
THOSE HOUSES ON AGATE STREET

The compact theory has come to San Diego house building.

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It's more than a theory now. It's a fact in a neat row of eight houses on Agate street on the slopes north of Pacific Beach.

Each house is no more than 17 feet wide, outside measurement, and is situated on a 25 foot lot. But the lots are 125 feet deep and the elongated homes have 1,203 feet of floor space, split levels, and a view from every room.

The unusual housing project is the work of Pearce & Co., which means a joint venture by three men - Byron B. Webb Jr., Edwin E. Wilson and Kenet Pearce.

Webb was an assistant manager of a branch bank until he combined an interest in what he terms "a returning trend to row houses" with faith in a market for the unusual design and an opportunity to ac-



This early photo shows the "Compact Homes" in the 1200 block of Agate Street at the intersection with Cardeno Drive.

quire suitable lots. His partners are a real estate salesman (Wilson) and a securities broker and realtor (Pearce).

"There seems to be a returning to row houses," Webb said, "because of the high cost of land. Here we have combined a narrower frontage with a modern design and almost complete privacy from neighbors."

The houses, finished outside in pre-treated cedar, have a living room and deck, kitchen, half-bath and laundry on the lower level. On the upper level is the bedroom, bath

and den convertible to a bedroom or guest room.

Privacy is obtained by clever location of windows, some with opaque glass, in relation to the adjacent house and by an extended wall at one end of the deck.

The property line bisects the required eight-foot span between houses but under pre-arranged easements each buyer will trade four feet on one side for four feet to his neighbor. Thus each is equipped with a private patio just off the house's midsection.