

### **III. ERAS AND ARCHITECTURAL STYLES**

#### **A. Eras**

Three phases of development are discernible in Lakeside's history. During the first phase, from about 1859 to 1886, occupation in the area was limited to ranching enterprises. Prominent ranches of this period included the holdings of the Ames, Pedrorena, Ferry Hill, Kuhner and Philbrook families.

Town development began in earnest during the second phase, which began in 1886 with the creation of the El Cajon Valley Company. The company promoted Lakeside as an ideal resort and residential locale – beautiful and bountiful – and people came. Soon, a small community grew up, crowned by the 1887 completion of the Lakeside Inn and the inauguration of the San Diego and Eastern Railroad line, as well as the daily stage between San Diego and Lakeside. As the town's focus, the Lakeside Inn attracted a prominent clientele, some of who built vacation homes here to enjoy the area amenities. Businesses that serviced the Inn located along Maine Avenue and its streets and the townspeople who owned and worked in the businesses built houses nearby (**Photo Plates 5 through 7**). At the same time, large outlying ranches began fruit production that added an important component to the local economy.

The third phase of Lakeside's development began in the County's land boom period of the 1920s, coinciding with the demolition of the Lakeside Inn in 1920. This phase continued for about the next 30 years (**Photo Plates 8 and 9**). Once the economic emphasis changed from a resort to a community-based economy, Lakeside's density increased and the goods and services of the business district more closely reflected the needs of the growing community.



**Early view of Lakeside**

**Photo Plate 5**



**Rumsey's Store**

**Photo Plate 6**



**Lakeside Lumber Yard circa 1917**

**Photo Plate 7**



**Maine Avenue circa 1938**

**Photo Plate 8**



**Maine Avenue circa 1950**

**Photo Plate 9**

**B. Architectural Styles**

Within the context of the three phases of development that occurred in Lakeside, historic resources can be classified by architectural style. This consists of assigning a label to the resource and signifying certain aesthetic characteristics of the resource's visual design. A reader familiar with the building designation terms Queen Anne, Craftsman or Mission Style can make certain assumptions about appearance, materials and perhaps the date of construction.

A drawback of stylistic designations is that there are more building styles than there are agreed-upon definitions for those styles. This is particularly true of 20<sup>th</sup> Century buildings. Ambiguities abound, arising from the free mixing of "pure" style types by architects, designers and builders and by sometimes multiple levels of remodeling as well. Some level of judgment on the part of the surveyor may frequently be required in the discernment and designation of a primary style for a building that may contain an equal mixture of several different recognized styles.

However, the classification of historic resources by style remains a valuable planning tool. Users of the system should remind themselves that classification by style cannot be considered an exact science and they should be prepared to encounter occasional subjective discrepancies at variance with their own knowledge or views.

The nomenclature of architectural styles developed by the National Park Service (NPS) has been used as the standard definition for the Lakeside historic resources. A summary of the NPS nomenclature, arranged by period, is shown below.

Mid to Late 19<sup>th</sup> Century

- Italianate
- Queen Anne
- Stick Style
- Exotic Revivals – Moorish and Egyptian
- Shingle Style
- Victorian

***Architectural Styles (Continued)***

Late 19<sup>th</sup> and 20<sup>th</sup> Century

Colonial  
Gothic  
Italian Renaissance  
Mission  
Neoclassical  
Pueblo  
Spanish Colonial  
Tudor  
Monterey

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

California Bungalow  
Craftsman  
Prairie School  
French Eclectic  
Mediterranean Revival  
Beaux Arts

Modern Movements

Art Deco  
Art Moderne  
International  
Various styles popular during the 1930s and 1940s  
California Ranch  
Utilitarian

Some terms have been added to the National Park Service (NPS) nomenclature in an attempt to directly describe certain prevalent architectural styles frequently seen in the Lakeside Town Center and the potential historic district. Affinis Inc. has identified specific architectural styles for several potential historic resources in Lakeside. Examples of the architectural styles identified are as follows: Folk Victorian, Queen Anne, Colonial Revival, Craftsman, California Bungalow and Spanish Eclectic are shown in **Photo Plates 10 through 15**.



**J.H. Neale House**

***Folk Victorian 1870-1910***

Identifying Features: Porches with spindle work detailing (turned spindles and lace-like spandrels) or flat, jigsaw cut trim appended to National Folk house forms; symmetrical facade; cornice-line brackets are common.

**Photo Plate 10**



**Mansfield House**

***Queen Anne 1880-1910***

Identifying Features: Steeply pitched roof of irregular shape, usually with a dominant front-facing gable; decorative patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; asymmetrical façade with partial or full-width porch which is usually one story and extended along one or both side walls.

**Photo Plate 11**



**W.R. Rogers Cottage**

***Colonial Revival 1880-1955***

Identifying Features: Accentuated front door, normally with decorative crown supported by pilasters, or extended forward and supported by slender columns to form entry porch; doors commonly have overhead fanlights or sidelights; façade normally shows symmetrically balanced windows and center door; windows with double-hung sashes, usually with multi-pane glazing in one or both sashes; windows frequently in adjacent pairs.

**Photo Plate 12**



**Culbertson House**

***Craftsman 1900-1930***

Identifying features: Low-pitched, gabled roof with unenclosed eave overhang; roof rafters usually exposed; decorative beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or pedestals frequently extend to ground level.

**Photo Plate 13**



**Ross House**

***California Bungalow 1900-1930***

Identifying Features: Typically a single-story house with one or more broadly pitched, overhanging gable or gables; a small gable entry porch set to one side of the gabled roof behind; the front window is divided into three parts with the center portion being the largest.

**Photo Plate 14**



**Einer House**

***Spanish Eclectic 1915-1940***

Identifying Features: Low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principal window or beneath porch roof; wall surface usually stucco; facade normally asymmetrical.

**Photo Plate 15**