

IV. LANDMARKS/SURVEY RESULTS

A. Survey of Historic Resources

The Affinis survey found that Lakeside's history includes three phases of development. During the first phase, from about 1859 to 1886, occupation in the area was limited to ranching enterprises. During the second phase from 1886 to 1920, the focus of the town changed from livestock ranching to a fruit ranching and resort area. The third phase of Lakeside's development began in the County's land boom period in the 1920s and continued for about the next 30 years and the economic emphasis changed from a resort-based economy to a community-based economy.

The survey identified fifty (50) historic resources that would contribute to a potential historic district. The individual historic resources and the boundary of a potential historic district are depicted in a Historic Resource Map (**Exhibit 6**). The historic names of the properties are shown in **Tables 1A through 1C**. In addition, the respective phases of development for the contributing (historic) resources are identified in both the Historic Resource Map and the corresponding tables of individual historic resources.

As shown in the Historic Resource Map (**Exhibit 6**), not all of the properties located within the study area contain historic resources that date from one of the three identified historic periods in Lakeside. Nonetheless, all properties within the boundary of the historic survey area could contribute to an aesthetically unified historic district through the implementation of appropriate design features for both historic and non-historic resources over time.

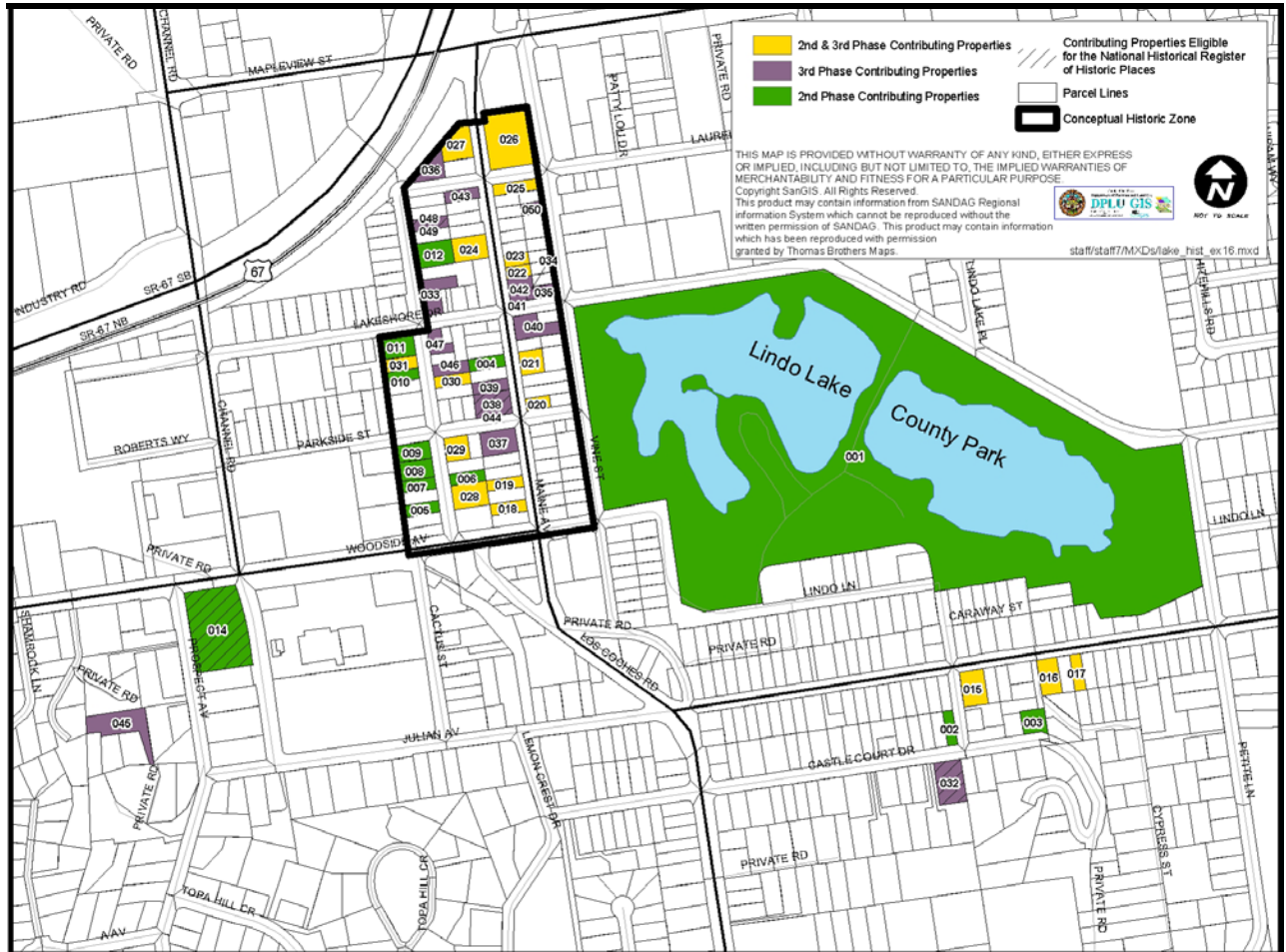


Exhibit 6

Historic Resource Map

Table 1A (2nd Phase Contributing Resources)

| NO. | HISTORIC NAME | NATIONAL REGISTER CRITERIA | NATIONAL REGISTER ELIGIBILITY ⁽¹⁾ | DATE OF CONSTRUCTION | BUILDING TYPE |
|-----|-------------------------|----------------------------|--|----------------------|--------------------|
| 001 | Boat House | A & C | 5S1 | 1887 | Victorian |
| 002 | W. R. Rogers Cottage | A, B & C | 5S1 | 1908 | Colonial Revival |
| 003 | Mat F. Heller House | B & C | 5S1 | 1908 | Swiss Chalet |
| 004 | C. and M.A. Ross House | A, B & C | 5S1 | 1905 | Craftsman Bungalow |
| 005 | Bryant House | C | 5S1 | 1908 | Craftsman |
| 006 | A. K. French House | B | 5S1 | 1891 | Folk Victorian |
| 007 | None | B | 5S1 | 1895 | Folk Victorian |
| 008 | Frank W. Bryant House | B & C | 5S1 | 1908 | Craftsman |
| 009 | Culbertson House | B & C | 5S1 | 1908 | Craftsman |
| 010 | Bertussi House | B & C | 5S1 | 1896 | Residential |
| 011 | Lakeside Hotel | A & C | 5S1 | 1887 | Victorian |
| 012 | Mallory House | B & C | 5S1 | 1912 | Craftsman |
| 013 | Information unavailable | | | | |
| 014 | Second Lakeside School | A & C | 3S1 | 1912 | Mission Revival |

1. National Register eligibility codes:
3S1 = Eligible for being listing as an individual resource on the National Register.
5S1 = Not eligible for the National Register but of local interest and may be eligible listing on the Local Register.

Table 1B (2nd and 3rd Phase Contributing Resources)

| NO. | HISTORIC NAME | NATIONAL REGISTER CRITERIA | NATIONL REGISTER ELIGIBILITY ⁽¹⁾ | DATE OF CONSTRUCTION | BUILDING TYPE |
|------------|------------------------------|-----------------------------------|--|-----------------------------|--------------------------|
| 015 | Otto & Nine Einer House | B & C | 5S1 | 1928 | Spanish Colonial Revival |
| 016 | None | B | 5S1 | 1927 | Craftsman |
| 017 | None | B | 5S1 | 1929 | Craftsman |
| 018 | Otto Einer's Service Station | B & C | 5S1 | 1933 | Brick Service Station |
| 019 | Dane & Eileen Carender House | B | 5S1 | 1935 | California Ranch |
| 020 | Lakeside Feed Store | A | 5S1 | 1947 | Commercial |
| 021 | Heller's Safeway | A & B | 5S1 | 1930 | Spanish Colonial Revival |
| 022 | None | C | 5S1 | 1935 | Commercial |
| 023 | None | C | 5S1 | 1929 | Commercial |
| 024 | Lakeside Motors | A & C | 5S1 | 1947 | Commercial |
| 025 | Lakeside Inn | B | 5S1 | 1950 | Commercial |
| 026 | Lakeside Builders Store | B | 5S1 | 1938 | Commercial |
| 027 | Shell Oil Service Station | A | 5S1 | 1930 | Service Station |
| 028 | Mitchell Court | C | 5S1 | 1939 | Apartment Complex |
| 029 | Wesleyan Methodist Church | A | 5S1 | 1946 | Public Facility |
| 030 | Hall House | A | 5S1 | 1930 | Craftsman |
| 031 | None | C | 5S1 | 1930 | Craftsman |

1. National Register eligibility codes:
3S1 = Eligible for being listing as an individual resource on the National Register.
5S1 = Not eligible for the National Register but of local interest and may be eligible listing on the Local Register.

Table 1C (3rd Phase Contributing Resources)

| NO. | HISTORIC NAME | NATIONAL REGISTER CRITERIA | NATIONAL REGISTER ELIGIBILITY ⁽¹⁾ | DATE OF CONSTRUCTION | BUILDING TYPE |
|-------|---------------------------------|----------------------------|--|----------------------|--|
| 032 | George H. Mansfield House | B & C | 3S1 | 1887 | Queen Anne Victorian |
| 033 | J. B. Rumsey Store | B & C | 5S1 | 1912 | 20th century commercial |
| 034 | Hartung/Dent Bakery | A & B | 5S1 | 1914 | Bungalow |
| 035 | Dent House | B | 5S1 | 1925 | Craftsman Cottage |
| 036 | SD&SF Railway Depot | A & B | 5S1 | 1913 | Originally Mission |
| 037 | Dr. J. Ireys Office & Residence | A & B | 5S1 | 1907 | Modified Modern Traditional |
| 038* | First Presbyterian Church | A, B & C | 3S1 | 1895-96 | Colonial Revival with Greek Revival Elements |
| 039 | J. H. Neale House | B & C | 5S1 | 1900 | Folk Victorian |
| 040 | Leo's Lakeside Pharmacy | A & B | 5S1 | 1923 | Commercial |
| 041 | Lakeside Woman's Club | A | 5S1 | 1912 | Service Station |
| 042 | Lakeside Town Hall | A | 5S1 | 1911 | Commercial |
| 043 | Gandyra House | A & B | 5S1 | 1913 | Modified Craftsman |
| 044* | First Presbyterian Church Manse | A | 5S1 | 1911 | Craftsman Cottage |
| 045 | John Kleine House #2 | B & C | 5S1 | 1906 | Mission Revival |
| 046 | Charles Culbertson House | B & C | 5S1 | 1894 | Modified Folk Victorian |
| 047 | Clevenger House | B | 5S1 | 1920 | Craftsman |
| 048** | Mason Birchard House | B | 5S1 | 1912 | Craftsman |
| 049** | Birchard's Candy Store | B & C | 3S1 | 1912 | False-Front Commercial |
| 050 | Gibbs House | B | 5S1 | 1923 | Commercial Facade |

1. National Register eligibility codes:
 3S1 = Eligible for being listing as an individual resource on the National Register.
 5S1 = Not eligible for the National Register but of local interest and may be eligible listing on the Local Register.

B. Eligibility Criteria

According to the historic survey, the identified historic resources could be included on the San Diego County Local Register of Historical Resources (Local Register) and could be linked together as a potential local historic district. In addition, some of the historic resources could also be eligible for inclusion on a national or state historic register. Below is a discussion of the eligibility criteria for listing historic resources on the national, state or local register.

National Historic Register Criteria

Under the National Historic Preservation Act (NHPA), a significant historic resource is one that is eligible for listing in the Register of Historic Places. Pursuant to the Code of Federal Regulations, Title 36, Part 60, in order to be eligible for listing in the National Register, a resource must be significant within a historic context and must also meet one or more of the following criteria:

- A. The resource is associated with an event, or series of events, that have made a significant contribution to the broad pattern of our history.
- B. The resource is associated with the lives of people significant in our past.
- C. The resource embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components lack individual distinction.
- D. The resource has yielded or may be likely to yield information important in prehistory or history.

Additionally, a resource must not only meet at least one of the above criteria, but must also possess integrity, the various aspects of which include location, design, setting, materials, workmanship, feeling and association (National Register Bulletin 15, 1991: 11, 44).

California Register Criteria

According to the State Office of Historic Preservation, in order to be eligible for listing in the California Register of Historical Resources (California Register) an historic resource must be significant at the local, state or national level under one or more of the following four criteria:

- A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- B. It is associated with the lives of persons important to local, California or national history.
- C. It embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master or possesses high artistic values.
- D. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California or the nation.

San Diego County Local Register Criteria

In August 2002, the County Board of Supervisors enacted an ordinance adding the San Diego County Local Register of Historical Resources (Local Register) to the San Diego County Administrative Code (Section 396.7) for the preservation of historic resources. The criteria for listing historic resources on the Local Register are consistent with those developed by the Office of Historic Preservation (OHP) for listing resource to the California Register of Historical Resources (California Register), but have been modified for local use in order to include a range of historical resources which specifically reflect the history and prehistory of San Diego County.

According to the County Administrative Code, in order to be eligible for listing in the Local Register, an historic resource must be significant at the local level under one or more of the following four criteria:

- A. The resource is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage.
- B. The resource is associated with the lives of persons important to the history of San Diego County or its communities.

- C. The resource embodies the distinctive characteristics of a type, period, San Diego County important creative individual, or possesses high artistic values.
- D. The resource has yielded or may be likely to yield information important in history.

All resources nominated for listing on an historic register must have integrity, which is the authenticity of an historic resource's physical identity, evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association. It must also be judged with reference to the particular criteria under which a resource is proposed for listing (nomination).

C. Significant Historic Resources

The Lakeside Historic Resources Survey prepared by Affinis Inc. identified five properties that could be eligible for nomination to the California Register of Historical Resources and/or the National Register of Historic Places as well as the Local Register. These historic resources are described below:

George H. Mansfield House

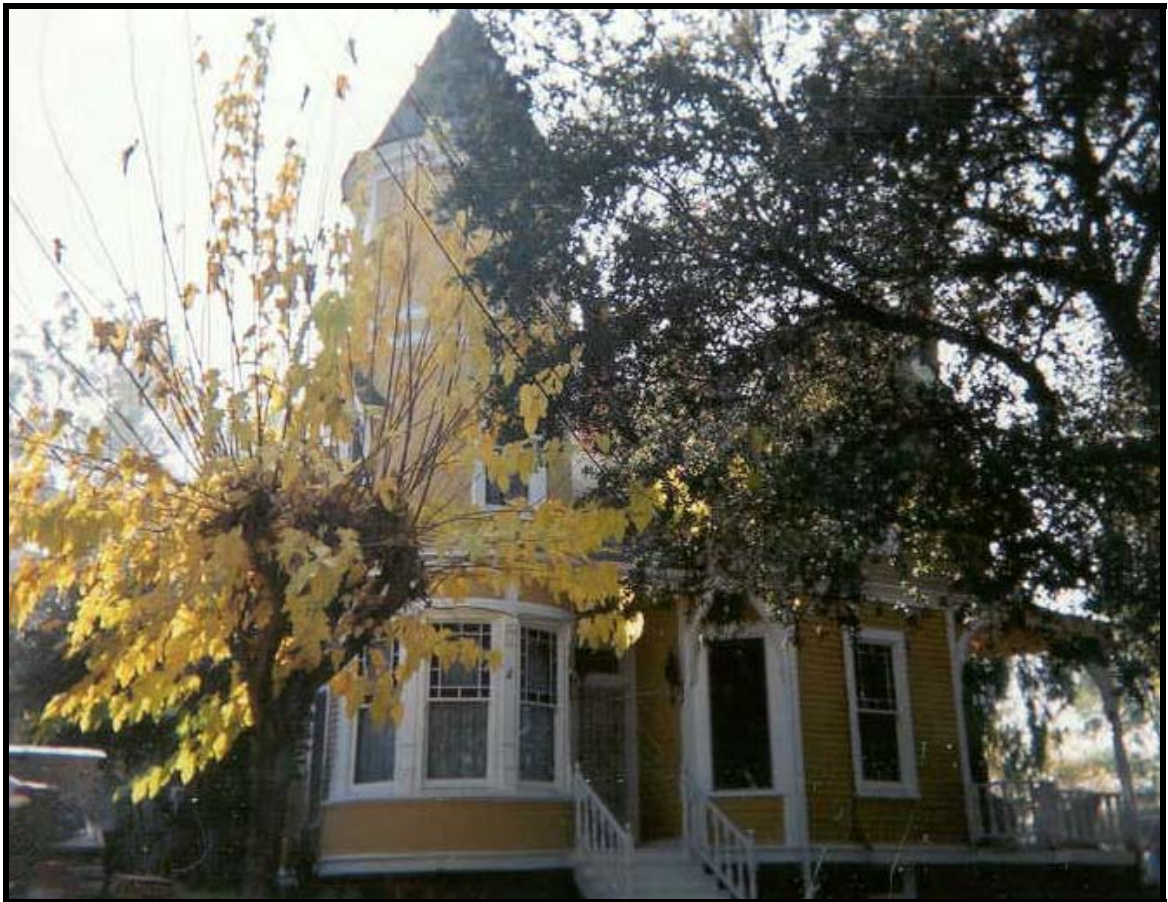


Photo Plate 16

George H. Mansfield, a retired judge from New York and vice-president of the El Cajon Valley Company that subdivided and laid out the town of Lakeside, acquired this property in 1887. In the same year, he built this elegant two-story, wood-framed Queen Anne Victorian house, the first residence built in the town site (**Photo Plate 16**). Locally referred to as “The Castle House”, the structure was discussed in the June 5, 1887 edition of the *San Diego Union*, reporting on the beautiful homes and

elegant residences being constructed for local prominent citizens: "F. W. Weeks has just completed a palatial home at Lakeside for G. H. Mansfield at a cost of \$5,000. It is an improved modern residence which contains nine rooms and bath and is two stories in height." Weeks, an architect who came to San Diego during the building boom of 1887 also designed the Ferry home in Lakeside and Victorian dwellings in Coronado and Old Town. The residence was further described: "To the left of the hotel, and commandingly situated on the slope of a particularly bold and elevated peak, stands the residence of Mr. Mansfield, which is probably the best private dwelling in the county outside of San Diego". A drawing of the structure also appeared in the September 1887 issue of *The Golden Era*, a San Diego based literary magazine. Built of redwood, the home contained double floors of pine, a hand-chipped stone foundation, an underground cellar for the storage of canned fruit and vegetables, 12-foot high ceilings within, a prominent tower, marble fireplaces imported from Italy, colored leaded glass window borders, diamond-shaped shingles on the upper exterior levels and oddly shaped rooms which featured five to eight sides.

Mansfield, a gentleman farmer, planted the 88 acres that surrounded the residence with raisin producing grapes, which he packaged and shipped to Chicago. A. H. Julian and his wife, Mary, owned the property from 1898 to 1899 when they sold it to Mrs. Mary Kirby who conveyed the title in 1902 to F. E. Bellamy. In 1902, A. M. Record bought the home and sold it to G. R. Armstrong. Englishman Henry Wormington purchased the house for his country estate in 1906. The October 10, 1909 edition of the *Union* wrote of him, saying "Henry Wormington, whose beautiful home, Lakeside Villa, is one of the attractive features of the town, will leave next week for a six-month's trip east and to his native England. Lakeside will have an energetic advertiser in Mr. Wormington. He has property interests in Denver where he lived for many years and in addition to his Lakeside holdings has valuable property in San Diego and El Cajon. He is an Englishman of the old school and as the driver of fast and showy horses is a well-known feature on the Lakeside to San Diego roadway."

After Henry Wormington's death in 1911, Charles Wormington assumed ownership of the property. Elizabeth Dodge bought the residence in 1912 and sold it to Ida Cambridge in 1917. In 1920, Thomas Foster Helm, a native of Indiana who came to San Diego County in 1912, and his wife, Iowa born Lola Sargeant, purchased the home. Thomas Helm, a chicken rancher who became president of the San Diego County Poultry Association, also worked as the Lakeside Postmaster for 23 years. Harold Brinton bought the property in 1954.

In summary, the house is important during the second and third phases of Lakeside development. It is eligible for nomination to the California Register of Historical Resources and the National Register of Historic Places on its individual merits under Criteria B and C. It would be an important contributor to the potential Lakeside Historic District under Criteria A, B and C.

Second Lakeside School

Photo Plate 17

Constructed in 1912, the Second Lakeside School is built in the Mission Revival style (**Photo Plate 17**). The flat roofed, wood-frame building is stucco-clad and features graceful arcades, thick walls and tall Mission Revival style windows on the north side of the building.

The building currently rests to the left side of the Lakeside School District administrative offices and has been utilized in recent years as a warehouse. Built by the W. D. Hall Company of El Cajon to relieve overcrowding, the school cost \$8,000 for construction. Designed by noted Southern California school architect

Theodore C. Kistner, the Mission Revival structure originally contained three classrooms, a principal's office, a library and restroom facilities. Kistner arrived in San Diego in 1911 and designed city and county schools in his early career, including Oceanside High School. In 1920, he became the San Diego City Schools' architect and planned many of their educational buildings including Hoover High School; Wilson, Memorial and Roosevelt Junior High Schools; and Grant Elementary School for which he won an award of merit. Later designs included Sweetwater Union High School and Grossmont High School, which still stand as testimony to his expertise. By the 1930s, Kistner and associates operated one of the largest architectural offices in Southern California devoted to school design. Kistner retired at the age of 90 after a 65-year career. He died in 1973 at the age of 98.

In summary, the Second Lakeside School is important in the second phase of Lakeside development. It qualifies for nomination to the California Register of Historical Resources on its individual merits and it would be a major contributor to the potential Lakeside Historic District under Criteria A and C.

First Presbyterian Church



Photo Plate 18

The First Presbyterian Church of Lakeside, organized in 1893 with 13 charter members, grew to 30 in 1895, when construction of its redwood Colonial/Greek Revival style church commenced (**Photo Plate 18**). Architect Moses Frick, who came to San Diego during the building boom of the 1880s, designed the building. The first services were held in the sanctuary on February 9, 1896 and a formal dedication ceremony took place on March 29, 1896. The church became a focal point for social and spiritual events in Lakeside. Marriages, christenings, funerals and anniversary celebrations occurred here along with weekly church services.

The resource consists of a Colonial Revival church with Greek Revival elements, including Doric columns, a broken pediment element and two Greek Revival windows with engraved column trim. The primary roof plane is cross gabled with a bell tower.

The lower roof plane is hipped. The church also features two sets of triple, double hung windows, each set in a single surround. The church entry consists of a narrow, wooden, double-door entry, recessed by an added raised brick porch accessed via two steps.

In 1914, a Sunday school wing, added to the north side of the sanctuary, became the social hall on weekdays and later became an extension of the sanctuary. In 1918, during World War I, the Lakeside women set a precedent when they rang the bell seven times every day at noon which symbolized v-i-c-t-o-r-y. Other communities across the nation copied this patriotic effort. In 1946, two surplus Army barracks, referred to as the Annex, were added to house the Sunday kindergarten department.

An enlarged congregation began construction of a new church, offices and education office on Channel Road in 1962 and relocated there in 1963. The Open Door for Dialogue Through the Arts, which included an art gallery, theater and coffee house, rented space in the old church in 1965. The Retreat Corporation ran a thrift shop in the north rooms of the structure in the late 1960s. In 1986, the Lakeside Historical Society, formed in 1972, leased the church structure and manse and later undertook the ownership and restoration of the buildings. The church complex remains an important part of the community today through its association with the Historical Society.

In summary, the church is associated with the second and third phases of Lakeside development. It qualifies for listing in the National Register on the basis of Criteria A and C and in the California Register of Historical Resources on the basis of Criteria C. It would be a major contributor to the potential Lakeside Historic District under Criteria A, B and C.

Birchard's Candy Store



Photo Plate 19

Birchard's Candy Store consists of a single-story wood frame building with a front gabled corrugated metal roof and a tall false front facade (**Photo Plate 19**). The building sits on a concrete foundation and has a stucco clad exterior. While the entry maintains the original double wood doors, they are boarded over, as are most of the windows. However, a gallery of wood framed, fixed pane windows covered with chicken wire is visible over the entry. The building appears to be in fair condition. It is one of the most interesting buildings in Lakeside and is representative of its period.

This single-story, false front commercial store was built by Mason and Etta Birchard as a confectionary on their property next to their residence and across Laurel Street from the train depot where Mason Birchard worked as station agent. The structure

found later use as a Pentecostal Church and then as the office and storage area for the Lakeside Irrigation District. Herman Schiller, occupant of the adjacent house since 1935, headed the District. After retirement from the District in 1961, the two million-gallon Schiller Reservoir on Lakeshore and Julian was dedicated to him for his services.

In summary, the building is important in the second and third phases of Lakeside development. It qualifies for nomination to the California Register of Historical Resources on its individual merits and it would be a major contributor to the potential Lakeside Historic District under Criteria B and C.