

## Appendix 4: Cloverdale's First Subdivision

In August of 1946, Dave Davini and Bill Schlueter began the complicated process of purchasing 10.5 acres for Cloverdale's first subdivision, the Haehl Subdivision. Once the land was purchased and surveyed, construction started. In order to build affordable homes that could be sold to families moving into Cloverdale, Davini and Schlueter designed homes that met FHA specifications and, therefore, were eligible for FHA loans.

- A. "Plans Revealed for...Lumber Mill...", August 15, 1946 & "Subdivision Gets Approval," October 17, 1946 - *Cloverdale Reveille*. Offer was made to Carl Haehl to purchase land.
- B. Letter to Ratchford and Deposit on Property – August 26, 1946. Deposit on Haehl property was mailed with information on indebtedness on the property.
- C. Letter to Carl Haehl Regarding Purchase – August 28, 1946. Terms of the sale were complicated and explained in detail by attorney J. A. Ratchford.
- D. Letter to Carl Haehl Regarding Title to Property – September 11, 1946
- E. Letter to Ratchford from Carl Haehl – September 15, 1946. This letter is an interesting handwritten response by Carl Haehl.
- F. Escrow Instructions – September 27, 1946. Escrow instructions enable title company to move forward.
- G. Title Insurance with Property Description and Map – November 27, 1946. Land for the subdivision is clearly identified in the description and map.
- H. Walter F. Adams, Civil Engineer, Invoice for Surveying the Subdivision – January 11, 1946. This invoice states the cost of surveying the subdivision at \$21.80 per lot.
- I. Field Notes from the Survey. Interesting to note 1946 survey methodology.
- J. Haehl Subdivision Map. 57 lots were laid out on 10.5 acres with no lot being less than 5,000 square feet or having a frontage less than 50 feet.
- K. Agreement with City of Cloverdale for Sewer and Water Service – December 26, 1946. Agreement clearly states what the city and owners will do to provide infrastructure for the subdivision.
- L. Declaration of restrictions – December 30, 1946. The new subdivision had many restrictions, some of which would be illegal today.
- M. FHA Materials and Construction Check Sheet. The Federal Housing Administration attempted to protect the buyer.
- N. FHA Description of Materials. All materials in an FHA home were approved by the federal government before an FHA loan could be approved.
- O. FHA Floor Plan. FHA homes were intended to be low cost and provide a comfortable residence for the first time homebuyer.

# PLANS REVEALED FOR HUGE LUMBER MILL, 2 FACTORIES FOR CLOVERDALE

## BARSOTTI DIES WHILE SWIMMING IN RIVER HERE

Guiseppi Barsotti, 63, of San Francisco died of a heart attack last Saturday afternoon while swimming with his daughter, Miss Blanche Barsotti, in the Russian river at Cloverdale bridge.

The pair were swimming in the stream, according to reports, when Miss Barsotti saw her father stop swimming and become partly submerged. She was able to bring him to shore but apparently he died immediately.

Police Officer P. E. Green and Ralph Warner, fire chief, rushed to the river with respirator equipment, but Barsotti was pronounced dead by Dr. Frank E. Sohler, who also was called to the scene.

For many years Barsotti had spent much of the summertime here. He was a son of Mrs. Bert Luchinetti of Cloverdale.

The body was taken to the Edna Gorden Funeral Home and later sent to San Francisco, where services were held on Wednesday. In addition to the daughter, he is survived by his widow, Mrs. Rose Barsotti.

## IT'S BACK TO CITY LIFE FOR FORTY V-BAR-O CAMP BOYS

Forty boys are not so happy this week. They're back in the city. Their summer in the country, on a real ranch, doing the things they had planned for so long, is at an end.

The 40 boys "broke camp" last Sunday at Fred Oster's V-Bar-O ranch at Preston and on Monday were on their way home and back to city life. Only memories of a glorious six weeks of hunting, fishing, horseback riding, swimming and singing around the big campfire at night remain.

Twenty-five of the boys were from Los Angeles and 15 from the bay area.

One of the features of the camp was the annual livestock show. Each boy was allowed to pick any animal on the ranch and for five weeks prepared his animal for the show. Judging was based on fitness to show, rather than on the breed or character of the animal.

The boys prided themselves in the daily care given the animals of their selection. Some had horses, some had goats or calves or working dogs. And there was the "miscellaneous" class, which included Sunny, a Jersey cow, Molly, a work mare, and Alex, a

After many months of negotiations, plans were nearing completion today for the construction in Cloverdale of a gigantic lumber mill and lumber manufacturing industries with a total investment of approximately one million dollars and the ultimate employment of 750 persons.

Back of the various enterprises is a group of prominent Pacific coast lumber men who have purchased or have under option some 80 acres of land south of the Cloverdale bridge, along the levee, and are reported to have over two billion feet of timber at their disposal.

## FIRE LEAVES CLOVERDALE GROUP OF SIX HOMELESS

Fire swept over five ranches south of Cloverdale Sunday afternoon leaving one family of six homeless and destroying some 125 acres of grazing and brush land.

The home destroyed was on the DeHay ranch and was occupied by Mr. and Mrs. Al. Scopesi and their four small children. The house was a total loss and with it went all their belongings, including clothing. The family, dressed only in bathing suits, had gone to the river to swim but returned a short time later when they noticed smoke in the direction of their home.

Earlier in the day there had been a grass fire in the vicinity which was believed to have been put out, but winds later in the day, according to the division of forestry, restarted the blaze which for 10 hours burned across the ranches of P. L. DeHay, Verne Richards, Reva Belford, William Baumgartner and Ottoboni brothers. No other buildings in the area were destroyed.

The Scopesis, unable to find another dwelling are temporarily "camping out" in a tent. Scopesi is employed by J. E. Bentley, Cloverdale contractor, on a job at the Italian Swiss Colony.

## SOFTBALL RESULTS AND GAMES TO COME

Those girl softball teams with the intriguing names will again take the floodlights tomorrow night when the Cloverdale Glamour Girls meet the Geyserville Amazons. The other contest offers not such alluring names but will attempt to overcome that handicap by providing fans with a lively battle. The game will be between the American Legion and the Lockhorn.

On Monday night the Druids play the Lockhorns, with no second game being scheduled.

Last Friday's results were: Curly's, 10; Lockhorn, 7; American Legion, 13; Healdsburg All-Americans, 12. On Monday the Druids defeated Curly's, 19 to 12, and Lock-

One of the final phases of the negotiations was the securing of the 20 acres of land belonging to Miss Louise Batzer, former Cloverdale school teacher. Other properties involved in the deal were those of William and John Caldwell and Stanley Brush.

In addition to the lumber mill, the project will include a plywood factory and a factory for prefabricated houses. The organization is said already to have orders for pre-fabricated dwellings running into the thousands. One of the buildings to house the industries will be 300 feet wide by 1000 feet long, it is reported.

Work at the site is expected to get under way in a matter of days and present plans call for operations to start by the first of the year. Full production and the employment of 750 people is planned for about a year hence.

Several other cities have been bidding for the lumber mill and related industries, principally Arcata and Healdsburg.

The Northwestern Pacific railroad already has surveyed for spur tracks and other trackage to accommodate the huge operations. The concern itself will lay many hundreds of feet of track through the 80-acre area on which it will operate its own motive power and other equipment.

About 20 acres is to be developed into a mill pond with a capacity for 300,000 feet of logs.

In addition to utilization of rail transportation, it is reported that a fleet of 50 trucks will be operated by the concern, principally to transport logs from the timberlands to the mill.

Representatives of a group of lumber men first came to Cloverdale early in the year and during the intervening months have purchased many large tracts of timber in this area and continued their negotiations to secure the necessary land on which to construct buildings and carry on their other operations.

Bulldozers and other heavy equipment soon are expected to be at work preparing the site for the many structures and other facilities. One large mill in Oregon is now being dismantled and will then be shipped to Cloverdale for installation.

## SUBDIVISION GETS APPROVAL

The city planning commission, appointed only last Friday afternoon, quickly swung into action, holding its first meeting Tuesday evening and giving unanimous approval to the 60-lot Davini-Schlueter subdivision known as the Haehl tract.

Approval of the project came after about two hours of study on the part of the nine-man planning body and with the assurance of City Engineer Walter Adams that lot sizes, street widths, curbing, street grading and other specifications in the subdivision map were adequately provided for and would meet the economic and civic requirements of most other cities and of the state real estate commission.

Next step is the acceptance of the plan by the city council and submission of the project to state authorities.

Creation of the planning commission was provided by an "emergency" ordinance passed by the council on Tuesday of last week to consider the Haehl tract subdivision as well as others which are contemplated, such as those which may be developed by the plywood and timber company on property recently acquired by it and lying within the city limits.

Principal question raised regarding the new subdivision was the width of streets, a desire being expressed for Jefferson street to be extended at its present width of 50 feet, with 15 feet from curb to property line on each side.

City Engineer Adams and others of the commission pointed out certain disadvantages of such wide streets, stating that in the past streets of that width in Cloverdale were not properly maintained, surfacing did not extend the full width, gutters were not kept clean and weeds were allowed to grow both in the street and along the sidewalk area.

Unusually wide streets, Adams said, are avoided for the most part in modern residential area planning because of the high cost of maintenance on the part of the city as well as the high cost to the property owner in keeping up the land between the curb and property line. Wide streets also tend to encourage fast driving, Adams stated, whereas a 40-foot street provides ample space for two lanes of parking and one lane of travel in each direction.

The new subdivision calls for streets 38 and 40 feet wide with 10 feet from curb to property line. In accordance with standard procedures, the developers must install the curbing, and grade and rock the street. In addition, Davini and Schlueter stated they will construct a four-foot sidewalk throughout the subdivision to make it uniform in appearance and improvement.

After approving the homesite project the planning commission recommended that water now draining into Jefferson street be diverted to a line farther back to prevent the heavy flow of water on Jefferson during the rainy season.

Cloverdale, Cal., Aug 26, 1946.

Dear Mr. Ratchford;

Enclosing deposit receipt and letter from Mrs Haehl and check for one thousand dollars in favor of Carl Haehl and Mary Haehl to cover deposit.

You may recall that Mr. Humbert stated that he had agreed with Mr. Haehl to take up the eighteen thousand dollar mortgage on the entire Haehl property in order to release this ten acres and then take a mortgage on the balance of their property.

Please advise us when it will be necessary to deposit the balance \$9,500.

Yours truly

  
O.W. Schluster.

*This check cancelled  
& payment stopped by Paying  
1000 to Sonoma Title Guaranty Co  
Carl Haehl to Ratchford*

August 28, 1936.

Carl Haehl, Esq.  
Cloverdale, California

COPY

Dear Mr. Haehl:

Herewith please find check in your and your wife's favor for \$1000.00, representing down payment upon purchase of Block 65, Cloverdale, for the whole purchase price of \$10,500.00. Balance of purchase price will be due you when title free and clear of encumbrances, is ready for delivery to Schluter and Davini.

We are advised that C. E. Humbert will take up the existing indebtedness and I am informed that part of the transaction will go through this office, hence, I will keep you advised as the transaction progresses.

Very truly yours,

J. A. Hatchford

m

Encl.

*This Check Cancelled  
Payment Stopped acct  
paying same to  
Sonoma Title Guaranty Co  
Carl Haehl Hatchford*

Copy

Healdsburg Sept 11, 1946.

Carl Haehl,  
Cloverdale.

Dear Mr Haehl:

I would like to have you phone or write me your wishes regarding release of the deed of trust on the property you are selling to Schlueter and Davini. According to the preliminary report of title there is a deed of trust securing a promissory note in the original amount of \$18,637.79 on your property in favor of "Northern Counties Title Insurance Company as trustee for D.E.McLaughlin"

It is my understanding you will pay off a portion of this note from a portion of the proceeds of sale to Schlueter and Davini and that C.E.Humbert and wife will pay off the remaining portion thereof and take back a deed of trust and note from yourself and wife.

In order to clear the present deed of trust I will have to have a statement from D.E.McLaughlin of the exact amount of the principal and interest due on the note at a given date, say Sept 15th. I will also have to prepare for him an instruction authorizing "The Northern Counties Title Insurance Company" as Trustee to release the deed of trust upon payment to him (McLaughlin) of the balance due upon the promissory note.

Possibly it would be better for Mr.McLaughlin to call at my office Saturday of this week and we can attend to his part of the transaction while he is here in the office.

Thereafter we can arrange with Mr.Humbert for that part of the transaction providing, that is the way you wish it handled.

I will be in Superior Court all this week but will be in my office on Saturday.

Signed, J.A.Ratchford.

Copy

Clowardale. Sept 15. 1945.

Mr. J. A. Ratchford.

Hearldsburg  
Calif.

Dear Mr Ratchford:

Please excuse me for not answering  
you sooner. I will hold the check until the time  
comes it can be turned over with the balance.

Mr. McLaughlin has been dead for near  
two years and his Estate has just been distrib-  
uted and they have not notified me who will handle  
my loan. His Secy has always attended to  
all of their business since his death and  
I have an idea it is just the same now  
and I will write to this lady to day that we  
want to pay off the loan and give her your  
address also.

Yours very truly.

Carl Haehl.

# ESCROW INSTRUCTIONS

SONOMA TITLE GUARANTY CO.

318 MENDOCINO AVE.  
SANTA ROSA, CALIFORNIA

No. 21149

GENTLEMEN:

We hand you herewith the following:

9500.00 Cash per  
1000.00 Cash

All of which you are hereby authorized and required to deliver to the parties entitled thereto upon the following conditions:

1. Delivery of deed conveying  
10.57 acres in Mendocino  
from Carl Hachl  
Mary M. Hachl  
to  
O. H. Schluter  
David A. Darini

2. All taxes, insurance, interest and rents to be prorated as of date of closing transaction.

3. All money deposited herewith is to be distributed as follows:

Encumbrances	\$
Title Insurance <u>10500</u>	\$
Escrow Papers	\$
Recording	\$
Revenue Stamps	\$
Commission to	\$
Pro-rate Taxes	\$
Insurance	\$
Total Charges	\$
Total Credits	\$
Balance	\$

All monies and documents deposited herewith are to be returned to the respective parties on demand in the event the conditions of this escrow are not fully complied with

by all parties in interest within \_\_\_\_\_ days from date hereof.

If no such demand is made you are authorized to close this escrow at any time not to exceed one year from date hereof.

Submitted this 27 day of Sept, 1945

Accepted this date

Name David A. Darini

Name O. H. Schluter

SONOMA TITLE GUARANTY CO.

Address Mendocino, Calif

By [Signature]

Approved \_\_\_\_\_



SONOMA TITLE GUARANTY COMPANY

and

Security Title Company of Sonoma County

(CONSOLIDATED)

318 Mendocino Avenue \* Santa Rosa, California

Affiliated with



Amount \$ 10,500.00

SONOMA COUNTY

Policy No. 23508

SONOMA COUNTY

Order No. 31149

NORTHERN COUNTIES TITLE INSURANCE COMPANY herein called the Company

does hereby insure

O. W. SCHLUETER and DAVID A. DAVINI,  
owners,

herein called the insured, against all loss or damage not exceeding the sum of

TEN THOUSAND FIVE HUNDRED & no/100ths - - - - -dollars

which any Insured shall sustain by reason of title to the land described in Schedule C being vested at the date hereof otherwise than as stated in Schedule A, or by reason of unmarketability of the title of any vestee to or in said land on account of defects, liens, encumbrances and other matters not shown in Schedule B, or by reason of any defect in; or lien or encumbrance on said title, at the date hereof, other than defects, liens, encumbrances and other matters shown in Schedule B, or by reason of any defect in the execution, insofar as it affects the lien or charge upon said land, of any mortgage or deed of trust securing an indebtedness the owner of which is insured by this Policy or by reason of priority thereto of any lien or encumbrance at the date hereof except as shown in Schedule B, all subject, however, to the exceptions and conditions hereto annexed, which exceptions and conditions together with Schedules A, B and C are hereby made a part of this Policy.

SCHEDULE A

On November 27, 1946, at 3:50 o'clock, p.m., the title to the insured property is vested in:

O. W. SCHLUETER and DAVID A. DAVINI,

#### SCHEDULE B

Defects, liens, encumbrances and other matters to which said land is subject in the order of priority shown:

1. SONOMA COUNTY TAXES for the fiscal year 1946-47:  
First Installment \$48.48 now due and payable,  
Second Installment \$48.47 now a lien but not yet due.
2. CLOVERDALE CITY TAXES and ASSESSMENTS not examined.
3. USE BY THE PUBLIC in common with the vestees of that portion of the premises lying within the boundaries of the public road.
4. COMMUNITY INTEREST of wives of vestees, if married.

#### SCHEDULE C

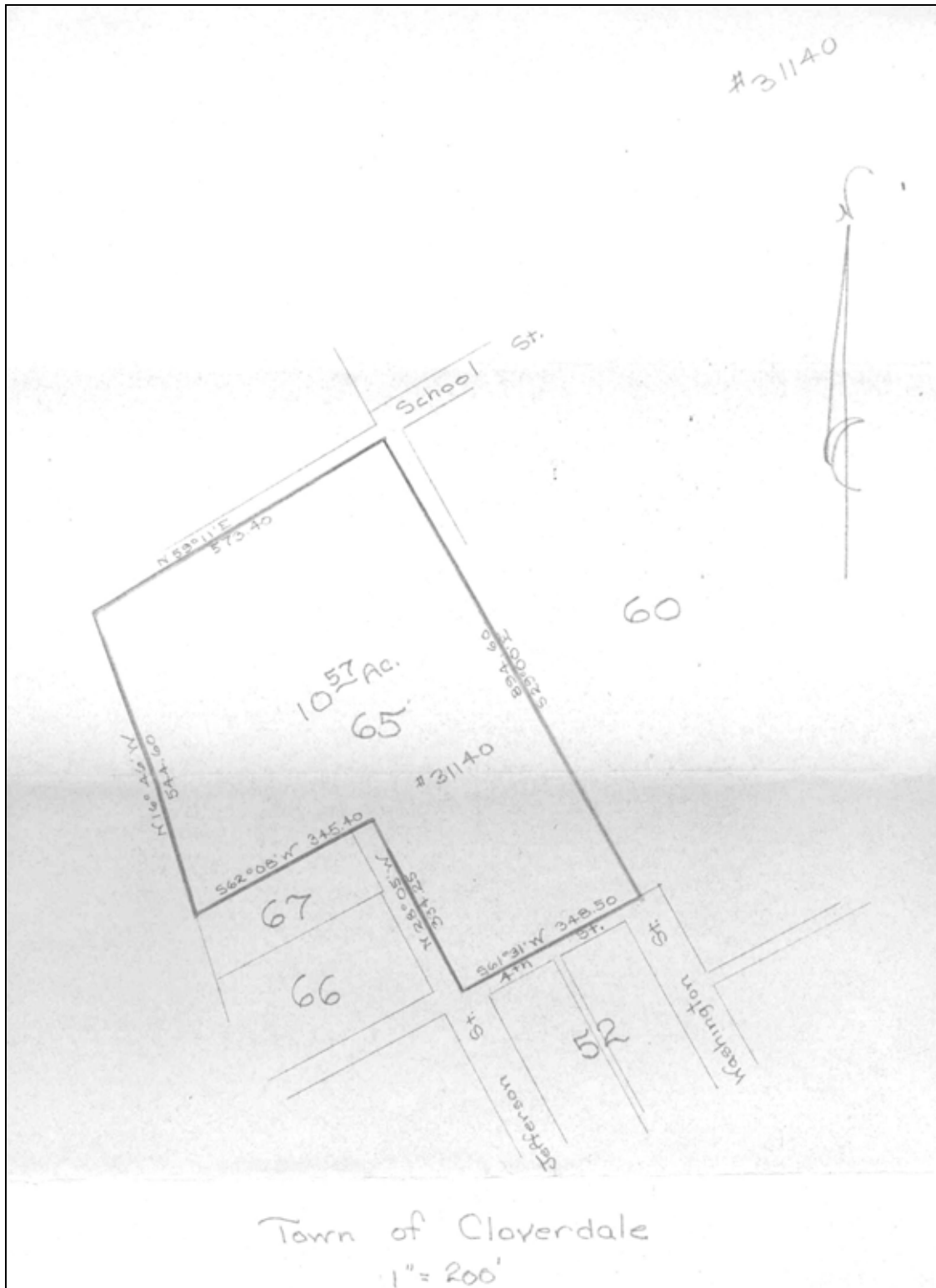
##### DESCRIPTION

All that certain realproperty situate, lying and being in the City of Cloverdale, County of Sonoma, State of California, particularly described as follows:

Commencing at an iron post standing at the point of intersection of the Southerly line of land now or formerly owned by Mrs. Gibbons with the line marking the Westerly corporate limits of the Town of Cloverdale; thence North 59° 11' East, 573.40 feet to an iron post standing at the Westerly end of School Street in said Town; thence South 29° 00' East, 894.60 feet to an iron post standing at the intersection of Fourth and Washington Streets in said Town; thence South 61° 31' West, 348.50 feet to an iron post standing at the intersection of Fourth and Jefferson Streets in said Town; thence North 28° 05' West, 334.25 feet to an iron post standing at the North end of said Jefferson Street; thence South 62° 08' West, 345.40 feet to an iron post standing on the East line of the Harwood Ranch, so-called; thence North 16° 46' West, 544.60 feet to the place of beginning.

Containing 10.57 acres, more or less.

Commonly known as Block 65 in said Town of Cloverdale.



Santa Rosa, Calif., Jan. 11<sup>th</sup> 1947

M. Schluter & Davini

Cloverdale

IN ACCOUNT WITH

WALTER F. ADAMS

CIVIL ENGINEER

1695 BRYDEN LANE

PHONE 2740

*Carl Haehl Addition to Cloverdale  
Surveys - Office calculations -  
Mapping - Complete. Concrete  
Monuments, Stakes - Milage*

*Total cost. 57 lots. @ \$21.80 = \$1242.60*

*Paid on acct. 300.00*

*Check 1/17/1947*

*Bal - \$942.60*

Walter D.C.  
Civil En  
Sa ma.

/ FIELD NOTES OF THE SURVEY  
OF THE STREETS OF THE TOWN OF CLOVERDALE, CAL.

-----  
FIRST STREET

64.0 feet Thence N. 61°21' E.,  
I set a spike in a tie in the center of the main  
track of the North Western Pacific Railway  
Thence N. 12° 28' E.,  
Along the center of said track  
161.2 " To nail in Rail Road trestle over Cloverdale Creek,  
mentioned in Field Notes of Boundary Survey.

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MULBERRY STREET

Beginning at the monument set at station 100.0 of  
the First Street Survey, near the South East corner  
of First and Mulberry Streets;  
Thence S. 29° E.,  
Parallel to the East boundary of Mulberry Street,  
4.83 feet The South boundary of First Street.  
354.83 " The North boundary of Lake Street.  
358.0 " I plant a 1½ inch galvanized iron pipe, filled with  
cement mortar, centered with the point of a brass  
screw set with head in mortar, covered with an iron  
cap and sunk flush with the earth sidewalk.

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JEFFERSON STREET

Beginning at the monument set at station 955.0  
of the First Street survey, near the North East cor-  
ner of First and Jefferson Streets;  
Running thence N. 29° W.,  
Parallel to the East boundary of Jefferson Street,  
403.95 feet On course of South boundary of Westerly extension  
of Second Street.  
415.47 " The South boundary of Second Street.  
420.95 " I plant a 1½ inch galvanized iron pipe, filled with  
cement mortar, centered with the point of a brass  
screw set with head in mortar, covered with an iron  
cap and sunk flush with the earth sidewalk.  
437.95 " On course of the North boundary of the Westerly  
extension of Second Street.  
475.47 " The North boundary of Second Street.  
1007.72 " The South boundary of Third Street  
1064.72 " 1064.72 The North boundary of Third Street.  
1393.4 " 1393.9 I plant a 1½ inch ~~iron~~ galvanized iron pipe, filled with  
cement mortar, centered with the point of a brass  
screw set with head in mortar, covered with an iron  
cap and sunk flush with the earth sidewalk.

Note - 0.5 error  
Mon. to Mon

FIELD NOTES OF THE SURVEY  
OF THE STREETS OF THE TOWN OF CLOVERDALE, CAL.

WEST STREET

Beginning at a cross (+) cut in the concrete sidewalk in front of the Post Office at the point where a line drawn parallel to and 28.25 feet Southerly from the Northerly boundary of Broad Street, if extended Westerly, would intersect the original Westerly boundary of West Street, in the Town of Cloverdale;

Running thence N. 29° W.,

Along said original Westerly boundary of West Street, The South line of Second Street, The North line of Second Street, The South line of Third Street, The North line of Third Street; I plant a 1½ inch galvanized iron pipe, filled with cement mortar, centered with the point of a brass screw set with head in mortar, covered with iron cap and sunk flush with earth walk.

Thence N. 31° 11' W.,

Along the original West boundary of West Street, I plant a 1½ inch galvanized iron pipe, filled with cement mortar, centered with the point of a brass screw set with head in mortar, covered with iron cap and sunk flush with earth sidewalk.

The South line of School Street.

I plant a 1½ inch galvanized iron pipe filled with cement mortar, centered with the point of a brass screw set with head in mortar, covered with an iron cap and sunk flush with the earth sidewalk

136.0 feet  
196.0 "  
728.25 "  
785.25 "

1081.0 feet

1250.70 "  
1255.10 "

Again, beginning at said cross cut in concrete sidewalk, in front of Post Office;

Running thence S. 29° E.,

Along the original Westerly boundary of West Street, The North boundary of First Street. I drive a steel nail-set into a diagonal crack in the concrete sidewalk, leaving head of same flush with walk.

Thence S. 29° 09' E.,

The South boundary of First Street.

I set a spike in the earth sidewalk, 2.0 feet N. 61° E. from the Westerly boundary of West Street, extended.

274.33 feet  
279.5 "

54.83 feet  
758.5 " 703.67

Beginning at a point near the West end of the center line of University Street, which point is N. 58° 58' E., 77.4 feet from the monument at station 1081.0, described above;

Running thence N. 31° 11' W.,

Along the sidewalk, parallel to and 2.6 feet from the Easterly boundary of West Street,

274.33  
279.5  
213.00

FIELD NOTES OF THE SURVEY  
OF THE STREETS OF THE TOWN OF CLOVERDALE, CAL.

- - - -  
SECOND STREET

Beginning at the monument set at station 420.95  
of the Jefferson Street survey, near the South East  
corner of Second and Jefferson Streets;  
Running thence S.  $60^{\circ} 16'$  W.,  
Parallel to and 17.0 feet from the South boundary of  
that portion of Second Street lying West of Jefferson  
Street,

77.0 feet  
650.3 "

The Westerly boundary of Jefferson Street.  
I drive a spike in the Westerly boundary of the  
Town of Cloverdale.

- - - -  
HEALDSBURG AVENUE

Beginning at the spike set at station 785.5 of  
the West Street survey;

Running thence S.  $0^{\circ} 23'$  W.,

Along the sidewalk on the West side of Healdsburg  
Avenue

488.9 feet

To a spike driven in the sidewalk

Thence S.  $14^{\circ} 51'$  W.,

Along the sidewalk on the West side of Healdsburg  
Avenue,

504.5 "

To a spike driven in the sidewalk 3.4 feet Northerly  
from Southerly boundary of said Avenue, near angle in  
same.

Thence S.  $74^{\circ} 48'$  W.,

Parallel to and 3.4 feet distant from the South bound-  
ary of said Avenue;

940.7 feet

To a spike driven in the sidewalk.

Thence S.  $71^{\circ} 30'$  W.,

58.0 feet

To a monument CC6 of the Boundary Survey.

FIELD NOTES OF THE SURVEY  
OF THE STREETS OF THE TOWN OF CLOVERDALE, CAL.

- - - - -

WEST STREET

23.0 feet The North boundary of University Street.  
971.6 " I plant a 1½ inch galvanized iron pipe, filled with  
cement mortar, centered with the point of a brass  
screw set with head in mortar, covered with an iron  
cap and sunk flush with earth sidewalk.  
Thence N. 30° 22' W.,  
Along sidewalk.  
217.3 feet A concrete monument 6"x6", marked WP.  
Thence N. 55° 15' W.,  
54.3 feet To cross cut in the Easterly parapet of concrete  
bridge over Cloverdale Creek at the Northerly end  
of West Street, and the point of beginning of the  
Boundary Survey.

- - - - -

SCHOOL STREET

Beginning at monument at station 1255.1 of  
West Street survey;  
Thence S. 59° 05' W.,  
595.9 feet Parallel to the South boundary of School Street  
I drive an iron pipe flush with ground, on line  
of fence running S. 29° 30' E.

- - - - -

UNIVERSITY STREET

Beginning at the monument at station 1081.0  
of West Street survey.  
Thence N. 58° 58' E.,  
593.8 feet I drive an iron pipe flush with the street, near  
the Westerly end of a bridge over Cloverdale Creek.

- - - - -

THIRD STREET

Beginning on the original Westerly boundary of  
West Street, at a point which is S. 29° E., 2.0 feet  
from the monument set at station 785.25 of West Street  
survey;  
Thence N. 61° E.,  
80.0 feet Parallel to the North boundary of Third Street,  
The Easterly boundary of West Street.  
416.0 " The Westerly boundary of Main Street.  
419.9 " I plant a 1½ inch galvanized iron pipe, filled with  
cement mortar, centered with the point of a brass  
screw set with head in mortar, covered with an iron  
cap and sunk flush with the earth sidewalk.  
496.0 " The Easterly boundary of Main Street  
966.2 " A point N. 29° W., 1.3 feet from a spike driven near  
the North West corner of a bridge over Cloverdale Cr.

2.43

720.4



FIELD NOTES OF THE SURVEY  
OF THE STREETS OF THE TOWN OF CLOVERDALE, CAL.

FIRST STREET

Beginning at the steel nail-set which I drove at station 279.5 of the West Street survey;

Running thence S. 61° W.,

Along the sidewalk, parallel to the North boundary of First Street.

264.0 feet  
344.0 "  
608.0 "  
688.0 "  
952.0 "  
955.0 "

The East boundary of Commercial Street.

The West boundary of Commercial Street.

The East boundary of Washington Street.

The West boundary of Washington Street.

The East boundary of Jefferson Street.

I plant a 1½ inch galvanized iron pipe, filled with cement mortar, centered with the point of a brass screw set with head in mortar, covered with an iron cap and sunk flush with the earth sidewalk.

Again, beginning at the above mentioned steel nail-set;

Running thence N. 61° E.,

Parallel to the North boundary of First Street,

80.0 feet  
416.0 "  
496.0 "  
656.0 "  
731.0 "

The Easterly boundary of West Street.

The Westerly boundary of Main Street.

The Easterly boundary of Main Street.

The Westerly boundary of East Street.

I plant a 1½ inch galvanized iron pipe, filled with cement mortar, centered with the point of a brass screw set with head in mortar, covered with an iron cap and sunk flush with the earth sidewalk.

736.0 "  
1056.0 "

The Easterly boundary of East Street

I plant a 1½ inch galvanized iron pipe, filled with cement mortar, centered with the point of a brass screw set with head in mortar, covered with an iron cap and sunk flush with the earth.

Thence S. 29° E.

Parallel to and 4.0 feet from the East boundary of Mulberry Street,

54.83 feet  
100.0 "

The North boundary of First Street.

I plant a 1½ inch galvanized iron pipe, filled with cement mortar, centered with the point of a brass screw set with head in mortar, covered with an iron cap and sunk flush with the earth sidewalk.

Thence N. 60° 32' E.

Along the sidewalk on the South side of First Street

st

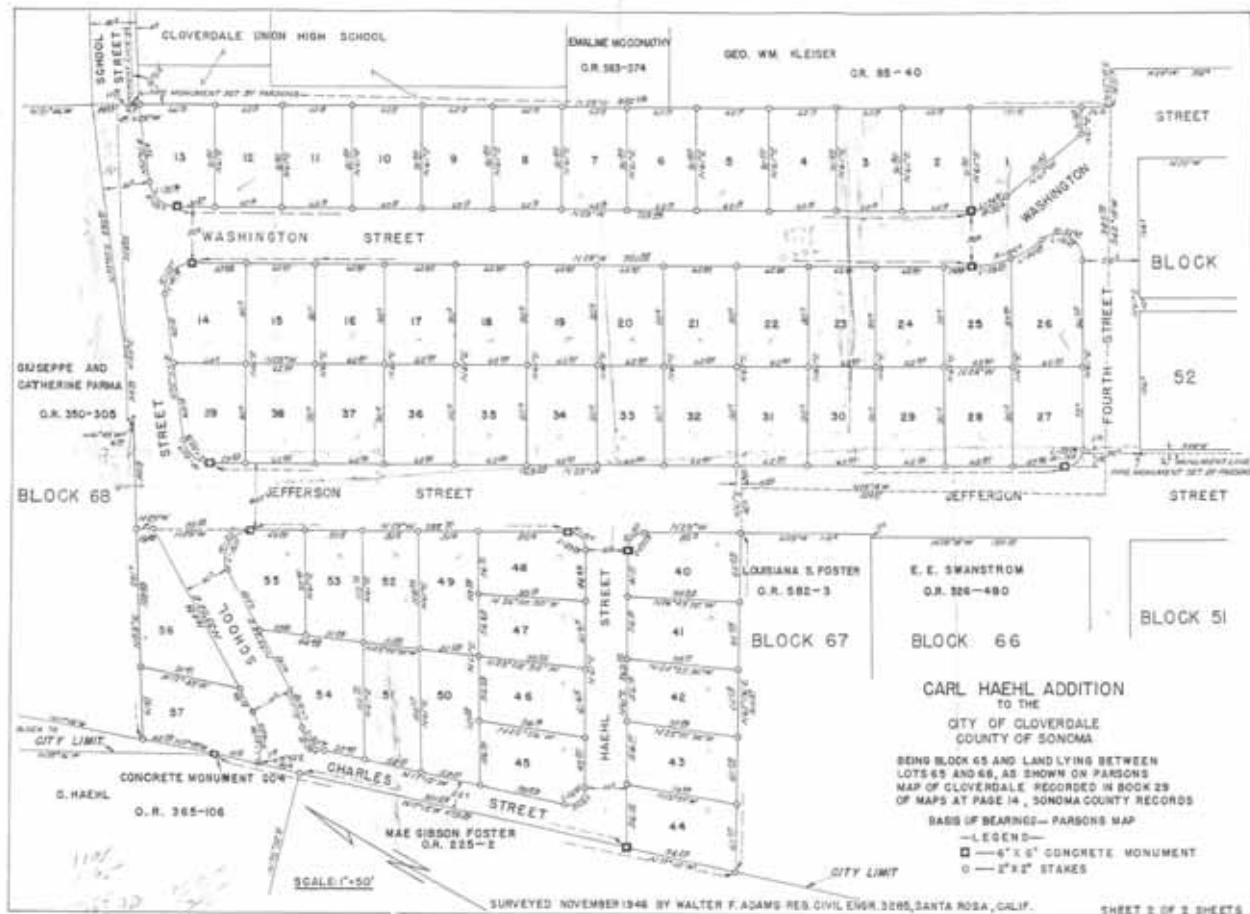
I plant a 1½ inch galvanized iron pipe, filled with cement mortar, centered with the point of a brass screw set with head in mortar, covered with an iron cap and sunk flush with the earth sidewalk.

Thence N. 72° 35' E.,

Along sidewalk on the South side of First Street,

feet

I drove a spike 2.5 feet Westerly from pole marked



## WALTER F. ADAMS

CIVIL ENGINEER

SANTA ROSA, CALIFORNIA

December 26, 1946

AGREEMENT FOR THE IMPROVEMENT OF "THE CARL HAHSEL" ADDITION TO  
THE CITY OF CLOVERDALE-

This agreement between the City of Cloverdale and the owner's  
of the Carl Hahel Addition covers the following work.

To be done by the owners to the City's minimum requirements.

To construct a 4 ft. by 4 ft. concrete box culvert in 4th. Street  
on the line of the existing drainage ditch, and to place all needed  
small drainage structures.

To grade all the streets to the elevations set by the City  
Engineer and to place a 5" compacted shale rock or gravel base  
with sufficient binder to form a compact mass when watered and  
rolled.

To construct 6"x12" concrete curbs.

At the option of the owners to construct a 6"x18" concrete gutter  
and concrete sidewalks 4 ft. wide and 4 inches thick.

The City of Cloverdale agrees to construct at its own expense all  
sewer and water lines necessary to service all the subdivision, and  
to provide the necessary fire hydrants.

All work to be done to the standard City Specifications and to be  
inspected and approved by the City Engineer.

It is mutually agreed that all of the above listed improvements  
will be completed within 12 months from date.

CITY OF CLOVERDALE

Walter F. Adams  
City Engineer

CARL HAHSEL ADDITION

David A. Davis  
W. F. Schuster

## DECLARATION OF RESTRICTIONS

WHEREAS- O.W.Schlueter & Marian Schlueter, his wife and David A. Davini & Bertha Davini, his wife are owners of that certain tract of land, situate, lying, and being in the City of Cloverdale, County of Sonoma, State of California, particularly described as follows:

The Carl Hahel Addition to the City of Cloverdale as shown on the map of said subdivision recorded December 20th, 1946 in Book of Maps 57 at Pages 20 and 21, Sonoma County Records.

AND WHEREAS, it is the intention of said parties to create a general plan for the improvement of all of said property for the benefit of themselves and for their future grantees;

NOW, THEREFORE, O.W.Schlueter & Marian Schlueter, his wife, and David A. Davini & Bertha Davini, his wife, do hereby declare that the property hereinabove described shall be subject to the following covenants, restrictions and conditions which may be enforced by the parties hereto, their heirs and / or grantees:

1. All Lots in the tract shall be known and described as residential lots.
2. No structure shall be erected on any lot other than one detached single family dwelling, a private garage and appurtenant outbuildings.
3. No building shall be erected on any building plot nearer than <sup>15</sup> feet to nor farther than 30 feet from the front lot line, except on Lots 1 & 56 which can be 12 feet from the front lot line, nor nearer than 4 feet to any side lot line. The foregoing restriction shall not apply to a garage located on the rear one half of a lot, which can be 1 foot from side and back lot lines, except that on corner lots no structure shall be permitted nearer than 12 feet to the side street line.
4. No lot shall be resubdivided into building plots having less than 5000 square feet of area, or a width at right angles of less than 50 feet each, nor shall any building be erected on any building plot having an area of less than 5000 square feet or a frontage of less than 50 feet.
5. No person of African or Mongolian descent shall be allowed to purchase, lease, use or occupy said property, or any portion thereof provided that this condition shall not apply to domestic servants employed by the owner or the tenant.
6. No trade, business nor manufacturing enterprise shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. No trailer, tent, basement, shack, garage, or other outbuilding erected in the tract shall at any time be used as a residence temporarily or otherwise.
8. No structure shall be erected or moved onto any lot without ~~the~~ approval of the plans, and a permit for construction issued by the City Council or its duly authorized representative who shall be, at all times, during the period of construction allowed to enter upon any building lot for the purpose of inspection and approval of the work which must conform to all ordinances or regulations of the City of Cloverdale or the State of California with relation to residential building, plumbing, electrical installations and sanitary installations.

9. Sewage disposal shall be by means of the public sewer. No septic tanks will be allowed.

10. No dwelling costing less than \$4500.00, ( which amount shall not include more than 10% of the builders profit) shall be erected upon any building lot, and the ground floor area, exclusive of garages, attached or detached, and open porches or terraces shall not be less than 900 square feet.

11. No live stock or chickens will be allowed, except comestic house pets.

12. These covenants and restrictions are to run with the land, and shall be binding on all the parties and all persons claiming under them until January 1,1972, at which time said covenants and restrictions shall terminate.

13. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1,1972, it shall be lawful for any person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing, or to recover damages or other dues for such violations.

14. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

In witness whereof we have hereunto set our hands this 30<sup>th</sup>  
day of December 1946.

O.W. Schlueter  
O.W. Schlueter

Marian Schlueter  
Marian Schlueter

David A. Davini  
David A. Davini

Bertha Davini  
Bertha Davini

Subscribed and sworn to  
before me this 30<sup>th</sup> day  
of December 1946.

E. E. Adams  
Notary Public in and for the  
County of Sonoma, State of California.

My Commission Expires January 11, 1948

FEDERAL HOUSING ADMINISTRATION  
NORTHERN CALIFORNIA

CASE NO. 409-16126

CONTRACTOR \_\_\_\_\_

Drawings and specifications submitted with the application do not specifically incorporate the items checked below. Compliance with all items checked is required. This list is attached for the benefit of the contractor, but in no way replaces or supersedes the established Minimum Construction Requirements with which compliance is a condition of the Commitment.

- ( ) 1. Excavation in sub-floor area to provide required clearance below floor joist is not permitted, unless tile drain line in gravel ditch extending to dry well or sewer as indicated on corrected plans is installed.
- (X) 2. Porch or terrace construction shall comply with M.C.R. Construction Detail No. 4A.
- ( ) 3. Allow 6" clearance under floor furnace. Provide asphalt coated metal pan to 4" above finish grade pan to have 12" clearance on three sides and 18" on operational side, if bottom of furnace is below adjoining natural grade.
- (X) 4. Foundation sills shall be bolted with 1/2"  $\phi$  x 8" bolts spaced 6'0" o.c. maximum.
- (X) 5. Plywood shall be installed under all linoleum.
- (X) 6. Allow 1/2" for expansion at sides of pre-finished floors, and cover with shoe mould.
- ( ) 7. Increase size of ceiling joist to comply with FHA span tables for all spans over 10'6".
- (X) 8. Install one layer of 15 lb. saturated felt under all composition shingles. Minimum weight of composition shingles, 210 lbs.
- (X) 9. Paint all sheet metal, both sides, before installation.
- ( ) 10. Interior woodwork, metal, and surfaces indicated to be painted. shall receive a minimum of (3) coats.
- (X) 11. Provide a minimum of one screen per room.
- (X) 12. Paint or stain interior of all cabinets and closet shelving.
- (X) 13. A waterproof wainscot extending 6'0" above the floor shall be provided over all tubs with showers and in shower compartments. Waterproof wall boards shall be installed over solid backing, exposed joints shall be set in mastic.
- (X) 14. Provide attic vents of a net area not less than 1/300 of the horizontally protected roof area. (3 1/3 S.F. per 1000 S.F. Floor area.) Where possible, locate vents to provide effective cross ventilation.
- (X) 15. Provide a minimum of four bath accessories -- (one paper holder, one soap and grab, two towel bars per bathroom.)
- (X) 16. Common walls of attached garage shall be sheathed or plastered.
- (X) 17. Continue garage footing across door opening with 2 - 1/2"  $\phi$  bar for tie.
- (X) 18. Provide a total effective vent area of one square foot for each 12 1/2 lineal feet of exterior wall into sub-floor area. Vents should be covered with 1/4" mesh non-corrodible screen.

No. 404-10126

(To be inserted by FHA)

5 room houses

## DESCRIPTION OF MATERIALS

Property address Haehl Subdivision City Cleverdale State CaliforniaMortgagor or Sponsor David A. DaviniContractor or Builder David A. Davini☒ Proposed Construction ☐ Under Construction

INSTRUCTIONS.—Describe all materials and equipment to be included in the work proposed in the related application. Where space is insufficient, enter "See Misc." and describe under item 27, or attach additional sheets. All work not so described must be shown on the related drawings. Work not so described or shown will not be considered, unless called for by applicable FHA requirements, in which case consideration will be based on the minimum acceptable. Separate drawings and specifications for proposed individual water-supply and sewage-disposal systems must be prepared and submitted as required by the local FHA Office.

GENERAL.—The construction shall equal or exceed the applicable FHA Minimum Construction Requirements and shall comply with applicable codes and regulations, zoning ordinances, restrictive covenants, and the exhibits submitted with the related application, as corrected by FHA. The highest of all the foregoing shall govern. Each item of material or equipment shall equal or exceed that described or indicated. All parts shall be sound and all construction free of faults. All work shall be performed in a workmanlike manner, and in accordance with the best practice. For final acceptance, all buildings shall be complete and ready for occupancy, with all equipment installed, connected, and in operating condition and all utility connections completed.

## 1. EXCAVATION:

Bearing soil (describe), Loam Minimum depth below finished grade, 8"

## 2. FOUNDATIONS:

Footings: Material, Concrete mix, 1 tp 6 ☒ Forms; ☐ reinf. (describe), \_\_\_\_\_Ext. foundation wall material: Below grade, conc Above grade, concInt. foundation wall material, conc Party foundation wall material, \_\_\_\_\_Columns: Material and size, OP 4 x 4 Piers: Material and size, Conc 14" x 14"Girders: Material and size, OP 4 x 6Waterproofing (describe), \_\_\_\_\_ ☐ Parged below grade; ☐ stucco above grade.

Piles: Material, \_\_\_\_\_ Size, \_\_\_\_\_; length, \_\_\_\_\_

Termite protection: Material, Cresote Foundation vents: Material and size, GI 6" x 14"Window area walls: Material, \_\_\_\_\_ ☐ Gratings: Material, \_\_\_\_\_

Stair area walls: Material, \_\_\_\_\_ Railing (describe), \_\_\_\_\_

Footing drains (describe), \_\_\_\_\_; ☐ outside, ☐ inside, \_\_\_\_\_☐ Coal bin: Material, \_\_\_\_\_ ☐ Storage bin: Material, \_\_\_\_\_; ☐ toilet encl.: Material, \_\_\_\_\_

## 3. CHIMNEYS:

Material, \_\_\_\_\_ Exposed facing, \_\_\_\_\_ ☐ T. C. flue lining: Sizes, \_\_\_\_\_Chimney-cap material, \_\_\_\_\_ Flashing material, \_\_\_\_\_ ☐ Clean-out doors

Incinerator (describe), \_\_\_\_\_

## 4. FIREPLACES:

☐ Solid fuel; ☐ gas-burning; ☐ circulator type. Make and model, \_\_\_\_\_

Fireplace lining, \_\_\_\_\_ Facing, \_\_\_\_\_ Hearth, \_\_\_\_\_ Mantel, \_\_\_\_\_

Damper: ☐ Cast iron; ☐ sheet steel, \_\_\_\_\_ ☐ ash dump; ☐ ash pit clean-out door, \_\_\_\_\_

## 5. EXTERIOR WALLS:

☒ Frame: Material or species, OP grade, #2; stud size, 2 x 4; spacing, 16" o. c.☐ Sheathing (describe), \_\_\_\_\_ thickness, \_\_\_\_\_; width, \_\_\_\_\_☐ solid; ☐ spaced \_\_\_\_\_ " o. c. ☐ diagonal; ☐ horizontal; ☐ corner bracing; ☐ horiz. bridging; felt, wgt., \_\_\_\_\_ lb.☒ Siding: ☐ Shingles: Material or species, Red; grade, #1; type, VS; size, 1 x 8; exp. 7 1/2"☐ Stucco: Material, \_\_\_\_\_; thickness, \_\_\_\_\_; ☐ Lath: Material, \_\_\_\_\_; weight, \_\_\_\_\_ lb.☐ Other (describe), \_\_\_\_\_☐ Masonry veneer on frame: Material, \_\_\_\_\_ Cost, \$ \_\_\_\_\_ per \_\_\_\_\_; thickness, \_\_\_\_\_☐ Masonry: Facing material, \_\_\_\_\_ Cost, \$ \_\_\_\_\_ per \_\_\_\_\_; bond, \_\_\_\_\_ Backing material, \_\_\_\_\_; unit size, \_\_\_\_\_

Lintels: Material, \_\_\_\_\_ Parapet coping (describe), \_\_\_\_\_ Party walls: Material, \_\_\_\_\_

Exterior painting (describe), 3 coats lead and oil paintInterior surfaces: ☐ Dampproofing, \_\_\_\_\_ coats of \_\_\_\_\_ furred with \_\_\_\_\_, spaced \_\_\_\_\_ " o. c.Flashing material at GI sills; GI lintels, \_\_\_\_\_ Sill material: Windows, Red; doors, \_\_\_\_\_

## 6. FLOOR FRAMING:

Joist framing: Material, OP; species and grade, #1Slabs on ground: Material and thickness, \_\_\_\_\_ Finish, \_\_\_\_\_ ☐ Reinforced, \_\_\_\_\_

Fill under slab: Material and thickness, \_\_\_\_\_ Waterproofing (describe), \_\_\_\_\_

Self-supporting slabs (describe), \_\_\_\_\_

## 7. SUBFLOORING:

LOCATION	SIZE	TYPE	GRADE	MATERIAL OR SPECIES	LAI
----------	------	------	-------	---------------------	-----

First floor	1 x 8	S4S	#2	OP	<input checked="" type="checkbox"/> Diag.; <input type="checkbox"/> Right angles
-------------	-------	-----	----	----	--

Second floor					<input type="checkbox"/> Diag.; <input type="checkbox"/> Right angles
--------------	--	--	--	--	---

Attic floor					<input type="checkbox"/> Diag.; <input type="checkbox"/> Right angles
-------------	--	--	--	--	---

					<input type="checkbox"/> Diag.; <input type="checkbox"/> Right angles
--	--	--	--	--	---

## 2005-DESCRIPTION OF MATERIALS

## 8. FINISH FLOORING: (Wood only. Describe other finish flooring under item 21.)

LOCATION	ROOMS	SPECIES	GRADE	SIZE	FINISH
First Floor	Oak				Pre Finish
Second Floor					
Attic Floor					

## 9. PARTITION FRAMING:

Studs: Size, 2 x 4; spacing 16" o. c.; material or species, O P; grade, #2

## 10. CEILING FRAMING:

Joints: Material or species, O P; grade, #1

## 11. ROOF FRAMING:

Rafters: Material or species, O P; grade, #1

Collar beams: Size, 1 x 6; spacing 4'-0" o. c.; grade, #2; material or species, O P

☐ Purlins: Size, 2 x 4; Braces: Size, 2 x 4 o. c.; grade, #2; material or species, O P

## 12. ROOFING:

Sheathing: Size and type, 1 x 8 ☒ Solid; ☐ spaced 2" o. c.; grade, 2; material or species, O P

Shingles: Material, comp; grade, 210; size, 24" x 36"; exposed 5" ☐ stained; ☐ painted

Built-up roofing (describe), 2 plies; surfacing material, 26 ga

☐ Gravel stops; ☐ snow guards. Flashing: Material, G I; gage or weight, 26 ga

## 13. GUTTERS AND DOWNSPOUTS:

Gutters: Material, G I; gage or weight, 26 ga; size, 4" x 4"; shape, round

Downspouts: Material, G I; gage or weight, 26 ga; size, 2"; shape, round

Paint: Material and number of coats, paint 3 coats ☐ Strainers; ☒ splashblocks

## 14. LATH AND PLASTER:

Lath: Material, sheetrock; wgt. or thick., 1/2" Plaster: Number of coats, 3; thick., 1/2"; finish, smooth

Plaster on masonry: Number of coats, 3; thick., 1/2"; finish, smooth

Drywall: Material, sheetrock; thick., 1/2"; joint treatment (describe), fill, tape, sand

## 15. DECORATING:

ROOMS	WALLS (Describe materials and application)	CEILINGS (Describe materials and application)
Kitchen and bath	texture and stippled 3 coats paint enamel finish	texture and stippled 3 coats paint enamel finish
all other rooms	textured and painted 1 coat flat.	

## 16. INTERIOR DOORS AND TRIM:

Doors: Type, 1 or 3 panel; thickness, 1 3/8"; material, O P

Door trim: Type, 1 x 3; material, O P

Base: Type, 1 x 3; material, O P

Paint or stain: Doors (describe), paint 2 coats flat Trim (describe), 3 coats enamel finish

1 coat enamel

## 17. WINDOWS:

Material, white pine; make, Acme; sash thickness, 1 3/8"; ☒ double hung; ☐ casement

Trim: Material, white pine (describe) 1 x 3

Paint: Materials and number of coats, paint 2 coats flat 1 coat enamel

Glass: Grade, B ☐ Sash weights; ☒ Balances: Type, Acme

☐ Weatherstripping: Type, neoprene; material, neoprene; ☐ caulking

Screens: ☐ Full; ☐ half; frame thickness, 1/8"; screen cloth material, fiberglass; ☐ mill-made; ☐ job-built

☐ Storm sash (describe), 1 x 3

Basement windows (describe), 1 x 3

## 18. ENTRANCES AND EXTERIOR DETAIL:

Main entrance door: Type, 6 panel; thickness, 1 3/4"; material, O P

Entrance trim (describe), 1 x 4 Rnd

Other entrance doors: Type, sash; thickness, 1 3/8"; material, O P

☐ Weatherstripping: Material, neoprene ☐ Weatherstrip saddles (describe), neoprene

☐ Screen doors: Thickness, 1/8"; screen cloth material, fiberglass; ☐ mill-made; ☐ job-built; ☐ guards

☐ Storm doors: Thickness, 1/2" ☐ Combination storm and screen doors: Thickness, 1/2"

Shutters: ☒ Mill-made; ☐ job-built; ☐ hinged; ☐ stationary. Type, Rnd

Flashings (describe), 1 x 3



Hoods or canopies (describe), \_\_\_\_\_;  
 Exterior millwork: Species and grade, \_\_\_\_\_; painted, \_\_\_\_\_ coats of \_\_\_\_\_  
 Exterior metalwork: Painted, \_\_\_\_\_ coats of \_\_\_\_\_

#### 19. CABINETS AND INTERIOR DETAIL:

Kitchen cabinets: Material, N Pine; ☒ mill-made; make and grade, \_\_\_\_\_; ☐ prefinished; ☐ job-built.  
 Counter top: Material, lino Back and end splash: Material, lino Edging: Material, metal  
 Medicine cabinet: Make, metal; model, \_\_\_\_\_ Linen cabinet (describe), 6 shelves  
 Other cabinets (describe), \_\_\_\_\_  
 Clothes closet equipment (describe), rod, hook strip, shelf  
 Shelving and cabinets finished, 1 coats of stain

#### 20. STAIRS:

(Mark X in columns to denote MA = Mill-assembled; JA = Job-assembled; T = Turned)

STAIR	MILL-MADE		JOB-BUILT	TREADS		RISERS		STRING		HANDRAIL		BALUSTERS	
	MA	JA		MATERIAL	THICK.	MATERIAL	THICK.	MATERIAL	SIZE	MATERIAL	SIZE	MATERIAL	SIZE
Basement													
Main													
Attic													

#### 21. SPECIAL FLOORS AND WAINSCOT:

FLOORS	LOCATION	MATERIALS, COLOR, BORDER, SIZE, GAGE, ETC.	THRESHOLD	BASE	UNDERFLOOR	
	bath kitchen	linoleum, inlaid, stand, gauge " " " "		lino "	2" plywood 3" plywood	
WAINSCOT	LOCATION	MATERIAL, COLOR, SIZE, GAGE, ETC.	HEIGHT	HOT. AT TUB	HOT. AT LAV.	CAP.

Bathroom accessories: Recessed—Number, 2; material, pore Attached—Number, 2; material, pore

#### 22. PLUMBING:

FIXTURE	No.	LOCATION	MAKE	NAME AND PLATE No.	SPECIAL EQUIPMENT, ETC.
Sink	1	kit	Standard	or equal	
Lavatory	1	bathroom			
Water closet	1				
Bathtub	1				
Stall shower					
Laundry trays	2	part cement garage			

House sewer: ☒ Cast iron; ☐ tile; ☐ other (describe), \_\_\_\_\_ Individual systems: ☐ Sewage disposal; ☐ water supply.  
 Water piping: ☒ Galv. steel; ☐ copper or brass pipe; ☐ copper tubing; ☐ other (describe), \_\_\_\_\_ Sill cocks, number, 2  
 Water heater: Type, automatic; make and model, orange or equal Vent material, transite  
 Storage tank: Material, \_\_\_\_\_; tank size, \_\_\_\_\_ gals.; ☐ insulated, \_\_\_\_\_  
 Gas piping for: ☒ Cooking; ☒ water heating; ☒ house heating, \_\_\_\_\_  
☐ Downspouts conn. to: ☐ Storm sewer; ☐ san. sewer; ☐ dry well. Fig. drains conn. to: ☐ Storm sewer; ☐ san. sewer;  
☐ dry well.

#### 23. HEATING:

☐ Steam; ☐ vapor; ☐ hot water; ☐ gravity; ☐ forced; ☐ 1-pipe; ☐ 2-pipe; other, \_\_\_\_\_  
☐ radiators; ☐ convectors; ☐ coils. Make, \_\_\_\_\_; type, \_\_\_\_\_  
 Total s. f., \_\_\_\_\_ B. t. u. per s. f., \_\_\_\_\_ total B. t. u., \_\_\_\_\_ Enclosures: Make, \_\_\_\_\_; type, \_\_\_\_\_  
 Warm air: ☐ Gravity; ☐ forced; ☐ pipeless; ☐ floor furnace; ☒ wall heater; ☐ space heater; other, \_\_\_\_\_  
 Blower: Make, \_\_\_\_\_; model, \_\_\_\_\_ Capacity, 40,000 Btu c. f. m.  
 Built-in bathroom heaters: ☐ Gas; ☐ electric. Make, \_\_\_\_\_; model, \_\_\_\_\_  
 Boiler, furnace or heater: Make, \_\_\_\_\_; model, \_\_\_\_\_ Fuel: ☐ Coal; ☐ oil; ☐ gas; other, \_\_\_\_\_  
 Net output, \_\_\_\_\_ B. t. u., rated in accordance with (code or authority) \_\_\_\_\_  
 Calculated loads: Total, \_\_\_\_\_ B. t. u.; heating, \_\_\_\_\_ B. t. u.; attached hot water, \_\_\_\_\_ B. t. u.  
 Firing equipment: Make, \_\_\_\_\_; model, \_\_\_\_\_ Oil tank cap., \_\_\_\_\_ gal.  
 Stoker: ☐ Bin feed; ☐ hopper; ☐ automatic ash removal. Firing rate, \_\_\_\_\_ lb. per hour.  
 Oil burner: ☐ Pressure; ☐ rotary; ☐ vaporizing. Firing rate, \_\_\_\_\_ to \_\_\_\_\_ gal. per hour.  
 Specialties (describe), \_\_\_\_\_ Controls (describe), \_\_\_\_\_  
 Other equipment (describe), \_\_\_\_\_  
☐ Air cooling system (describe), \_\_\_\_\_  
☐ Built-in kitchen fan: Make, \_\_\_\_\_; model, \_\_\_\_\_ Attic fan: Make, \_\_\_\_\_; model, \_\_\_\_\_  
☐ Vent duct: Material, \_\_\_\_\_; size \_\_\_\_\_

## 2005—DESCRIPTION OF MATERIALS

## 24. ELECTRIC WIRING:

Service: ☒ Overhead; ☐ underground. Panel: ☒ Fuse box; ☐ circuit-breaker. Number circuits, 3  
 Interior: ☐ Conduit; ☐ armored cable; ☒ nonmetallic cable; ☐ knob and tube; ☐ other.  
 Special purpose outlets: ☐ Range; ☐ water heater; ☒ other, doorbell ☐ Radio antenna.

## 25. LIGHTING FIXTURES:

Total number of fixtures, 8 Number to be installed in: Front entr., \_\_\_\_\_; other entrances, \_\_\_\_\_; porch, 1  
 vest., \_\_\_\_\_; living room, \_\_\_\_\_; dining space, 1; kitchen, 1; baths, \_\_\_\_\_; hall, 1  
 bedrooms, 1 ea.; basement, \_\_\_\_\_; attic, \_\_\_\_\_; exterior floodlights, \_\_\_\_\_; garage, 1; other, \_\_\_\_\_  
 Retail allowance, \$ 50.00

## 26. INSULATION:

Location, material, and thickness, \_\_\_\_\_

## 27. MISCELLANEOUS:

(Describe any main dwelling materials, equipment, or construction items not completely described elsewhere herein or indicated on the drawings):  
hardware allowance -finish \$65.00

## PORCHES:

Foundation construction (describe), conc Finish, smooth  
 Floor construction (describe), conc Ceiling and finish, 2nd painted  
 Columns (describe), \_\_\_\_\_ Roofing, Comp Shingles  
 Roof construction (describe), \_\_\_\_\_  
 Other, \_\_\_\_\_

## TERRACES:

Foundation construction (describe), \_\_\_\_\_ Finish, \_\_\_\_\_  
 Floor construction (describe), \_\_\_\_\_  
 Other, \_\_\_\_\_

## GARAGES:

Foundation construction (describe), conc Finish, smooth  
 Walls (describe), frame studs 2 x 4 16" o.c. Ceiling and finish, \_\_\_\_\_  
 Floor construction (describe), conc 3 1/2" Roofing, com shingles  
 Ceiling construction (describe), \_\_\_\_\_  
 Roof construction (describe), same as house  
 Garage doors (describe), \_\_\_\_\_  
 Other, \_\_\_\_\_

## WALKS AND DRIVEWAYS:

Walks: Material, conc; thickness, 3 1/2". Fill: Material, dirt; thickness, \_\_\_\_\_  
 Driveways: Material, gravel; thickness, 6". Fill: Material, \_\_\_\_\_; thickness, \_\_\_\_\_

## OTHER ON-SITE IMPROVEMENTS:

(Specify all exterior on-site improvements not described elsewhere herein, including items such as special on-site drainage, retaining walls, fences, and accessory buildings):

## LANDSCAPING:

Rough Grading  
 Allowance, \$\_\_\_\_\_ for furnishing and installing all of the following items indicated: ☐ Good topsoil, spread \_\_\_\_\_" thick, over ☐ front yard; ☐ side yards; ☐ rear yard to ☐ rear lot line; ☐ \_\_\_\_\_ feet behind main building.  
 Lawns: Front yard: ☐ Sodded; ☐ seeded; ☐ sprigged. Side yards: ☐ Sodded; ☐ seeded; ☐ sprigged.  
 Rear yard: ☐ Sodded; ☐ seeded; ☐ sprigged for the full width of the lot and for \_\_\_\_\_ feet from rear of building.  
☐ Planting material as ☐ specified and shown on drawings; ☐ listed on attached sheet.

IDENTIFICATION.—This exhibit and all others submitted with the same application must be identified by the signature of the applicant mortgagor if firm commitment is applied for, or of the sponsor if conditional commitment is applied for.

Date, March 31, 1947

Signature David L. Davis

47-16-14570-2 U. S. GOVERNMENT PRINTING OFFICE

