom associated with the Exposition.

South Park had many prominent San Diego business and social elite residents living in its community during the early 20<sup>th</sup> century; including John F. Forward, president of the Union Title and Trust; Mayor James Wadham; O.W. Cotton, president of the Pacific Building Company; Fred Bledsoe, owner of the Bledsoe Furniture Company; auto dealer P. M. Price; Edward Quayle, master architect; and Alfred Mitchell, nationally known plein-air artist.

Some of the other early residents in the Seaman & Choate subdivision were representative of the burgeoning middle class and included; Victor and Fannie Wankowski at 2019 Granada Street (president of the Wankowski Insurance Company); Emma C. Maynard at 1801 Dale Street, a music teacher; Reverend Fred D. and Grace F. Finn at 1912 Dale Street; master architect Gustav A. and Lillie M. Hansen who lived at 1922 Dale Street.

By the end of the 1920s, the area was nearly fully developed; the next two decades saw a period of slow decline during both the Great Depression and World War Two years. The war brought an influx of military personnel that exceeded available housing. Some larger homes were partitioned off to provide for wartime needs. Today's Golden Hill remains a jewel of historic architecture in San Diego with a variety of small community shops, coffee shops, hip restaurants and bars as well as the popular summer South Park Old House Fair.

Informational – Criteria B

People at 2040 Dale Street, San Diego CA 92103

Lizzie E. DeStafford first bought 12 lots in Block 54 in the Seaman & Choates Addition subdivision on January 28, 1893, just three years after the subdivision was filed in 1890. She was the wife of Gerald A. DeStafford. In 1908, they commissioned local builder Read T. Souther to construct a bungalow at 2040 Dale Street. The DeStafford's owned the property until 1923.

According to the 1908 San Diego City Directory, Gerald A. DeStafford is the listed occupant at 2050 Dale Street. In 1914, the address changed to its present street number, 2040.

Lizzie DeStafford was born in Maine around 1855. Gerald A. DeStafford was born about 1850 in England. In April 1884, Gerald immigrated to America departing from Liverpool, England aboard the ship *Nevada*. He arrived in New York. In the 1916 City Directory, he was married to Eva L. In the 1919 City Directory, he appears to be married to Lizzie E. This must be a typo or Eva was a nickname, as Lizzie was Gerald's wife in 1908 when they had the house built.

In 1910, Gerald is identified in the City Directory as a Secretary for the San Diego Society for the Prevention of Cruelty to Animals (533 Keating Building) and later as the Secretary for the San Diego Humane Society. In 1912, he was listed in the City Directory as Secretary for the Chamber of Commerce. Gerald DeStafford passed away in 1921 as is buried at Mt. Hope Cemetery.

The next occupants at 2040 Dale Street were renters Wayne Hallock and Estelle Compton.

REGISTRATION 1408-018  
Wayne Hallock Compton 29  
2. Place of residence: Leona Apt. El Centro Calif  
3. Date of birth: Dec 6 (1897)  
4. Describe (specify status): Natural Born  
5. Where born: Middleport, New York  
6. If not a citizen, of what country are you a citizen or subject?  
7. What is your present trade, occupation, or office? Commercial Section  
8. In what employed? El Centro Chamber of Commerce  
9. Have you a father, mother, wife, child under 18, or a sister or brother under 18, wholly dependent on you for support (specify status)? Wife  
10. Married or single (specify): Married (specify status): Catholic  
11. What address or addresses have you had? None  
12. Do you claim exemption from draft (specify grounds)? Dependents  
I affirm that I have verified above answers and that they are true.  
Wayne Hallock Compton

454-A  
REGISTRAR'S REPORT  
1. Full name of claimant: Fred  
2. Date of report: Light Blue  
3. Has applicant paid the bond, fee, or both?  
I certify that all answers are true, that the person reported has read his own answers, that I have witnessed his signature, and that all of the answers of which I have knowledge are true, except as follows:  
Swelling of right groin at times due to railroad accident  
J.P. Anderson  
City or County: Imperial  
State: Calif  
Date: Jan 1917

According to the City Directory, the Compton's were residing at 2040 Dale Street from 1919 until 1920. Wayne listed his occupation as a salesman for the San

### Law Career Ends



WAYNE COMPTON  
... stricken in law office.

## W. Compton, Attorney, Dies

(Continued from Page 1)

national recovery administration chairman for San Diego.

He had many friends here, and his business associates, shocked by the news of his death, said he was an "outstanding man with a soul of honor." His friends said they believed grief over the death of his daughter, Doris Rae Compton Easley, last year was a contributing factor in his death.

In his political campaign here, Mr. Compton asked for "fairness on the part of business men in their dealings with one another, and greater consideration in the treatment of their employes." He frowned on "special privilege for the few to the detriment of the many."

Mr. Compton was born in Middleport, N. Y., where he attended the public schools. He attended a Virginia military academy and later was graduated from a Buffalo, N. Y., law school. He was a member of the Medina, N. Y., Masonic lodge, was affiliated with the Darius Royal Arch chapter here and was a member of the Elks lodge.

Mr. Compton resided at 4267 Trias st. with his wife, Estelle M. Compton. Other survivors are his sister, Mrs. Charles Kinyon; a brother, Lee Compton, both of Middleport; his step-son, B. M. James, and his son-in-law, L. John W. Easley, San Diego.

Rites will be conducted Thursday, 11 a.m., in Bradley-Woolman chapel. Burial will follow in Glen Abbey Memorial park.

## W. Compton, Attorney, Dies

Wayne Compton, 32, for 20 years a San Diego attorney, died unexpectedly at his home yesterday after he was stricken with apoplexy at his downtown office.

Mr. Compton came here in 1913 from El Centro, where he had resided 7 years, and held many important offices. He was president of El Centro chamber of commerce and represented Imperial valley at the 1915 San Francisco and San Diego expositions.

In 1934 Mr. Compton was a con-

Diego branch of Savage Tire Corp. in 1919. He was born on December 6, 1887 in Middleport, New York, both his parents were also born in New York. His father, Seymore Compton was a farmer. His mother was Mary (McClellan).

Estelle was born in Kansas. Both her parents were born in Illinois. In 1920, their stepson Burford M. James, age 19 years, was living with them at 2040 Dale Street. The Comptons later moved to 4075 Stephens Street in Mission Hills. He was president of the El Centro Chamber of Commerce and represented the Imperial Valley at the 1915 San Francisco and the San Diego Panama Pacific Exposition. Wayne Compton later became a prominent attorney in San Diego. He died on August 12, 1940.

The next resident was Gerald H. Nickerson, according to the City Directory; he lived at 2040 Dale Street from 1924 until 1928. His niece, Astraea T. Nickerson also lived with him from 1928 through 1940. She was the second property owner, from 1923 through 1971. According to the City Directory, he is listed as an electrician. Little else is known about Gerald. Astraea was born about 1880 in Maine; both their parents were also born in Maine. According to the 1920 U.S. Census, she was living in Lubec Maine in 1920, she later moved to 864 12th Avenue in San Diego. At one time Astraea



## Informational – Criteria B

was a delegate for the Prohibition Party. She was a woman of means. She owned other adjacent properties and built the Spanish Revival style house built by William Giles, then lived there (next door) until 1970.

The next residents were renters Martin and Christina Erickson, according to the City Directory; they lived at 2040 Dale Street in 1941. Little is know about the Ericksons.

The next residents at 2040 Dale Street were renters Paul Daniel and William Kelley, according to the 1943 City Directory. Paul Daniel is listed as a musician, he moved from 1263 Cave Street to Dale Street in 1942. William Kelley is listed as a mechanic in the City Directory, according to the 1940 U.S. Census, he was 24 years old in 1940, he was born in Pennsylvania, both Daniel and Kelley would reside at 2040 Dale Street for only one year. Of course, this was also the beginning of the U.S. involvement in World War Two. Certainly San Diego was an area of movement.

The next residents at 2040 Dale Street were renters Gus J. and Beatrice Chambers and William Ernest and Harriet Kapes, according to the City Directory. Chambers is listed as a Clerk at S.A. Kahn and Kapes does not have a profession listed in the City Directory. According to the 1940 U.S. Census, Gus Chambers was 57 years old; his wife Beatrice was 40 years old. They were both born in Greece. Their three daughters Marion (age 23), Helen (age 20) and Irene (age 15) were all born in Ohio. According to the 1954 City Directory, Gus Chambers was later a manager for the Dandy Eat Shop. Gus was born on March 24, 1881 and died on April 20, 1961; his wife Beatrice lived from 1900 to 1990, both were buried at Mt. Hope Cemetery. William Kapes does not have a profession listed in the 1943 city directory; however, his name appears in the Los Angeles City Directory in 1954 as a building contractor. By 1958 he was retired. Gus and Beatrice Chambers lived at the house through 1952 according to the City Directory. However in the 1953-54 City Directory, only Mrs. C.J. Chambers is listed as a resident.

In the 1950 City Directory, a Mrs. G.J. Trompas is listed as living with Gus and Beatrice Chambers. She is listed as a teacher and appears to have been a boarder for only one year.

Renter Ethel S. Harvey is listed as a resident of 2040 Dale Street in the 1953-54 City Directory. She is a widow (Loren) and was born on August 15, 1884 in Indiana. She died on October 21, 1973 in Los Angeles.

Renter Elizabeth S. Wassenaar lived at 2040 Dale Street from 1955 through 1958, according to the City Directory. She was also a widow (Cornelius) and a Registered Nurse (RN). She previously lived in Sioux Falls, South Dakota. According to the 1920 U.S. Census, she and her husband were living in South Dakota at that time. Cornelius was a farmer, aged 39 years, born in Holland. Elizabeth was listed as 34 years of age in 1920 and also a native of Holland. At that time, they had a son, Poppe, aged 4 years and a daughter Katarina, aged 3 years.

The next resident was renter Lillian Whiteman who lived at 2040 Dale Street from 1959 through 1972, according to the City Directory. She was born on February 5, 1887, she

## Informational – Criteria B

died in San Diego on August 22, 1979. According to the 1940 U.S. Census, she was living in Kimball, Nebraska, her profession is listed as a waitress and she had a 9<sup>th</sup> to 10<sup>th</sup> grade education. In 1940, she was 53 years of age and had two daughters, Ruth (age 16) and Beryl (age 14). According to the 1920 U.S. Census, her husband was Arthur G. Whiteman. Arthur's profession was listed as a blacksmith and they were living in Nebraska with Jenon L. (age 13), Avis (age 10), Ruth (age 6) and Beryl (age 3). The 1930 U.S. Census lists Arthur's profession as a commercial salesman with home products.

The house sold in 1971 from Astraea T. Nickerson to Charles Victor and Juanita Miller Pierce, they would rent the house out to various individuals. The City Directory lists the house as vacant in 1973.

The next resident was renter Mrs. Milza B. Miller, who lived at 2040 Dale Street from 1974 to 1979 according to the City Directory. She was born on September 28, 1908, she was divorced and living in Los Angeles in 1940, according to the 1940 U.S. Census. She was born in Virginia; her occupation in 1940 is listed as a waitress. The next residents at 2040 Dale Street was renter Henry L. and Marjorie K. Bielstra, according to the City Directory. They lived at the house in 1980. His profession is listed as an attorney.

There are no names listed in the 1981 through 1983 City Directory for the house. The next resident is renter Oliver Zammit in 1983. The house sold in 1997, from the Pierce Trust to Harold Kane and Jeffrey Schaper. In 2003, Richard Arroyo and others bought the house as an investment and a series of renters have lived there from 2003 through the present.

## Criteria C

**Criteria C – Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.**

SIGNIFICANCE STATEMENT FOR CRITERIA C - The Lizzie and Gerald DeStafford House is an excellent example of a 1908 Craftsman bungalow that embodies and reflects the distinctive characteristics of the Craftsman bungalow style during the early 20<sup>th</sup> century Arts and Crafts movement. The house is significant for illustrating the Craftsman architectural style features, including wood frame construction, hip roof, wood cladding, wood-sash windows and wood door. The house retains nearly its entire original character-defining features. It also has nearly all its original massing, spatial relationships and proportion.

The early 20<sup>th</sup> century Craftsman era bungalow features, include; an asymmetrical façade, the low-hipped roof, cross-gable, small shed roof entry with detailing, overhanging eaves, exposed rafter tails, smaller front gable, Chicago-style windows, large double-hung front window, an attic fixed 5 over 6 mullion window, side porch, Douglas fir front door shingle and shiplap sliding separated by two large horizontal bands of wood and decorative gable wood stick work which, all contribute to the significance of this house. The house is significant for its use of design and craftsmanship. While little is known of the builder, Read T. Souther, who only lived in San Diego for about 15 years, the house clearly reflects a gifted builder and is a tribute to him as well as the others who constructed it.

The DeStafford House reflects many Craftsman era distinctive characteristics of this construction period, type and style of the Arts and Crafts movement. The forms and materials clearly demonstrate through the presence of essential physical features the function of a modest yet artistic house of the early 1900s. The age and physical features reflect an early era of the Craftsman period. The house is also significant for being built at a time of increasing popularity among the masses in America. It is neither a grand house nor a mansion, it was typical of the first wave of bungalow, Craftsman houses being built across America at a time when bungalows offered the average American home ownership.

The 1908 DeStafford House is significant for being one of the first dozen houses built in the Seaman and Choates Addition subdivision as well as one of the first house built in the what is now commonly recognized as South Park. In 1906, the community of South Park began to evolve into a developed residential district. That year, the Bartlett Estate Company acquired the South Park Addition and began to sell off parcels within the subdivision. In 1906, the Bartlett Estate Company financed the construction of an electric streetcar: the South Park and East Side Railway. It began at the intersection of 30th and Juniper Streets and ended at the intersection of 25th and D Streets in Golden Hill. In 1907, service was extended from Golden Hill to downtown San Diego at 4th and D Streets. The first homes were concentrated along 28th Street and Granada Avenue, adjacent to the eastern border of City Park (Balboa Park).

Susan Bugbee's 2010 book entitled: *South Park* states that seven houses were erected in 1906 in South Park by the Bartlett Estate Company (three on 28th Street and three on Bean later Granada Avenue). Other 1906 built houses include the Charles N. Andrews residence at 1427 28th Street, the Will M. Gray residence at 1525 28th Street, the Walsh/Griffin residence at 2832 Beech Street, the Rufus Bledsoe residence at 1344 Granada Avenue, and the Fraser/Stout residence at 1406 Granada Avenue. The City of San Diego Greater Golden Hill Historic Resources Survey (2011) lists the 1906 Josephine Scripps Residence at 1355 28th Street (HRB #180), the 1906 Fletcher-Halley Residence at 1612 Granada Avenue (HRB #349).

Bugbee stated that in 1907, two large houses were built: the E.S. Belcher residence at 1430 Bean (Granada Avenue) and the Mrs. M.V. Shaw residence at the corner of Bean (Granada Avenue) and A Street. According to Bugbee, in the original 1870 subdivision map of South Park only one house is identified as completed in 1908. The 1908 Peter M. Price Residence by Irving Gill at 1355 Granada Avenue (HRB #485) is also among the earliest homes built in South Park.

The 1908 Craftsman at 2040 Dale Street appears to be among the earliest houses built in the area commonly referred to as South Park. In 1909, plans for the 1915 Panama Pacific Exposition were announced. Many houses were built in 1911-1920 following the groundbreaking for the 1915 Panama Pacific Exposition at nearby Balboa Park. The majority of these house styles, were Bungalows, Craftsman, Prairie School and later Spanish Revival designs. The Craftsman at 2040 Dale Street is significant in that it has excellent integrity and is a pre-1910 construction among the first dozen houses built in the area before the great housing boom of 1911 that defines South Park today.

In addition to Irving Gill, other significant architects such as Del Harris, H.J. Lang, Walter Keller, Charles H. Tifal, Richard Requa, William S. Hebbard, the Quayle Brothers, William Wheeler, Carlton Winslow, designer Ralph Hurlburt, builders Joseph B. Burness, David Owen Dryden, Arthur E. Keys, Alexander Schreiber, the Bartlett Estate Company and large building companies such as the Pacific Building Company, the Dennstedt Company and Brawner

## Criteria C

& Hunter as well as nearly forgotten carpenters and builders built distinctive homes in South Park during the early 20th century.

Therefore, the 1908 modest bungalow at 2040 Dale Street is significant for being one of the oldest surviving houses in South Park. The house is significant for predating the 1911 announcement for the 1915 Panama Pacific Exposition and the subsequent residential housing boom of 1911-1918 (end of World War One). The house is significant and is an example of an early 1900s artistic, well-designed, Craftsman bungalow and should be designated as such.

The recognized exterior elements and characteristics associated with the Arts & Crafts movement era Craftsman bungalow style include:

- ∞ Gable roof
- ∞ Usually 1 – 1 ½ stories
- ∞ Low pitched gable or hipped roof
- ∞ Wide overhanging eaves
- ∞ Exposed rafters
- ∞ Shingle and shiplap wood siding
- ∞ Decorative brackets under gable
- ∞ Porch (entry on side for privacy)
- ∞ Sloping (battered) foundation
- ∞ Double-hung windows, simple wide casings

According to the Draft Historic Context Statement for the Greater Golden Hill Community Plan Update, the character-defining features for houses built during the development of the area as a streetcar community between 1905 and 1930 feature the following character-defining features:

- ∞ One or two-stories
- ∞ Craftsman, Prairie, Mission Revival, or Spanish Eclectic architectural styles
- ∞ Wood-frame construction
- ∞ Gable, hip or flat roof
- ∞ Stucco or wood cladding
- ∞ Wood-sash windows (typically double hung) or casement windows
- ∞ Wood door (glazed or paneled)
- ∞ Prominent front or side porches

The house at 2040 Dale Street clearly retains nearly all the cited character-defining features of single-family residences built between 1905 and 1930 within the Greater Golden Hill community. The house at 2040 Dale Street clearly reflects the Arts and Crafts movement era of the early 20<sup>th</sup> century architectural aesthetic and time in which it was designed and built.

THE BUNGALOW / CRAFTSMAN ERA, 1901-1916. The Craftsman style embodies the Arts and Crafts movement in its timing and aesthetic. The Arts and Crafts movement was a social movement that defied the fussy Victorian era before it and it also resisted the coldness of mechanical production occurring during the Industrial Revolution. By turning away from the use of machines to create art, protagonists of the movement concentrated on creating thoughtfully constructed objects by hand by limiting machine use to the most mundane production processes. Origins in the British Arts & Crafts Movement (William Morris, John Ruskin, Charles Robert Ashbee, A.W.N. Pugin) of the late 19th century and as a reaction against the Victorian/Industrial Age. Socially, bungalows helped to create a thriving middle class. Bungalows also contained elements of Japanese buildings and Swiss chalets styles. This movement spread from England to America, the focus shifted to house building and to the decorative arts, including furniture, ceramics, textiles, etc.. The Arts and Crafts movement also incorporated the use of natural materials such as wood, brick in the building of bungalows and Craftsman houses to reconnect it to the natural world as a way of life.

The name "Craftsman" comes from designs presented in the artistic and popular Craftsman magazine, published by Gustav Stickley from 1901-1916. The American Arts and Crafts movement was inextricably linked to the British movement closely aligned with the work of William Morris and the second generation of architect-designers, including Charles Robert Ashbee (1863–1942), who toured the United States, and Charles Francis Annesley Voysey (1857–1941), whose work was known through important publications such as *The Studio*. British ideals were disseminated in America through journal and newspaper writing, as well as through societies that sponsored lectures and programs. The U.S. movement was multicentered, with societies forming nationwide. Boston, historically linked to English culture, was the first city to feature a Society of Arts and Crafts, founded in June 1897. Chicago's Arts and Crafts Society began at Hull House, one of the first American settlement houses for social reform, in October 1897. Numerous societies followed in cities such as Minneapolis and New York, as well as rural towns, including Deerfield, Massachusetts.

## Criteria C

Unlike in England, the undercurrent of socialism of the Arts and Crafts movement in the United States did not spread much beyond the formation of a few Utopian communities. Rose Valley was one of these artistic and social experiments. William Lightfoot Price (1861–1916), a Philadelphia architect, founded Rose Valley in 1901 near Moylan, Pennsylvania. The Rose Valley shops, like other Arts and Crafts communities, were committed to producing artistic handicraft, which included furnishings, pottery, metalwork, and bookbinding. The Byrdcliffe Arts and Crafts Colony was another Utopian Arts and Crafts community. Outside of Woodstock, New York, Englishman Ralph Radcliffe Whitehead (1854–1929) and his wife Jane Byrd McCall Whitehead (1861–1955) founded Byrdcliffe, which was completed and operating by 1903. Locally, the San Ysidro Little Landers' Land Colony was an attempt in 1908 at a small-scale cooperative agricultural community, it lasted until 1925.

In urban centers, socialist experiments were undertaken on a community level, frequently in the form of educating young women with ideals of craftwork and simplicity in decorative work, including the metalwork and pottery of the Arts and Crafts movement. Schools and training programs taught quality design, a cornerstone of the Arts and Crafts movement. In Boston, the Saturday Evening Girls Club, established in 1899 as a reading group for immigrant girls, founded the Paul Revere Pottery, which began producing pottery in 1908 and offered the girls the ability to earn good wages within the community. Newcomb Pottery was formed in New Orleans in the winter of 1894–95 under the auspices of the H. Sophie Newcomb Memorial College, an educational institution for women.

The Craftsman style was the dominant style for both smaller bungalows and larger Craftsman houses built throughout the country during the period from about 1900 until the early 1920s. The Craftsman style had its origins in the Shingle Style of the east coast and northern California. In California, the Arts and Crafts house was interpreted by many architects, including Charles Sumner Greene and Henry Mather Greene in Pasadena, Bernard Maybeck in Berkeley, and Irving Gill and Richard Requa in San Diego. Craftsman houses were also inspired primarily by the work of Greene and Greene – who practiced together in Pasadena, California from 1893 to 1914. Several influences – the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts – led the Greenses to design and build intricately detailed buildings. In 1903 they began by designing simple Craftsman-type bungalows. By 1909, they had designed and executed several exceptional landmark examples such as the Gamble House that has been called the “ultimate bungalow”.

The Arts and Crafts movement came to San Diego not only in the bungalows and houses designed by architects but also by the craftsmen who created California China Products Company tiles, Valentien pottery, and Markham pottery, which was distributed by Orr's Gallery. Anna Valentien also made hammered copper metal ware and jewelry for J. Jessop & Sons. Local stores served as outlets for nationally distributed Arts and Crafts goods. Anyone seeking Roycroft wares would find them only at J. Jessop & Sons, Inc., Jewelers, Stationers. Marston's Department Store advertised that they were the sole agent for "Genuine Craftsman Furniture." Teco Pottery could be purchased at Alfred Stahel & Son, while Rockwood Pottery was available at the studio of photographer Harold A. Taylor.

San Diego early 20<sup>th</sup> century houses were built along streetcars, in North Park, Mission Hills, Bankers Hill, University Heights and South Park. Architectural styles during this time included, bungalows, Craftsman, Prairie School, Mission Revival and later Spanish Revival and other Period Revival houses. Houses were often times modest in scale and creative in design. Many Craftsman houses were set back from the street, featured large front or side porches, featured gable roofs, exposed rafter tails, decorative beams or brackets and wood shiplap and/or shingle siding.

The modest bungalow, small houses built during the early 20<sup>th</sup> century often cost as little as \$900 to build and helped to fulfill many American's wishes for their own home, equipped with all the latest modern conveniences. Central to the bungalow's popularity was the unique idea that simplicity and artistry could harmonize in an affordable house. The bungalow, Craftsman era was a rare occasion in which serious architecture was found outside the realm of the rich. Bungalows allowed people of modest means to achieve something that they had long sought – respectability. With its special features, style, convenience, simplicity, sound construction and excellent plumbing, the bungalow filled more than the need for basic shelter, it provided fulfillment of the American dream. The bungalow was practical and symbolized for many the best of the good life, your own plot of land, privacy and independence.

The California style drew inspiration not only from oriental designs but also from the California missions and other early adobe buildings. Irving Gill's style evolved from the more traditional Arts and Crafts style of the Marston House to a style incorporating the massive walls and arcades of the Mission style as exemplified by the La Jolla Woman's Club. Gill envisioned a "simple cube house with creamy walls, sheer and plain, rising boldly into the sky unrelieved by cornices or overhang of roof, unornamented save for the vines." These and similar residences were given extensive publicity in magazines such as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies' Home Journal*. The Craftsman style was still in vogue in 1908 and these publications familiarized builder Read T. Souther and the rest of the nation with the style that reflected the Arts and Crafts movement ideals.

## Criteria C

The Arts and Crafts movement came to an end by the beginning of World War I. The war, the death of Elbert Hubbard, the bankruptcy of Gustav Stickley in 1916 (which included Craftsman Farms, an office building, showroom, and other enterprises that proved to be financially unsound) all at a time when there was a change in national taste were the underpinnings of the undoing of this style. In San Diego, Arts and Crafts movement Craftsman and bungalow houses would continue to be built through the teens, slowly however Mission Revival and later Spanish Revival houses would become the dominant residential architecture in San Diego and across America.

The Craftsman at 2040 Dale Street clearly reflects the 1908 Arts & Crafts movement aesthetic and time in which it was built. This 1908 bungalow lies within the Greater Golden Hill Community Plan (1988) and within modern South Park today. However, the bungalow at 2040 Dale Street lies outside the proposed South Park Historic District, it also lies outside the Golden Hill potential conservation area, according to the 2011 Greater Golden Hill Historic Resources Survey. Therefore, the house lies outside future protective historic protection and its owner seeks to designate the house individually in order to preserve it.

The following is an analysis of the Lizzie and Gerald DeStafford House to demonstrate how it meets the Secretary of the Interior Standards for the Treatment of Historic Properties.

1. *Location.* According to the 1921 Sanborn Fire Map, the house has not been moved from its original location and thus has excellent location.

2. *Design.* The house is an excellent example of the Arts and Crafts movement Craftsman bungalow architectural style of the early 20th century. It has many of the character-defining features of a Craftsman bungalow; including the asymmetrical façade, the roofline, which is a low-hipped, the cross gable roof, decorative gable stick work with crossbeams on the east and north elevations, shiplap on the lower body and shingle siding on the upper body separated by two horizontal boards as a course line which give the house a grounded or horizontal feel. Exposed rafter tails with overhanging eaves, an asymmetrical façade, small side porch entry, double-hung and prominent Chicago-style wood windows, an attic fixed 5 over 6-mullion window and the Douglas fir front door. Overall, the shape, bulk, scale and design of the house appears to have excellent integrity.

3. *Setting.* The house in the Seaman and Choates Addition in South Park remains situ. South Park is a streetcar neighborhood that features bungalows, Craftsman, Prairie School, Mission and Spanish Revival houses built during the early 20th century. The houses surrounding 2040 Dale Street are reflective of early 20th century architecture and provide an excellent setting.

4. *Materials.* The materials appear to be mostly made with organic materials and are largely original. The house has a composite roof, shiplap and shingle siding, decorative gable stick work with crossbeams on the east and north elevations, exposed rafter tails with overhanging eaves and the Douglas fir front door. The windows are wood and mostly original, with the exception of two double-hung windows on the north side that retain their original size and wood frame, but have been replaced. The windows on the rear and two of three windows on the south side are new as is a door on the south side that was created by a 1950s remodel/addition. The new windows and three-foot addition to the south are not clearly visible from the street. The foundation is concrete. Brick chimney is intact. Overall, the materials aspect of the integrity is good.

5. *Workmanship.* The house exhibits excellent craftsmanship in the low-hipped, double-gable roof, the use of both shingle and shiplap siding, Chicago-style windows, the double-hung windows, the exposed rafter tails, the overhanging eaves that provide shelter, the decorative gable stick work, the attic fixed 5 over 6 mullion window, the Douglas fir front door and the detail work on the side porch. The interior is not part of the designation application. The house was designed and built by local building contractor Read T. Souther. Overall, the workmanship aspect is excellent.

6. *Feeling.* The overall feeling of the neighborhood is that of an early 20th century streetcar bungalow community. The house at 2040 Dale Street was built in 1908 and is one of the earliest houses built in the immediate neighborhood. The historical sense and feel of a person walking down the street would be nearly the same as the 1910s through 1930s. The 1908 Craftsman bungalow house has excellent integrity; therefore, the feeling aspect is also excellent.

7. *Association.* Gerald and Lizzie DeStafford had the house commissioned and were the first owners. Lizzie's occupation is unknown. Gerald was a Secretary and early leader of the San Diego Society for the Prevention of Cruelty to Animals (later the San Diego Humane Society) and Secretary for the San Diego Chamber of Commerce. Wayne Compton lived in the house from 1919 to 1920. Compton was a prominent attorney in San Diego, before moving to the house at 2040 Dale Street. He lived in El Centro and was president of the El Central Chamber of Commerce. He also represented the Imperial Valley at the 1915 San Francisco and San Diego Panama Pacific Exposition. However, none of the owners or residents has an association that would merit designation alone. The builder was Read T. Souther, of whom little is known. He lived in San Diego from about 1903 until about 1917.

Criteria C

Souther listed his occupation as a building contractor and is listed in the San Diego City Directory under Builders. However, he is not listed on the City of San Diego's Master Builders, Architects List. Therefore, the house does not have an association that would merit designation under Criteria D.

The Arts and Crafts bungalow, Craftsman era house at 2040 Dale Street meets six integrity values under the National Register Guidelines. This clearly constitutes integrity significant for landmarking or designation under Criteria "C".

## Informational Criteria D

### Builder: Read T. Souther

Read T. Souther was born on September 3, 1868 in West Roxbury, Massachusetts. His parents were William R. and Angie B. Souther, both parents were also born in Massachusetts. According to the 1880 U.S. Census, his father's occupation is listed as a carpenter.

According to the 1900 U.S. Census, Read and his wife Ida F. (born 1864, New Hampshire) had a daughter, Hazel F., born in 1894 while the family lived in Worcester, Massachusetts. Read lists his profession as that of a carpenter.

In 1903, Read T. Souther first appeared in San Diego. According to the San Diego City Directory, Read and a second wife identified as Anora O. (born in California). Souther lived at 1435 E Street. His profession is listed as a building contractor.



The 1905 San Diego City Directory lists R. T. Souther under Building in the business section. The 1906 San Diego City Directory lists Read's profession as jobbing and general building contractor with an office at 848 6<sup>th</sup> Avenue and a home residence on Essex. The 1907 City Directory listed his occupation as a carpenter, however the 1909 City Directory listed his profession as a contractor. The bungalow at 2040 Dale Street was built in 1908 when Souther was firmly established as a contractor in San Diego. During this time (1908-1910), Souther and his family lived at 2020 Cypress Avenue in San Diego.



## Informational Criteria D

According to the 1910 U.S. Census, Read was 42 years old. Read and Anora, Hazel (age 7 from his first marriage), Read N. (age 2) and Carvel N. (age 6 months) were living at 2020 Cypress Avenue in San Diego. His profession was listed as a builder. In 1917, according to the San Diego City Directory, Souther is still living in San Diego and he lists his profession as a building contractor.

Then it appears that Souther left San Diego. The 1918 Napa City Directory finds him living in northern California with his occupation as carpenter. He is still living in Napa, working as a carpenter in 1920. Indeed, the 1920 U.S. Census lists Souther as working at Mare Island as a carpenter. Mare Island is a peninsula alongside Vallejo, about 23 miles northeast of San Francisco, Mare Island is known for its giant Naval Shipyard during this time. The 1927-30 San Jose City Directories list Souther as a building contractor. In 1931, however, the City Directory shows his profession as a waiter. In 1932, Souther does not list a profession in the local City Directory. Certainly, this was during the Great Depression. However, Souther is again listed as a carpenter in 1935 and 1936, while living in San Jose. Read T. Souther passed away on June 9, 1951 in Santa Clara, California.