



Ed Fletcher Company
Fletcher Building
920 Eighth St.

San Diego, California

April 3, 1986.

Mr. L. T. Olmstead,
c/o Brown-Olmstead Building Co.,
Fifth & Juniper Streets,
San Diego, California.

My dear Mr. Olmstead:

Confirming our verbal conversation you are awarded the contract for building five 10 x 12 cabins and two 10 x 24 cabins, and ten (10) garages; said cabins to be similar to those already constructed, complete excepting showers instead of tubs in the two double cabins and no shower baths in the single cabins.

The garage buildings to be finished outside the same as the cabins. Any wiring in cabins and garage to be extra and no grading included.

Terms of payment \$2500.00 down when the buildings are completed, and a note for the balance, bearing seven (7) percent interest, payable four months from date of completion.

Yours very truly,

Mr. Ed Fletcher:

The above proposition is satisfactory and accepted
by me.

Specifications

For **COL. ED FLETCHER.**

**TO BE ERECTED ON
Sites at Cuyamaca Lake.**

~~K&K~~ (5) Small Cabins 10 x 12, duplicate of
those already built there.
(2) Larger 10 x 24.

Block

Tract

City of **San Diego,** State of California.

GENERAL CONDITIONS:

Contractor or his representative shall superintend or direct the work, keeping a competent foreman constantly on the ground. Contractor shall furnish all the materials, labor, transportation apparatus, etc., of all description required for the whole performance of the work herein described, shown or reasonably implied in the drawings and specifications as belonging to the work included in the accompanying contract, except as otherwise mentioned.

Contractor shall lay out all his work and be responsible for its correctness. He shall give the proper authorities notices relating to the work in his charge.

The contractor shall afford the owner every facility for inspection. He shall be responsible for all violation of law or damage to property caused by him or his employees. He shall properly protect his work during construction. All contractors and sub-contractors to be governed by the general conditions.

WORK AND MATERIALS:

All materials to be of the best of their several kinds in quality as herein specified. All labor to be performed in the best manner by skilled workmen.

All work and materials must conform to the laws, rules and regulations in force in the locality in which the building is to stand, notwithstanding anything hereinafter specified to the contrary. Any materials delivered or work erected not in accordance with plans and specifications must be removed at the contractors expense, and be replaced with the other materials and work in accordance with plans and specifications.

DRAWINGS:

The drawings are intended to cooperate with and form a part of the specifications and accompanying contract, and all work necessary for the completion of the design shown on the drawings is to be considered a portion of the contract and must be executed in a thorough manner with the best materials, the same as if fully specified.

Where no figures are given, the drawings are to be accurately followed according to scale, but figures are to be followed in preference to scale. Room sizes are from outside to center of plates, or from outside to outside as drawings may indicate.

CARE OF BUILDINGS:

The contractor shall have full care of the buildings at all times until completed, and he will be held responsible for all property that may be injured or stolen while the buildings are in his charge.

CONTRACTORS' LIABILITY INSURANCE:

The contractor shall at all times during the progress of the work, carry and keep in force liability insurance in such form and amount as to provide sufficient protection against all claims which may be made under the Workmen's Compensation Act.

FOUNDATION:

Entire outside foundation walls and piers to be of concrete. Walls to be 6" at top, and 12" at bottom, 8" below and 10" above grade at highest point. Piers to be 6x6 at top, 12x12 at bottom.

Building construction to consist of

2 x 6 redwood mud sills.
4 x 4 Girders.
2 x 6 Flooring joists, 24 o.c.
#3 O.P. Flooring.

Frame construction consists of 1 x 10" Ceiling. Striped outside with 1 x 3" O.P., covered with insulating paper and shakes.
Shakes and shingles to be nailed on with galvanized nails.

ROOF:

Covering of roof to be wood shingles, laid 4-1/2" to the weather.

WINDOWS & DOORS:

The windows and doors to be the same as in cabins already built by me at Cuyamaca Lake.

SCREENS:

All windows to have 14 mesh galvanized screens.

WIRING:

Wiring to be installed by owner.

PAINTING:

Interior to have one coat of oil stain.

Exterior shakes to have one coat of Boiled Linseed Oil.

Trim to have two coats paint.

Roof to have one coat shingle stain.

PLUMBING:

(1) 535-1/2 Lavatory.

(1) Low tank Toiled, B/M Seat.

The (2) 10 x 24 buildings will be the same construction as the (5) 10 x 12, except with the plumbing a shower is added.

GRADING:

All grading to be done by owner.

GARAGES.

(1) Garage building 18 x 90, with 10 compartments.

2 x 6 Mud Sills, 2 x 3 studding, 24" o.c. properly braced.
2 x 4" rafters 30" o.c. 1 x 4" sheathing.

Logs for porch work furnished by owner.

ROOF: Wood shingles laid 4-1/2" to the weather.

PAINT: same as houses.

EXTERIOR: 1 x 4" sheathing, properly spaced, covered with Redwood shakes.

DOORS: Made up of ceiling.

Partition to be 1 x 12" common pine.

This agreement, made this 3rd day of April, 1926, by and between BROWN-OLMSTEAD BUILDING COMPANY, party of the first part, hereinafter designated the Contractor, and COL. ED. FLETCHER party of the second part, hereinafter designated the Owner.

WITNESSTH: 1. That the Contractor agrees to provide all the materials, and perform all the work necessary in accordance with certain plans and specifications agreed upon between both parties in the construction and erection of a certain building or buildings on Lot _____ Block _____ Addition CUYAMACA LAKE in the City of San Diego, California.

2. That the Owner is to pay to the Contractor the sum of \$ 5,140.00 for the completed work as per plans and specifications aforesaid, such sum payable as follows:

\$ 2500.00 on the signing of this agreement.

\$ _____ when building is roughed in and the roof is on.

\$ _____ when plastering is completed.

\$ _____ when building is completed.

The balance of \$ 2640.00 to be obtained by a note ~~a first mortgage~~ for \$ _____ for _____ years at _____ and a Trust Deed for \$ _____ at _____ payable

Sept 1st 1926 per month and interest: The proceeds of the financing, exclusive of Commissions and title changes, to be made payable to the Contractor in the usual building loan installments. Should the aforesaid financing not be obtainable this contract shall be null and void and all money paid in will be refunded to the Owner.

3. THAT no alterations or additions in the work shall be made except upon the written order of the owner.

4. THAT the Owner will supply the Contractor with required property and grade lines and will furnish a survey where necessary.

5. THAT time is the essence of this agreement.

6. THAT as between the parties of this agreement, and any assignee or successor in interest of either or both parties, said building and equipment shall be regarded as personal property, and title to same and the right of immediate possession of same without any writ, process or order of any court, shall remain in BROWN-OLMSTEAD BUILDING COMPANY, until the entire purchase price has been paid.

7. THAT the obligations of the Contractor is contingent upon strikes, accidents, stormy or inclement weather or other causes beyond his control.

8. The initial payment received under the terms of this agreement is to be applied on account of preparing sketches, estimates on building and general office charges of the Contractor. Upon commencement of building operations, the initial payment is to be applied on account of the purchase price as specified in said Contract, the sketches, estimates, etc., to remain the property of the Contractor.

9. All orders taken are subject to approval of and acknowledgment by the company.

IN WITNESS WHEREOF: We have hereunto set our hands on this date aforesaid.

BROWN-OLMSTEAD BUILDING COMPANY

Accepted by Owner:

By _____

This contract is subject to approval by the BROWN-OLMSTEAD BUILDING COMPANY on or before _____ days by L. T. Olmstead Gen. Mgr.

(Executed in Duplicate)



This agreement, made this 3rd day of April, 1926, by and between BROWN-OLMSTEAD BUILDING COMPANY, party of the first part, hereinafter designated the Contractor, and COL. ED. FLETCHER, party of the second part, hereinafter designated the Owner.

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Ed Fletcher Papers

1870-1955

MSS.81

Box: 69 Folder: 11

**Business Records - Land Companies - Lake
Cuyamaca Lodge - Brown-Olmstead Building Co.**



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