

United States Department of the Interior
National Park Service

Substantive Review

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received NOV 21 1985

date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Charles A. Braun House

and/or common Willard and Susan Michlin House

2. Location

street & number 790 Vale View Drive

NA not for publication

city, town Vista

N/A vicinity of

state California 92083

code 06

county San Diego

code 073

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Willard Michlin

street & number 790 Vale View Drive

city, town Vista

N/A vicinity of

state California 92083

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of County Recorder, County of San Diego

street & number 1600 Pacific Highway

city, town San Diego

state California 92101

6. Representation in Existing Surveys

title N/A

has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

Summary

The Braun House was built in 1929 as the focal point of a 44-acre estate. The architect, Edgar Vaughn Ullrich, was prominent in Southern California from 1924 until his retirement in the 1950s. Described by the architect as "California Moorish style" the home's size, condition, brick, and tile work, unaltered details and condition combine to make it a significant structure. It is particularly typical of an impressive Southern California estate home conceived before the onset of the Depression. The Braun House is located in a mostly rural portion of Vista, California. The topography is rolling and much of the area is wooded (predominantly non-native species grown to mature size). The current remnant of the original estate is 1.95 acres which includes the house, five outbuildings, and much of the original landscaping, walkways, and outdoor improvements. The house has always been used as a single family residence. Any agriculture practiced on the original estate has ceased.

The Braun House is built in a capital "H" shape, 53'6" across the face (front entrance) and 45'6" on the side walls. The roof is 26' from ground level to the peak of each tiled ridge. The H shape is irregular (please see photograph numbers 1 and 2) with the entrance inset 21' from the plane of the front wall. The inset at the rear of the Building is only 8'.

The architect described the style of the Braun House as California Moorish, probably due to the round topped doors and windows, patios and reflecting pool, and outdoor staircase over the front entrance. Certainly, the building has elements of Mission Revival architecture as well.

The layout of the building is simple with the center bar of the "H" a large open room on both floors. The downstairs contains a kitchen, small bath, and dining room in the south wing; the large living room and a bedroom with bath in the north wing. The upstairs is completely symmetrical with two bedrooms, each with a full bath, in both wings. In total, the house contains eleven rooms and six baths. A full-height basement is located under a portion of the south wing. Interior access to the upstairs is by a single open staircase on the north of the central room.

Interior

- o Original kitchen, pantry, and serving room have been combined and reconfigured.
- o Additional closets built into some bedrooms (current owner is removing these).

Outbuildings

There are known to have been at least 10 outbuildings on the original estate. Five are extant including two double garages, a servants house, pump house, and deteriorated poultry shed. All of the buildings (except the shed) are of the same construction as the house including the stucco exterior, brick stem wall, casement windows and red tile roof; all are considered as contributing structures.

The subdivision of the property over the years has reduced the original 44-acre estate to 1.95 acres. This parcel includes the main house, its grounds, and the five remaining original outbuildings.

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Continuation sheet Charles A. Braun House Item number 7 Page 2

The exterior walls are finished in stucco over partially masonry and partially frame construction. A 3' high red brick stem wall runs around the base of the building. Roof construction is of unglazed red clay tile of the "S" section variety with special decorative nosings and ridge pieces. The red clay material theme is carried to the window sills which are made of diagonally placed brick and the front and rear porches and steps which are brick and 4" square paving tile. The original fish pond in the front entrance area is also made of brick. The stairs to the upper entrance in front have tile treads and risers. Roof drainage is accomplished by standard steel gutters and downspouts. The rafter ends are exposed with decorative cuts.

Concrete castings are also used in the construction including the columns which support the rear upstairs patio (modified Doric, 11" base x 8' 6" tall). Some of the windows have decorative concrete outer frames set into the stucco walls.

The windows are painted wood; on the ground floor the large arched windows have single fixed square panes with screened "drop in" transoms for ventilation. The upstairs windows are all of the double casement variety, opening out, with matched interior screens which open in.

The arched doors (both single and paired) on both levels are naturally finished oak with large, single, glass panes. Custom brass door hardware is present throughout the house (see photo 6). The doors have single or double inward opening pine framed screens.

Wrought iron railings are used on the front entry at both levels and on the rear balcony. Original metal supports for the awnings on the west side are present as are large cast metal light fixtures at several locations.

The interior construction details include rough finish plaster walls and ceilings in all rooms. In most rooms the ceilings are coved with picture rail at the start of the cove radius. Floors throughout are clear 3" red fir. The flooring is double pegged where butt joints occur. All extant interior doors are solid with eight coffered panels. A nonfunctional fireplace serves as a focal point at the center back wall on both floors. An elaborate columned mantel with polychromed detail surrounds the downstairs fireplace.

Alterations

Alterations to the house have been relatively minor since 1929.

Exterior

- Replacement of original type gutters and downspouts.
- Possible alteration of brick work on porch entries.
- Kitchen window added or modified.

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Interior

- Original kitchen, pantry, and serving room have been combined and re-configured.
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Outbuildings

There are known to have been at least 10 outbuildings on the original estate. Five are extant including two double garages, a ^{servants'} ~~guest~~ house, pump house, and deteriorated poultry shed. All of the buildings (except the shed) are of the same construction as the house including the stucco exterior, brick stem wall, casement windows and red tile roof; all are considered as contributing structures.

The subdivision of the property over the years has reduced the original 44 acres estate to 1.95 acres. This parcel includes the main house, its grounds, and the five remaining original outbuildings.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1929 **Builder/Architect** Edgar Vaughn Ullrich

Statement of Significance (in one paragraph)

Summary

The Braun House, built in 1929, is a notable example of the 1920s Spanish Colonial Revival styling and is the work of a significant local architect, Edgar Vaughn Ullrich. The house is in an excellent state of repair and all of the exterior design elements which make it an important example are in place. The original owner, Charles (Bergdoll) Braun, is a person associated with an important event in American history. The story of his family concerns the United States making the transition from European ties at the time of WWI. This phenomenon played a part in the lives of many Americans, but particularly that of Charles Braun due to a combination of circumstances which are described in this nomination.

Specific Areas of Significance

Architecture:

The Charles Braun House is an excellent example of a comfortable estate home built during the 1920s. It is the largest and finest example of Spanish Colonial Revival styling in the local community. Its architect, Edgar Ullrich, is locally important and currently unrepresented on the National Register of Historic Places.

Charles Braun's personal involvement with the patriotic furor of WWI became a major story which was documented nationwide. Mr. Braun was evidently a victim of circumstances beyond his control, and many feel that the case is a landmark in the overzealous pursuit of private citizens on the supposed behalf of the public good. The lesson has been repeated; most notably with the imprisonment of Japanese-Americans during WWII and during the McCarthy era of the 1950s.

Discussion:

Charles Bergdoll (Braun) was born on May 22, 1886 in Broomall, Pennsylvania, a community of suburban Philadelphia. By 1907, the Bergdoll's "Broomall Castle" was a local landmark and the family local celebrities.

In the mid-19th century, Louis C. Bergdoll, a political refugee from Germany, brought his family to America and, as a brewer of renown, established the Bergdoll Brewery in Philadelphia. The business was the foundation for a considerable fortune amassed by the family over the ensuing years. Louis Bergdoll, the patriarch of the family, died before the turn of the century and his wife, Emma Bergdoll, ruled over the brewery business and extensive family holdings with a stern hand. She raised her four sons and one daughter all the while overseeing the family businesses and their several homes. The sons became her life: Charles Bergdoll (named after an uncle); Grover Cleveland Bergdoll (named after the president); Erwin; and the eldest son, Louis.

9. Major Bibliographical References

Please see Bibliography, Continuation Sheets.

10. Geographical Data

Acreeage of nominated property 1.95

Quadrangle name San Marcos

Quadrangle scale 1:24000

UTM References

A

1	1	4	7	6	0	7	0	3	6	7	1	7	9	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Orleavo Heights Unit No. 5, portion of Lot 41; Assessment Roll No. 166-270-01-00. Boundaries are shown on attached map. Boundaries encompass the surviving remnant of the once-larger estate.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Raymond Brandes and Rick Alexander

organization Source Point

date 8/1/84

street & number 1200 Third Avenue, Suite 524

telephone (619) 236-5344

city or town San Diego

state California 92101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Kathryn Guatteri

title State Historic Preservation Officer

date 11-18-85

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I hereby certify that this property is included in the National Register

Carol D. Shuck

date 1-5-86

Keeper of the National Register

Attest:

date

Chief of Registration

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The youngsters had wealth and, consequently, position in turn of the century Philadelphia. The benefits of education here and in Europe and positions given the sons within the brewery helped to gain them stature and social prominence. Yet one biographer and articles in major newspapers including the New York Times relate to their "wildness", as the Bergdoll boys evidently drove their speeding vehicles past helpless policemen who did not yet have cars. Grover Cleveland Bergdoll became an aviator; and probably due to family connections, a confidant of the Wright Brothers. According to contemporary accounts, he was as reckless with his aeroplane as his automobiles. Public misbehavior was Grover's forte and numerous documented confrontations occurred with local police over traffic tickets which were piling up. On several occasions Grover, a powerfully built fellow, had thrashed the son of the editor of a major Philadelphia newspaper, who was also a neighbor of the Bergdolls.

Charles, manager of the brewery, became increasingly disillusioned with the business, and increasingly alarmed with the antics of Grover and the family's acceptance of them. Consequently, he began to put some social distance between himself and the others. In 1906, Charles married Louisa Goetz, daughter of the brewery foreman. The Goetz family, also makers of boilers and machinery, would on at least one occasion help to outfit a new brewery in San Diego, California, and therein may lie a clue as to why Charles and Louisa would eventually settle in the San Diego region.

In 1906, as an "invalid", his doctors advised Charles to look to other places to recuperate from chronic respiratory ailments. He and his bride traveled to Europe, Florida, and several times to California. They nonetheless remained in Broomall, but he withdrew from his position with the brewery and legally changed his name to Charles Braun. At the same time, Louis Bergdoll, evidently for the same reasons, changed his surname to Bergson. Family relations had become severely strained. While Louis built the Eagle Hotel along Westchester Pike and Manoa Road in suburban Philadelphia, Charles acquired the Birdsboro Stone Company, evidently acquiring businesses which would enable them to reduce their reliance on the brewery. The Charles Brauns lived at the quarry property until 1917 when they moved back into Philadelphia. He was, however, listed as the foreman of the quarry until about 1930.

Shortly before WWI the Brauns, Charles and Louisa, had two children: Charles Jr. born in 1909, and Emma G. Braun born in 1911. Louise, the third child, would be born a bit later. By 1909, Charles owned 88 acres of land in Broomall and Havertown, Pennsylvania, and a year later added another 24 acres. Like his brothers and sister he was able to invest freely because of the original inheritance from his father and the annual dividends paid by the brewery.

By 1915, Charles and Louis attempted to have Grover Cleveland Bergdoll committed to an institution because of the adverse and virtually citywide view of the antics he continued to perform. A jury trial determined Grover to be sane and competent; his mother Emma had stood by Grover throughout, finalizing the family split.

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Grover Cleveland Bergdoll registered for the draft as did his brothers shortly after U.S. involvement in WWI began. But when two of them failed to appear for induction, a tale of international scope, involving intrigue, attempted assassinations, prison escapes and irreparable damages to many lives began and lasted into the 1950's. The story is best told in the book by Roberta E. Dell, The United States Against Bergdoll published in 1977, although the New York Times, all of the Philadelphia newspapers, the New Yorker, Life, Time, and other periodicals detailed the story on a regular basis. Although the U.S. counted more than 170,000 draft evaders in World War I, the Bergdoll family became targets because of their wealth and recent German ancestry. Louis and Charles registered for the draft but were never called (American involvement in WWI lasted only two years). Erwin and Grover, however, were both registered and called. The draft during WWI was conducted by a number system which, in theory at least, came up in a predictable order. After registering, Grover and Erwin figured to have several weeks before their numbers came up and, consequently, went away for a three-week vacation. Upon returning they discovered that their numbers had been selected out of order and warrants had been issued for their arrest. The charge was failure to appear for induction. The brothers fled; whether fearing unreasonable persecution or to avoid induction will never be actually known.

Charles (Bergdoll) Braun, alienated from his family, was nonetheless drawn into the disappearance of his brothers. Even though Justice Department agents and law enforcement officers searched his home without success, by 1920, he had been indicted (along with the entire family) for aiding his brothers. Charles maintained innocence and tried unsuccessfully to convince his brothers to turn themselves in. He was sentenced for aiding his brothers, as were the rest of the family, and each given the option of 1 year in a federal prison, or a fine of \$7,000. The fines were paid in lieu of the prison term for Emma, Louis, Charles, and Erwin.

The trial and conviction could have been the end of the story except that Grover was still at large and had staged an escape under unusual circumstances.

After Grover and Erwin fled in 1916, there was a major attempt to capture them. In 1920 they were actually caught and imprisoned in a U.S. Army facility. The Bergdolls still had a few friends in high places, however, which included two Army Generals and a federal judge. These men interceded and allowed the brothers to be released in 1920, under guard, to "go to a place where gold had been hidden." The government's intention was to seize the money. On their way they encouraged their guards to stop at a friend's home for dinner. The guards became drunk and the brothers escaped. Grover fled to Germany and did not return until he voluntarily surrendered in 1939. Erwin, as has been mentioned, surrendered and stood trial with the rest of the family receiving a moderate sentence.

The escape, however, was noticed by the U.S. Congress, where there were accusations of collusion and a hearing was ordered.

The "defiance of authority in the United States of these Bergdolls has become a national scandal," said U.S. Representative Ben Johnson of Kentucky on July 24, 1921, when U.S. Congressional hearings were being held to allow the government to continue an investigation of the Bergdolls.

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This ongoing pursuit of the Bergdolls throughout the war and into the 1920's was the result of the jingoism then prevalent in America and its direction against people of German descent. It gave an opportunity for some politicians to make themselves into headline patriots.

After intensive grilling of Charles A. Braun by Johnson, Braun called the Representative "a liar". Johnson pulled out a pistol and attempted to shoot Braun but was restrained by Johnson's wife and congressional colleagues. Johnson's questioning after an hour had become "irrelevant, and construed as reflections upon Braun's wife and family," according to the New York Times of July 24, 1921. The incident is the only instance where a U.S. Congressman attempted to kill a citizen of the United States who was testifying at the behest of a Congressional Committee.

Under the Alien Property Custodian Act, some property belonging to all the Bergdoll's was seized by the government in 1921 even though the family were all U.S. citizens. The property was returned by the federal court in 1939. Also in 1921 the Volstead Act which created prohibition passed and the brewery closed down, never to reopen. A major source of income for the Bergdolls ended with the brewing business.

During the late 1920's the search for Grover continued unabated and attempts on his life were made in Germany where he had migrated after the war. Major publications in this country speculated that the attempted assassinations were the work of U.S. agents. His story, full of intrigue and disaster, will not be pursued here but it explains Charles Braun's moves to place himself far from his family, and in a community where he would not be known.

In 1928, Charles sold all of his holdings except the quarry and traveled to California to take up residence in Vista. Charles would return to Philadelphia only twice more: once when his mother Emma passed away and upon his own death in 1962.

The Braun's new residence was located on what had once been a part of the Buena Vista Rancho; it was subdivided in the 1920's and 1930's into avocado estates and business properties.

Braun purchased property from the Vista Development Company in an area had come to be regarded as important in the citrus and avocado growing industries.

The subdivider was Edwin G. Hart, who had developed North Whittier and La Habra Heights around Los Angeles and who organized the Vista Development Association in 1925.

Braun purchased 44 acres in Orleavo Heights to plant an orchard and made plans to build a family residence on the grounds. He contracted with Edgar V. Ullrich, an architect whose offices were in La Jolla, California, to design the home. He also contracted with the Porter Construction Company of La Jolla to build the home on 3-1/2 acres within the orchard. The building was described as California Moorish style with tiled roof, and stucco and brick walls.

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The cost of the house was estimated at \$30,000, and was placed at the leveled highest point on the grounds. The total cost of the property, orchard stock, home, additional buildings, and landscaping came to some \$100,000. The property contained the main H-shaped two-story house, two 2-car garages, a servant's house, pump house, carriage house, foaling shed, cattle shed, three poultry/game bird houses, a reflecting pond, a 500-gallon fuel tank, and hundreds of trees. The latter included avocado, citrus, cypress, eucalyptus, horsetail pines, coral trees, olive trees, palms, monkey puzzle trees, and some Torrey Pines. The traditional layout of the grounds centered around a circular drive. At some later date a swimming pool and formal planted backyard surrounded by a brick wall were added to the grounds. Braun acquired a string of thoroughbred horses and, in October 1929, he bought another 100 acres of land for their pasturage. Commercial land prices in Vista at this time ranged from \$450 to \$900 an acre.

In January 1930, Louisa, Charles Jr., and Louise arrived in Vista and a full carload of furniture arrived on the Santa Fe Railroad. By May, Braun and his wife were already committed to community affairs. He donated to the Vista Fire Department; she was the new president of the Women's Club. Their son and daughter soon returned to the east coast to attend college.

In late 1930, Braun began a law suit against both the Vista Development and Porter Construction companies over problems which evolved. Newcomers often planted citrus and avocado trees in the wrong kind of soil and then were forced to watch their investments perish. The Braun property had not been tested for root rot virus which was present. The disease attacked the fruit-bearing trees and rapidly killed them, a problem which persists to this day. Braun, however, built his case around the fact that the developer and contractor had graded improperly, thus removing the quality topsoil which he claimed would have been sufficient for the trees to overcome the virus.

Braun won his case in Superior Court, and in April 1932, moved his family to Palomar Mountain in north-central San Diego County where they had another home. In 1934, having located a new place to breed and train thoroughbreds, he moved again settling in Valley Center, California, a few miles east of Escondido. He continued to derive income by retaining ownership of the stone quarry on the East Coast. From the Valley Center home, he also maintained the horse ranch at Pauma Valley until 1953 when he retired.

Charles died in 1962 leaving his wife Louisa A. Braun, a daughter and a son.

The Architect of the Braun Estate

Edgar Vaughn Ullrich was born in Colorado Springs, Colorado, in 1893. The Ullrich family was socially prominent and is listed in the Colorado Springs Bluebook during the 1920's and 1930's. The father, James, was president of several utility companies. Edgar V. Ullrich is listed in the Colorado Springs City Directory as a student at Colorado College as early as 1914 and by 1923 is listed as a practicing architect.

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Mrs. Isabel Morrison Hopkins was a socialite from Colorado Springs who had come to La Jolla, California, sometime around the year 1922. Her invitation brought Edgar V. Ullrich to La Jolla in 1924 to design for her the Casa de Manana. That same year the Casa won an A.I.A. award as the outstanding structure of its type in southern California.

Edgar's first wife was Hazel Robinson of Michigan; his second wife was Margaret Spencer. His daughter-in-law, Marian Ullrich, has retained some of the architect's records and is currently writing his biography.

There is substantial, if not written, documentation linking Ullrich and the Braun Estate in Vista. James Wilson of Del Mar was a draftsman for Ullrich in the late 1920's and early 1930's, and upon contact verified, as has Marian Ullrich, that Edgar Ullrich designed the residence for Charles A. Braun. Louise E. Braun, the daughter of Charles A. and Louisa A. Braun, has also verified Ullrich as the architect. Further, when the previously mentioned Casa de Manana opened as a resort, the enterprise was handled by Louis Braun, a prominent real estate broker during that era, and a member of the Braun family.

Edgar Vaughn Ullrich's work in the San Diego region is monumental, and a few of his more significant achievements are listed here. His own home, a Tudor structure at 7231 Monte Vista Avenue in La Jolla, was built in the 1920's. The home is the scene of historic landmark tours in La Jolla. He was responsible for the layout of Muirlands, an exclusive district in La Jolla, subdivided by developer James W. Muir. Ullrich designed a number of the homes in the community as well as Muir's own residence. The Muir home is known as the "Versailles of La Jolla" and recently was sold for \$6 million.

Ullrich designed six churches in the San Diego/La Jolla area, including St. Charles Borromeo and Holy Family Church. He designed five major buildings on the University of San Diego campus and a plaque with his profile marks his work on the University grounds.

Although Ullrich designed structures in a variety of styles, he is probably best recognized for his Spanish Colonial Revival designs utilizing red tile roofs, integrated patios and spacious landscape settings. Several of his La Jolla homes appear in the work by Rexford Newcomb titled, Mediterranean Domestic Architecture in the United States.

While a preliminary listing turns up some 28 impressive structures by Ullrich in San Diego County, none has been placed on an historical register locally or nationally to this date.

Ullrich died March 8, 1958 in La Jolla.

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Anonymous, "Vista: A Real American Town," Union Title Trust Topics Vol. 4, No. 2, 1950, pp. 2-7.

Anonymous, "Welcome to Vista," Union Title Trust Topics Volume 4, No. 1, 1960, pp. 2-9.

Assessment Roll, Office of the San Diego County Recorder.

Avery Obituary Index of Architects and Artists. Columbia University, Boston, G.K. Hall, 1963.

Avery Index to Architectural Periodicals. Columbia University, Boston, G.K. Hall, 1963.

Bronze Plaque with profile of Edgar V. Ullrich, and noting 5 major buildings designed on University of San Diego Campus, Alcalá Park, San Diego, California.

Certificate of Death, Charles A. Braun, February 12, 1962.

City Directories, various publishers, 1924-1983.

Claigh, Zenia, "The Vista Test," San Diego Magazine, Vol. 1, No. 3, 1978, pp. 136-140; 195-199.

Commonwealth, June 9, 1939, "The Case of Grover Cleveland Bergdoll."

Correspondence from Barbara L. Neilon of Colorado College, Colorado Springs, Colorado, January 24, 1984 relative to the Ullrichs.

Correspondence and telephone calls between Roberta E. Dell and Ray Brandes, October 1983 to March 1984.

Deed Books, Office of the San Diego County Recorder.

Dell, Roberta E. The United States Against Bergdoll, New York, A.S. Barnes & Co., 1978.

Doyle, Harrison and Ruth. A History of Vista, n.p., 1983.

Dormer, Polly, "Vista," San Diego and Point Magazine, Volume 8, No. 4, pp. 20-23, 53-56, 1956.

Gleye, Paul. The Architecture of Los Angeles. Los Angeles: Rosebud Books, 1981.

Historical Resource Inventory Forms DPR 523, Survey of La Jolla, California.

Interviews with:

Louise E. Braun, December 1983.

Mrs. Edgar Ullrich Jr., daughter-in-law of the architect.

Mr. Robert F. Wilson, draftsman for Edgar V. Ullrich.

La Jolla Light, 1924-1983.

Literary Digest, "The Widening Bergdoll Scandal," September 3, 1939.

Michlin, Susan Anderson, "Report on the Braun Estate, 1929," 1981.

Newcomb, Rexford, Mediterranean Domestic Architecture in the United States. J.H. Hansen, Cleveland, Ohio, 1982.

Newsweek, June 5, 1939, "Journey's End."

New York Times Index, 1900-1965.

Oceanside Blade-Tribune, 1929-1930.

Plat Map 2131 Orleavo Heights, Office of County Assessor, San Diego.

Residential Building Record for 790 Vale View Drive, Vista, California at office of Assessor, San Diego County.

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San Diego Union, 1924-1983, various issues.

Superior Court Cases:

- 61669. RWC Shull vs C.A. Brawn and Louise A. Brawn, 9/13/1930.
- 63661 Arthur and Ross Porter (Porter Construction vs Charles Brawn.
4/5/1930.
- 64005 Hayward Lbr. and Investment Co., vs Porters and Brawns,
5/8/1930.
- 68110. C.A. Brawn vs Vista Development Company, 7/15/1931.

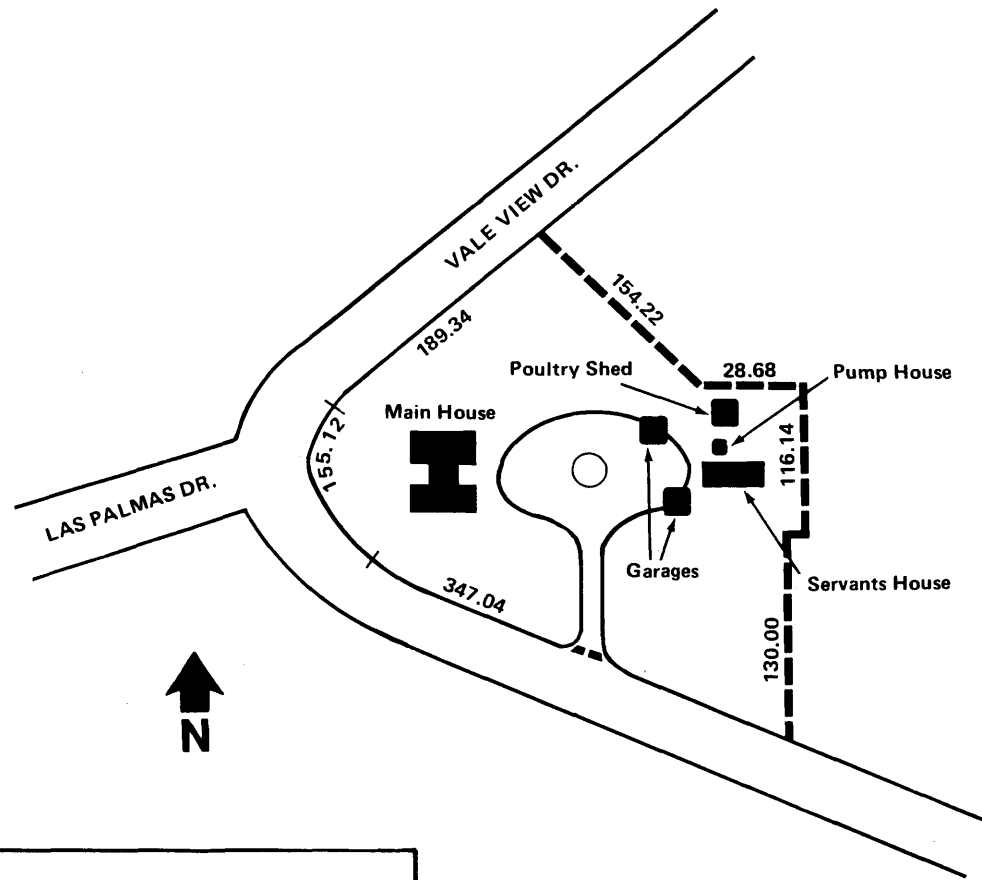
Time, "Army and Navy", June 5, 1939, p. 20.

Title Search, Orleavo Heights, Unit No. 5, Lot 1, for 790 Vale View Drive, Vista,
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Vista Press, 1928-1934.

Winterich, John T. "Annals of Crime: Rainbow's End," New Yorker, Part I, May 4,
1940, pp. 65-69; Part II, May 11, 1940, pp. 43-49.



CHARLES A. BRAUN HOUSE

1" = Approximately 130'

--- Nomination Boundary (1.95 Acres)