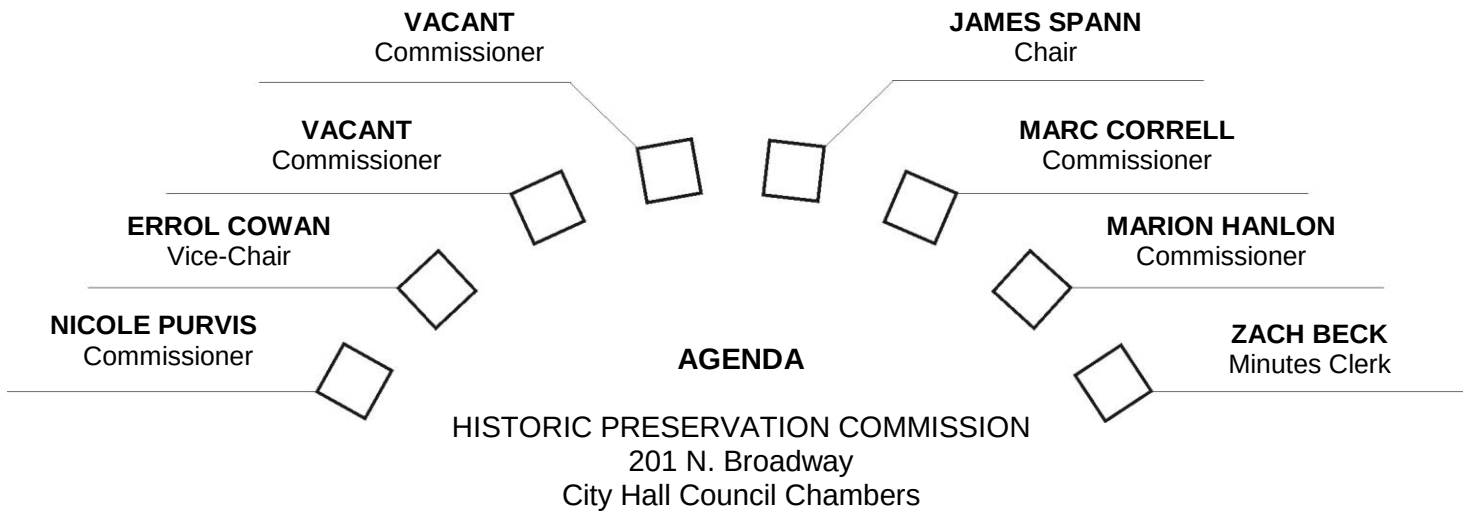


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



3:00 p.m.
November 18, 2021

- A. CALL TO ORDER
- B. FLAG SALUTE
- C. ROLL CALL
- D. REVIEW OF MINUTES: [September 16, 2021](#)

The Brown Act provides an opportunity for members of the public to directly address the Commission on any item of interest to the public before or during the Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the chairman.

Electronic Media: Electronic media that members of the public want to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the applicable agenda item and the name and contact information of the person presenting the media.

The time used to present any electronic media will be considered as part of the maximum time limit provided to speakers. City staff will queue the electronic information when the applicable speaker is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and will be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same protocol regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so during the designated time for "Oral Communications." All persons addressing the Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services for individuals with disabilities. Please contact the ADA Coordinator at 760-839-4643 with any requests for reasonable accommodation at least 24 hours prior to the meeting.

E. WRITTEN COMMUNICATIONS:

Under state law, all items under Written Communications can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda.

F. ORAL COMMUNICATIONS:

Under state law, all items under Oral Communications can have no action, and may be referred to the staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

G. PUBLIC HEARINGS: None

H. CURRENT BUSINESS:

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments may be limited to a maximum time of three minutes per person.

1. PL21-0416-Detached Garage Addition

REQUEST: To construct a detached garage in the rear-half of the lot and accessed off of the alley. The existing residence is a registered Historic Resource.

ZONING/LOCATION: R-1-6/ 438 East 5th Avenue

APPLICANT: Greg Marsh, Pacific Lighthouse Investments, LLC.

STAFF: Jasmin Perunovich, Assistant Planner I

STAFF RECOMMENDATION: HPC provide Design Review recommendations.

2. PL20-0612-Gober Residence Addition

REQUEST: To enclose an existing porch and construct a new porch off the front for a residence in the Old Escondido Neighborhood. The home is not historic, nor is it located on the City survey.

ZONING/LOCATION: R-1-6/ 334 East 9th Avenue

APPLICANT: Mike Mitchell, Residential Designs

STAFF: Veronica Morones, Senior Planner

STAFF RECOMMENDATION: HPC provide Design Review recommendations.

3. PL21-0304-The Bingham

REQUEST: To demolish the existing structures and construct a new affordable housing project.

ZONING/LOCATION: South Centre City Specific Plan/ 1401 South Escondido Boulevard

APPLICANT: Greg Drakos

STAFF: Sean Nicholas, Principal Planner

STAFF RECOMMENDATION: HPC find the existing structure is not a historic resource.

I. ORAL COMMUNICATION:

Under state law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda.

This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING ON JANUARY 20, 2022.



CITY of ESCONDIDO

HISTORIC PRESERVATION COMMISSION

September 16, 2021 Meeting Minutes

The meeting of the Historic Preservation Commission was called to order on September 16, 2021 at 3:00 p.m. by Vice Chair Cowan in the Escondido City Council Chambers.

Commissioners Present: Vice Chair Errol Cowan; Commissioner Marc Correll; Commissioner James Spann; Commissioner Marion Hanlon and Commissioner Nicole Purvis.

Staff Present: Sean Nicholas, Principal Planner; Zack Beck, City Clerk and Jasmine Sanchez, Administrative Coordinator

Call to order

Flag Salute

Roll call

1. Appointment of Officers

Motion to appoint James Spann as Chair and Errol Cowan as Vice Chair: Cowan

Second: Purvis

Approved: 5-0

2. Approval of May 20, 2021 Meeting Minutes

Motion: Correll

Second: Purvis

Approved: 5-0

3. Written Communication

None.

4. Oral Communication

None.

Public Hearings

Current Business

5. CAL REGISTER/ MILLS ACT – Case No. PL21-0289

Request: Local Register & Mills Act for Post-War Traditional OEN Residence

Zoning/Location: R-1-6/ 634 East 7th Avenue



CITY of ESCONDIDO

HISTORIC PRESERVATION COMMISSION

Applicant: Tiffany Milburn

Staff: Grant Ruroede

Staff Recommendation: Approval

Motion to continue item to a later date: Purvis

Second: Cowan

Failed: 2-3 (Spann, Cornell, Hanlon)

Motion to continue item to a later date: Purvis

Second: Correll

Approved: 5-0

6. DESIGN REVIEW – Case No. SUB20-0006 & PHG20-0034

Request: Proposed Commemorative Adobe Bench & Plaque for the Warmington Condominium Project

Zoning/Location: SPA-15, Southern Entry District/ 2200-2224 South Escondido Boulevard

Applicant: Warmington Residential, LLC

Staff: Jay Paul

Staff Recommendation: Approval

Motion: Purvis

Second: Hanlon

Approved: 4-0 (Cowan - Abstain)

7. DESIGN REVIEW – Case No. PL21-0391

Request: Proposed Rear Room Addition on Mills Act House in the OEN

Zoning/Location: R-1-6/ 1102 South Juniper Street

Applicant: Nathan Hutton & Morgen Oelkers

Staff: Paul Bingham

Staff Recommendation: Approval

Motion: Correll

Second: Purvis

Approved: 5-0



CITY *of* ESCONDIDO

HISTORIC PRESERVATION COMMISSION

Oral Communication

None.

Commissioner Comments

None.

Adjournment

Meeting adjourned at 3:49 p.m.

CHAIR

CITY CLERK

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: November 18, 2021

TO: Historic Preservation Commission

FROM: Jasmin Perunovich, Assistant Planner I

PROJECT: PL21-0416 -Design Review for a 576 square foot, detached, Two-Car Garage.

LOCATION: 438 E. 5th Avenue (APN: 229-502-10-00)

APPLICANT: Greg Marsh, Pacific Lighthouse Investments LLC

PROJECT DESCRIPTION:

The owner is proposing to build a 576 square foot (24' length x 24' wide), one-story, detached garage that would be located at the rear half of the lot and take access from the alley. The structure will be in a craftsman style with wood siding, and incorporates additional design elements similar to the existing house. The structure will also have dark gray color, asphalt shingle composition style roof, and the walls would be painted dark green with white trim, to match the existing, historic residence. A new, 6'-high, cedar wood fence is also proposed around the property.

BACKGROUND:

The 13,720 square foot lot is located on the north side of E. 5th Avenue, between S. Ivy Street and S. Hickory Street, addressed as 438 E. 5th Avenue (APN 229-502-10-00). The zoning designation of the property is R-1-6 (Single-Family Residential zone, minimum lot size of 6,000 square feet) and located within the boundaries of the Old Escondido Neighborhood Historic District.

There is an existing, one-story, single-family residence, located on the front half of the lot. The house is an individually significant historic structure, built circa 1908, that has both Craftsman and Colonial-Revival elements. This structure was placed on the City's Local Register on June 2, 1992.

DESIGN REVIEW:

Pursuant to Article 40, Section 33-798(e)(2) of the Escondido Zoning Code, the proposed project is subject to design review by the Historic Preservation Commission because the proposed project qualifies as a "major project" as it involves a request for an addition (including outbuildings).

Pursuant to Article 40, Sections 33-790 and 33-798(h), the proposed project requires a certificate of appropriateness and is subject to the Design Guidelines for Homeowners of Historic Resources (design guidelines) as it is a request to construct a new structure on a property with a Historic

Resource and located within a historical district. Table One is a consistency analysis of the findings and design guidelines.

Table 1: Project Consistency with Findings and Design Guidelines

Findings for Certificate of Appropriateness	Design Guidelines for Homeowners of Historic Resources	Project Consistency
The proposed alteration or improvement is consistent with the design guidelines for historic resources.		Yes
The action proposed is consistent with the purposes of historical preservation as set forth in this article and with the general plan.	Site Planning: Modifications should be carefully placed to minimize changes in the historic appearance of the house from the street. The placement of parking and additions should be placed to the side or rear of the property and should not obliterate the appearance of the house from the street.	Yes
The action proposed retains the historical and/or architectural value and significance of the landmark, historical building, or historical district.	Architectural Compatibility: Strive to incorporate the distinctive architectural characteristics of the original structure such as: • window size and shape • exterior materials • roof style, pitch, material • finished floor height • color	Yes. The existing historic house has both Craftsman and Colonial-Revival elements. The roof pitch and design of the proposed one-story, detached garage structure will complement the design of the historic house, incorporating architectural elements similar to the existing house.
The action proposed retains the texture and material of the building and structure in question or its appurtenant fixtures, including signs, fences, parking, site plan, landscaping and the relationship of such features to similar features of other buildings within an historical district.	House Material Compatibility: Should generally match the original material in texture and color.	Yes. The garage will have dark gray color, asphalt shingle composition style roof, and the walls would be painted dark green with white trim, to match the existing, historic residence.
The proposed project is compatible in its location of buildings and structures with the location of the street or public way and the location and	Site Planning: Modifications should be carefully placed to minimize changes in the historic appearance of the house from the street. The	Yes. The placement of the detached garage is at the rear of the property and will

arrangement of other buildings and structures in the neighborhood,	placement of parking and additions should be placed to the side or rear of the property and should not obliterate the appearance of the house from the street.	not impact the appearance or prominence of the historic house from the street.
If located within an historical district, the proposed project conforms to the design guidelines established for the district.		Yes. The project is located within the Old Escondido Neighborhood Historic District and conforms to the design guidelines established for the district as discussed in this table.

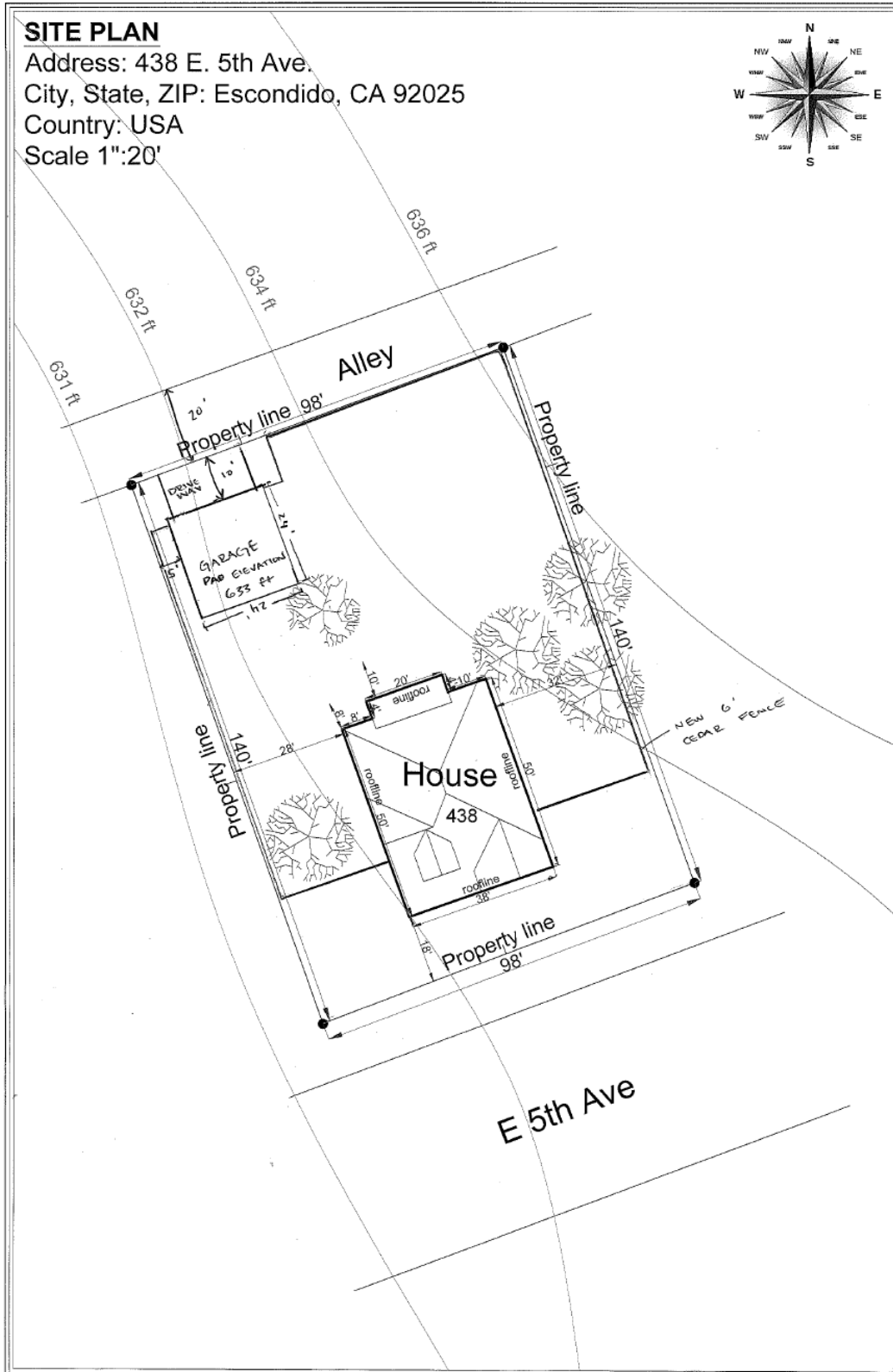
STAFF RECOMMENDATION:

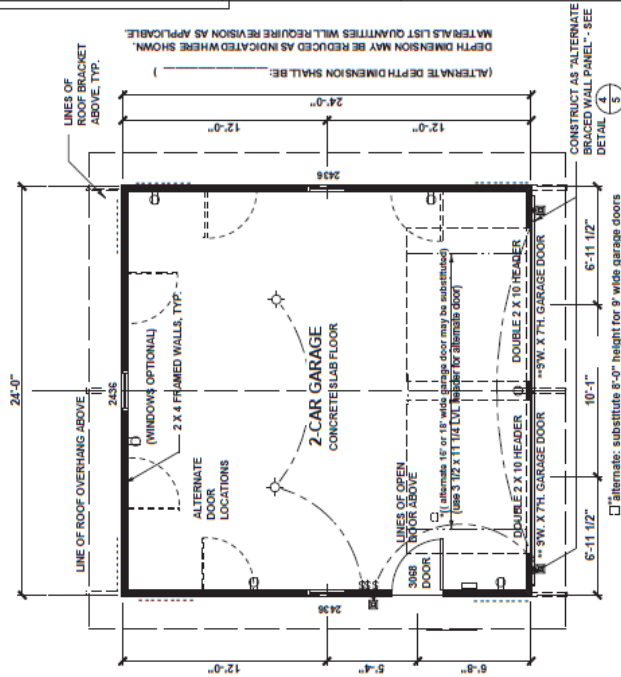
Staff recommends the Historic Preservation Commission recommend approval of the Certificate of Appropriateness for the proposed 576 square foot detached garage to the Interim Director of Community Development for final action, pursuant to Article 40, Section 33-790(b)(5).

ATTACHMENTS:

1. Project Plans
2. Site Photographs
3. 438 E. 5TH Avenue Local Register Historic Resource Information

ATTACHMENT 1
PL21-0416





FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
PLAN DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF BEARING, TYP. AS SHOWN

NOTE:
SECTION PLAN DIMENSIONS ARE TO FACE OF CONCRETE OR CENTERLINE OF BEARING, AS SHOWN

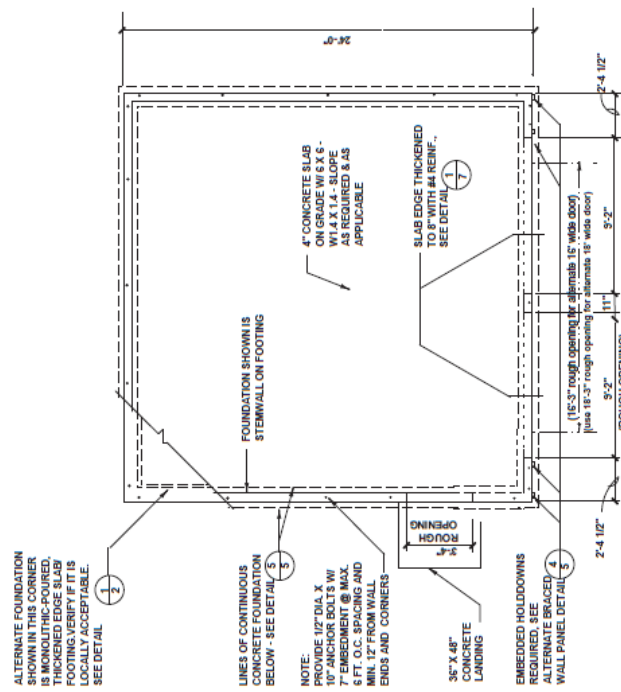
NOTE:
ELEVATIONS FOR SIZES AND FUNCTION

NOTE:
DOOR AND WINDOW HEADERS SHALL BE 2 X 6 UNLESS OTHERWISE NOTED

LEGEND

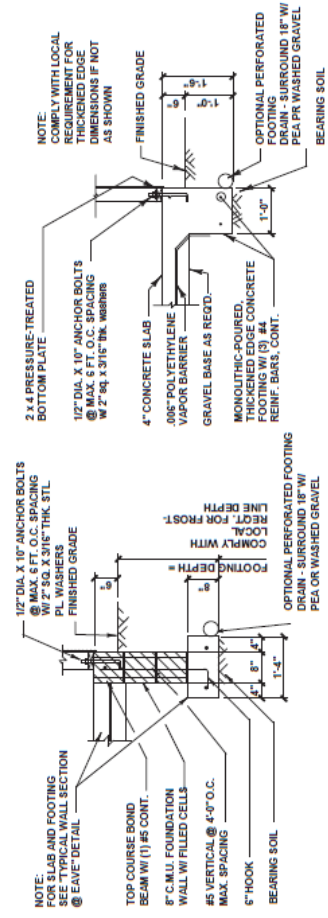
- ⬆ SWITCH LOCATION
- ⊖ CEILING MOUNTED LIGHT FIXTURE
- ⊕ 110 VOLT DUPLEX OUTLET
- ⬆ EXTERIOR WALL - W/ TD LIGHT FIXTURE
- ELECTRIC PANEL OR SUB-PANEL LOCATION
- ⬆ MULTIPLEX LOCAL CORDS

BRACED WALLS AS PER IRC R602.10
AS APPLICABLE FOR LOCAL CODES
EFFECTIVE BRACED WALLS PANELS -
(SHOWN: -----)
NAIL SHOWING PANELS OR SHEATHING
W/ 8d @ 6" o.c. EDGES AND @ 12" O.C.
FIELD TO WALL FRAMING
(MIN. LENGTH 54" / 3 STUD SPACES)
METHOD: CS-WSP



FOUNDATION PLAN

SCALE-1/4" = 1'-0"

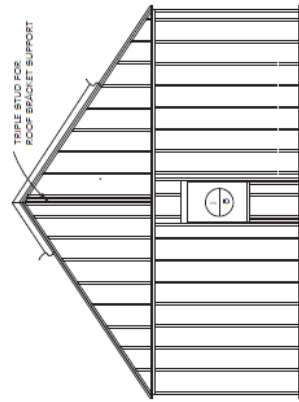


2 CONCRETE BLOCK FOUNDATION
WALL DETAIL (ALTERNATE)

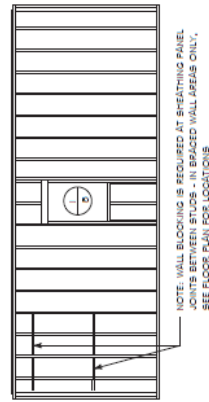
11/11/2019

① MONOLITH-POURED, THICKENED
EDGE FOUNDATION DETAIL

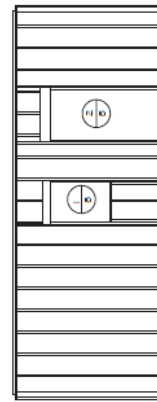
□ 1999年10月1日



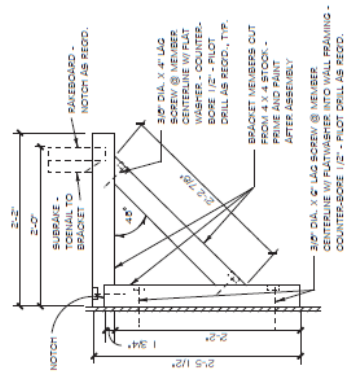
REAR WALL FRAMING ELEVATION



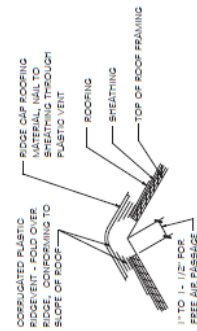
RIGHT SIDE WALL FRAMING ELEVATION



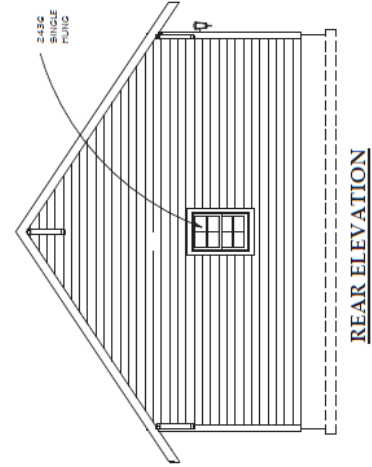
LEFT SIDE WALL FRAMING ELEVATION



1 ROOF BRACKET DETAIL



2 RIDGE VENT DETAIL



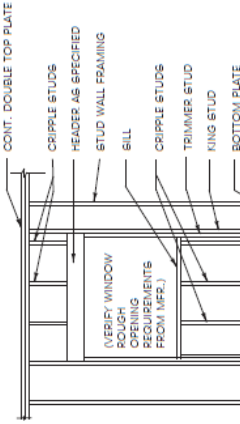
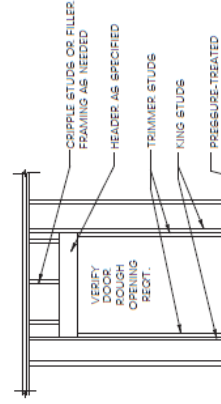
REAR ELEVATION



4 **ALTERNATE BRACED WALL**
PANEL DETAIL ABW



1 WINDOW OPENING DETAIL



STRUCTURAL/GENERAL NOTES & SPECIFICATIONS

- A. General
The following notes shall clarify and supplement the working drawings.
- B. Codes & Standards
International Building Code (IBC)
International Residential Code (IRC)
7/ACI-318; ACI SP-15 / M.B.M.A. Manual
(and comply with all local applicable codes as required by Building Official)
- C. Use Loads
Roof.....30 psf
Floor.....40 psf
Stairs & Exit.....100 psf
- Earth Pressure.....30psf equiv. Fluid pressure
- D. Soil & Foundation Data
1. Soil shall be as shown on drawings. Assumed soil bearing capacity = 1500 psf.
2. Extend all footings down to undisturbed soil of the specified strength with a minimum depth of 1'-6" below adjacent grade, or as required by local building official, based on local frost line depth.
3. Center all footings on columns and walls unless specifically dimensioned otherwise.
4. Compacted fill to be well graded and granular with not more than 5% passing a 200 sieve. Place in 8-inch loose lifts and compact to 95% modified AASHTO density at optimum moisture.
- E. Cast-In-Place Concrete and Reinforcing Steel
1. Concrete of the following 28-day strength, 5 sack cementity (min. 2500 psi); max. 6 gal water/cubic yard for all structural concrete, including foundations and slabs on grade. Maximum sand aggregate 1/2". Maximum slump 22". Add Master Blend or equivalent admixture to all concrete except foundations and slabs on grade.
2. Reinforcing steel ASTM A-615 grade 40/50. Use grade 40 for temperature steel, stirrups and dowels. Detail, fabricate and place in accordance with the latest edition of A.C.I. Manual Of Standard Practice.
3. All reinforcement shall be on reinforcing steel (see dimensions).
4. Beams & columns (to top).....1 1/2"
Non-exposed vertical faces.....1 1/2"
Vertical faces exposed to earth or weather.....2"
5. Reinforcing steel shall be lap welded or welded in accordance with the following:
a. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
b. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
c. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
d. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
e. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
f. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
g. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
h. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
i. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
j. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
k. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
l. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
m. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
n. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
o. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
p. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
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t. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
u. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
v. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
w. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
x. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
y. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
z. Lap at field splices 24 diameters with minimum of 12". Bend outer wall footing bars 12 inches or use corner bars at all corners and wall intersections.
- F. Masonry (as applicable)
1. Hollow masonry units: F-160 (half & half C.U.U.)
Mortar type S: 1 part, 1 part, 4 parts (sand)
2. Reinforcing steel: ASTM A-615, grade 40.
3. Place grout in lifts no greater than 4'-0" height.
4. Wall reinforcing:
a. 8" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
b. 12" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
c. 16" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
d. 20" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
e. 24" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
f. 28" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
g. 32" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
h. 36" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
i. 40" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
j. 44" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
k. 48" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
l. 52" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
m. 56" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
n. 60" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
o. 64" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
p. 68" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
q. 72" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
r. 76" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
s. 80" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
t. 84" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
u. 88" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
v. 92" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
w. 96" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
x. 100" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
y. 104" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.
z. 108" wall: 4 vertical @ 48" o.c. w/ 25 lbs horiz. joint rebar @ 8" o.c.

- G. Timber and Wood Framing
1. Substitution of wood species identified herein may be as approved by local Building Official and material strength and capacities shall equal or exceed those of the species substituted.
2. All lumber to be graded per book 15 of the West Coast Lumber Inspection Bureau.
3. Plywood: Roof sheathing to be 5/8" CD or 1/2" CD plywood with exterior glue and 5d @ 12" o.c. at intermediate supports. Sub-flooring to be 1/2" CD or 1/2" CD plywood with exterior glue, P.1, 3/2" x 1/2". Use T&G if no underlayment. Gable and roof with 10d @ 6" o.c. at panel edges and @ 10" at intermediate supports.
4. Joists and rafters (lumber) shall have 2" nominal thick solid blocking at supports.
5. Spline laminated members together w/ 10d nails @ 12" o.c. staggered.
6. Provide cut washers for all bolts bearing on wood.
7. All nails shall be common wire nails.
8. All steel shall be A36, except tubing, ASTM A-53, Type E or S, grade B. Tubular section: ASTM A500, grade B. All bolts: ASTM A-307.
9. All fasteners, section and detailing shall be in accordance with the provisions of the "Manual Of Steel Construction" of the American Institute of Steel Construction.
10. All welding by WABO certified welders in accordance with the "Welding Handbook" by the American Welding Society.
11. All welds 3/16" min. continuous fillet welds using A514S, E70XX electrodes.
12. Provide washers on all bolted connections.
13. All steel not embedded in concrete or masonry shall receive one shop coat of an approved primer paint. Apply two coats of heavy asphaltic paint to exterior surfaces.
14. Finish complete shop drawings prior to fabrication.
15. Miscellaneous
1. Contractor shall verify all site conditions and dimensions in field.
2. All dimensions shall be as indicated on drawings unless otherwise specified and confirmed have been installed.
3. Verify size and locations of all openings in floor, roof and walls and coordinate with electrical and mechanical work.
4. Pre-fabricated items shall be handled and installed in accordance with manufacturer's recommendations. The Standard
assemblies shall be coordinated with any pre-built conditions by the contractor regarding dimensions, clearance and applicable building code requirements.
5. All HVAC equipment shall be determined by owner and/or contractor. Equipment shall be installed in accordance with manufacturer's data and distribution layout shall be provided by mechanical subcontractor.
6. Submittals shall be coordinated by the contractor as required by the Building Official.
7. It is the intent of these drawings and specifications to comply with the provisions of the building code and all applicable codes, ordinances and regulations. Any discrepancies, omissions or errors shall be brought to the attention of the designer for clarification or correction before beginning the work. It is the responsibility of the general contractor to seek clarification or correction if needed.

Copyright Behm design

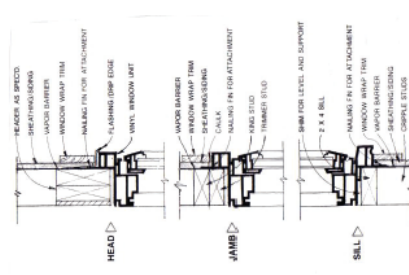
1 SHEET
OF 7
6
DOOR DETAILS
GENERAL NOTES

DATE:
RUB
DESIGN

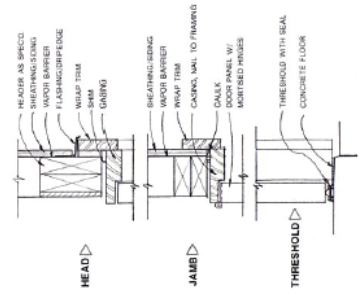
PLAN NO.
576-14

1-800-210-4778
QUESTIONS? CALL
www.behmdesign.com

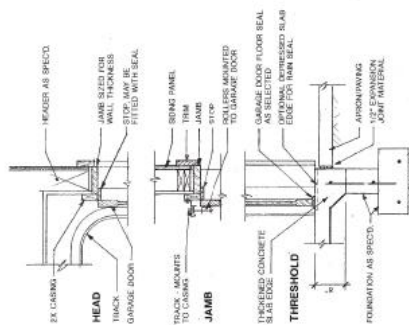
Behm Design Building Plans



WINDOW DETAILS
(NOT TO SCALE)



DOOR DETAILS
(NOT TO SCALE)

[illegible][illegible][illegible]

1 GARAGE DOOR DETAILS

Color Board

DYNASTY
MARQUEE®
ONE-COAT

YN6-1

Crisp Linen
MQ3-13^u

Trim Color to
match
existing
house

DYNASTY
MARQUEE®
ONE-COAT

ONS-4

Bonsai Trunk
K-150-57

Siding Color to
match existing
house



Proposed
6'-high Cedar Wood Fence



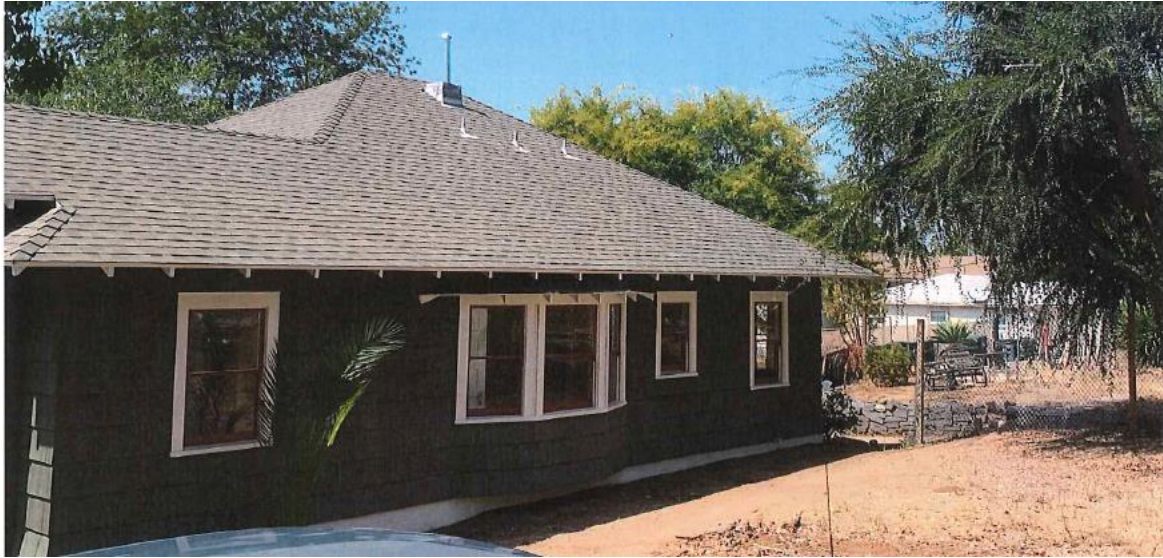
ATTACHMENT 2
PL21-0416



Existing House South (Front) Elevation



Front and East Elevation



East Elevation



West Elevation



North (Rear) Elevation



Location of proposed detached garage with view of house across alley.



Pad area for proposed garage with east view of alley and adjacent house.



West view of alley and adjacent houses with detached garages.

**ATTACHMENT 3
PL21-0416**

**NOMINATION REPORT FOR THE CITY OF ESCONDIDO
LOCAL REGISTER OF HISTORIC PLACES**

Address of Resource: 438 East Fifth Avenue

Existing Use: Residential

Zoning: R-1-10

General Plan Designation: Urban 1

Tier Designation: Central/Tier 1

Construction Date: c1908

Meets Ordinance Criteria 2, 5, and 7 for Local Register Listing.

Justification for Register Listing:

This Craftsman style house is located in a row of Craftsman houses. Although the structure contains elements of the Colonial Revival style, it is one of the most unique Craftsman style homes in Escondido. With its high foundations giving it added height, the house appears quite substantial. The curbed railing, shingled siding, gabled dormers and triangular brackets are Craftsman elements while the sets of rounded wooden porch posts are left over from the Classical style. The gabled roof slopes to form a porch roof supported by twin sets of classical round columns atop a solid shingle railing with an inverted arch design. Stucco railings are placed on each side of the seven steps to the front door. A large gabled dormer is located in the east end of the roof and features triangular brackets; a small horizontal vent is in the center and large picture windows with multi-paned transoms are placed on the porch and in the front north wing.

Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

On May 5, 1992, the Commission deferred decision on this resource until June 2, 1992.

LR-135

PLAT0221-03

City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name
2. Common or Current Name
3. Number & Street 438 E. Fifth Avenue

Ser.No.
Natl. Reg. Status
Local Designation
Local Ranking Individ.signif.

- City: Escondido Vicinity Only Zip 92025 County: San Diego
4. UTM zone A E4931.30 B N36643.60 C Zone 11 D
5. Quad map No. Parcel No. 229-502-10 Other

DESCRIPTION

6. Property Category If district, number of documented resources
7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This large single-story house has both Craftsman and Colonial Revival elements. It is covered with the original soft green shingles. The gabled roof slopes to form a porch roof supported by twin sets of classical round columns atop a solid shingle railing with an inverted arch design. Stucco railings are placed on each side of the seven steps to the front door. A large gabled dormer is located in the east end of the roof and features triangular brackets--a small horizontal vent is in the center--large picture windows with multi-paned transoms are placed on the porch end in the front north wing. A slanted bay window with a flat roof is placed on the west side. A gabled dormer faces south. The front door has a large single pane of glass. The foundation is covered with stucco and is quite visible on the west end of the house due to the slope. A shedroof porch with large windows is placed on the back.

The architectural style is: Transitional (Colonial Revival--Craftsman)

The condition is: excellent

The related features are: Wood garage with two carports

The surroundings are: residential

The boundaries are:



8. Planning Agency
City of Escondido
9. Owner and Address
Margaret L. Albright
same
10. Type of Ownership private
11. Present Use residence
12. Zoning
13. Threats none known

HISTORICAL INFORMATION

14. Construction Date(s) 1908 Original location unknown Date moved
15. Alterations & date none except metal awnings.
16. Architect unknown Builder unknown
17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture Area
Period Property Type Context formally developed?
19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This is one of the finest Craftsman houses in Escondido and it's in a row of Craftsman houses on this portion of 5th Avenue. With its high foundations giving it added height, the house appears quite substantial. The curved railing, shingled siding, gabled dormers and triangular brackets are Craftsman elements while the sets of round wooden porch posts are left over from the Classical style.

20. Sources
21. Applicable National Register criteria
22. Other Recognition:
State Landmark Number
23. Evaluator
Date of Evaluation 1990
24. Survey type
25. Survey name
26. Year Form Prepared 1990
By(Name) Donald A. Cotton Associates
Organization Revised by Aegis 1990
Address 171 Spring Street
City & Zip Claremont, CA 91711
Phone (714) 621-1267

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.2
Date: November 18, 2021

TO: Historic Preservation Commission

FROM: Veronica Morones, Senior Planner

PROJECT: PL 20-0612 – Design Review for a 51 square foot addition to enclose the front porch, and construct a new 147 square foot entry porch for a single-family home located in the Old Escondido Neighborhood.

LOCATION: 334 E. Ninth Avenue

APPLICANT: Mike Mitchell, Residential Designs

PROJECT DESCRIPTION:

Under the revised project design, the applicant requests to construct a 51 square foot addition to enclose the porch and construct a new 147 square foot entry porch for the single-family home. The exterior area of the proposed addition would match the existing stucco and roofing material. The proposed project includes front porch railing comprised of wood, consistent with the existing front porch railing design. Attachment one (1) to this staff report is the project plans.

BACKGROUND:

The project site is approximately 6,751 square feet and located on the north side of Ninth Avenue, between South Juniper Street and South Hickory Street, addressed 334 East Ninth Avenue (APN 233-411-18-00). The project site is located within the Old Escondido Neighborhood Historic District; however, it is not included in the City's historic site survey. Existing project site photographs are attached (Attachment 2).

On February 25, 2021, the Historic Preservation Commission (HPC) reviewed a request for a certificate of appropriateness to construct a 219 square foot addition and a 130 square foot porch to the front of the residence located at the project site. The HPC did not recommend approval of the request, and recommended the applicant consider the residence be listed on the local register and pursue a Mills Act contract. The February 25th minutes and staff report are attached (Attachment 3).

The applicant revised the proposed project's scope of work in consideration of the HPC's feedback. However, the applicant is not requesting historic listing for the residence at this time.

DESIGN REVIEW:

Pursuant to Article 40, Section 33-798(e)(2) of the Escondido Zoning Code, the proposed project is subject to design review by the Historic Preservation Commission because the proposed project qualifies as a "major project" as it involves a request for an addition (including porch enclosures).

ANALYSIS:

Pursuant to Article 40, Sections 33-790 and 33-798, the proposed project requires a certificate of appropriateness and is subject to the *Design Guidelines for Homeowners of Historic Resources* (design guidelines).. Table One (1) below details how the proposed project is consistent with the design guidelines' section for residential additions.

Table 1 – Design Guideline Consistency for Non-Historic Structures in a Historic District

Design Guideline	Proposed	Project Consistency
Site Planning: Modifications should be carefully placed to minimize changes in the historic appearance of the house from the street. The placement of parking and additions should be placed to the side or rear of the property and should not obliterate the appearance of the house from the street.	Addition is proposed within existing footprint of the existing structure (existing front porch) and the proposed front porch would occupy open front yard area. The proposed addition does not obliterate the appearance of the house.	Yes—the proposed addition minimizes changes in the appearance of the building's massing from the street while still allowing the applicant to add area and remodel.
Architectural Compatibility: strive to incorporate the distinctive architectural characteristics of the original structure such as: • window size and shape • exterior materials • roof style, pitch, material • finished floor height • color	Proposed addition would incorporate new windows that are similar in size and shape, as well as exterior materials that match those of the existing stucco and roof shingles.	Yes.
House Material Compatibility: should generally match the original material in texture and color.	Proposed exterior materials to match those of the existing stucco and roof shingles.	Yes.
Windows: materials should be retained when creating a matching addition.	Proposed windows mirror the existing sizes and materials to maintain the character.	Yes.
Doors: should attempt to match the size and material of the doors on the original structure	Proposed door is similar in size and material, including a window with divided lites.	Yes.
Roof Pitch Consistency: important to maintain, whether an exact match or slightly different.	No changes to the existing roof are proposed.	Yes—the proposed addition would infill the existing front porch and retain the existing roofline.
Second Story Setbacks: should be carefully designed to follow similar two-story examples of the style. Most styles in Escondido have a step back from the first story in a two-story version of the style as shown above. However, some styles include two story vertical walls as a part of their two-story appearance.	Not applicable – no second story proposed.	Not applicable – no second story proposed.

STAFF RECOMMENDATION:

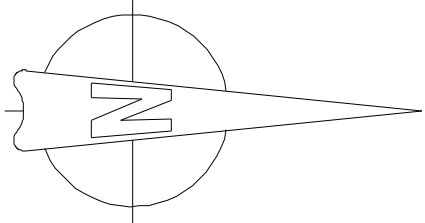
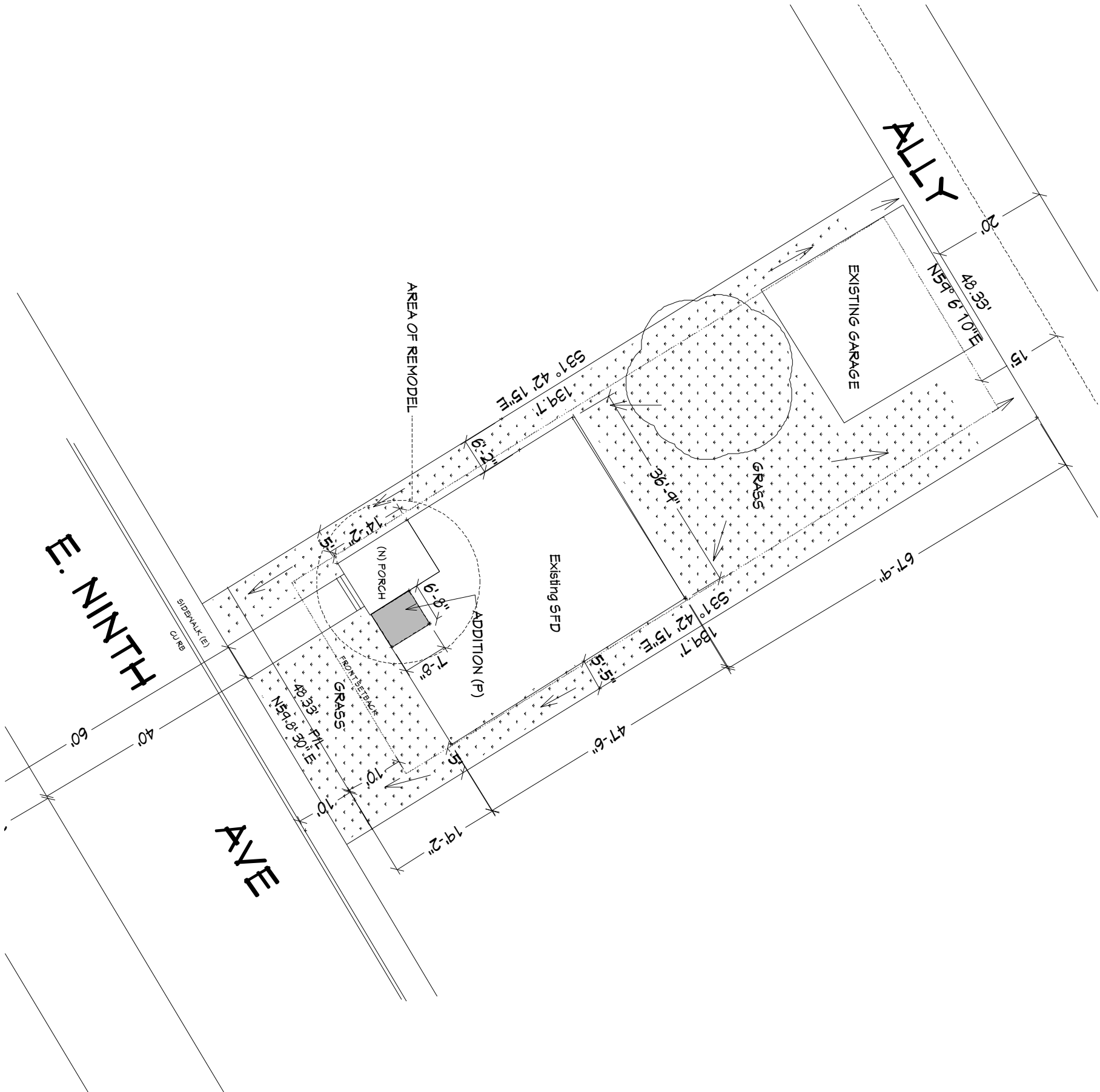
Staff recommends the Historic Preservation Commission conduct Design Review of the project and recommend approval of the certificate of appropriateness for a 51 square foot addition (front porch enclosure) and construction of a new 147 square foot entry porch to the Interim Director of Community Development for final action, pursuant to Article 40, Section 33-790(b)(5).

ATTACHMENTS:

1. Project Plans
2. Site Photographs
3. February 25, 2021, HPC Staff Report and Minutes (excerpted)

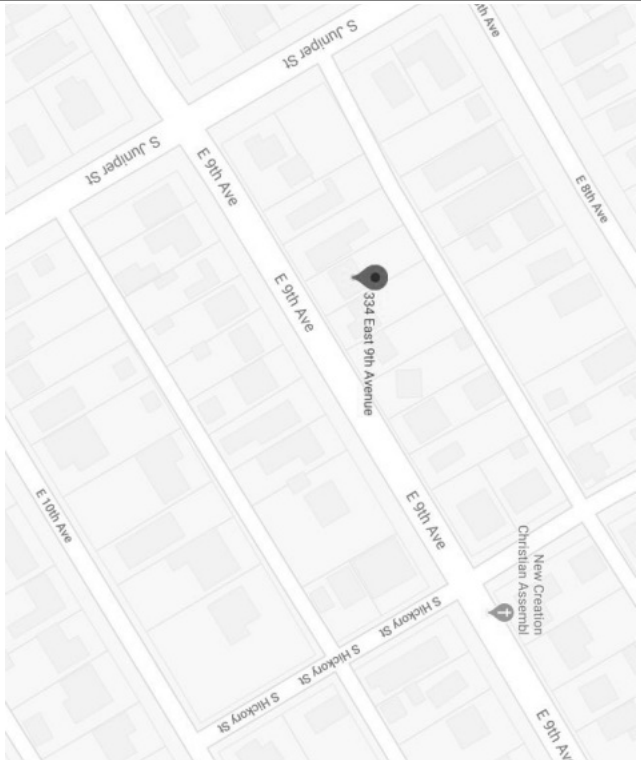
GENERAL NOTES:

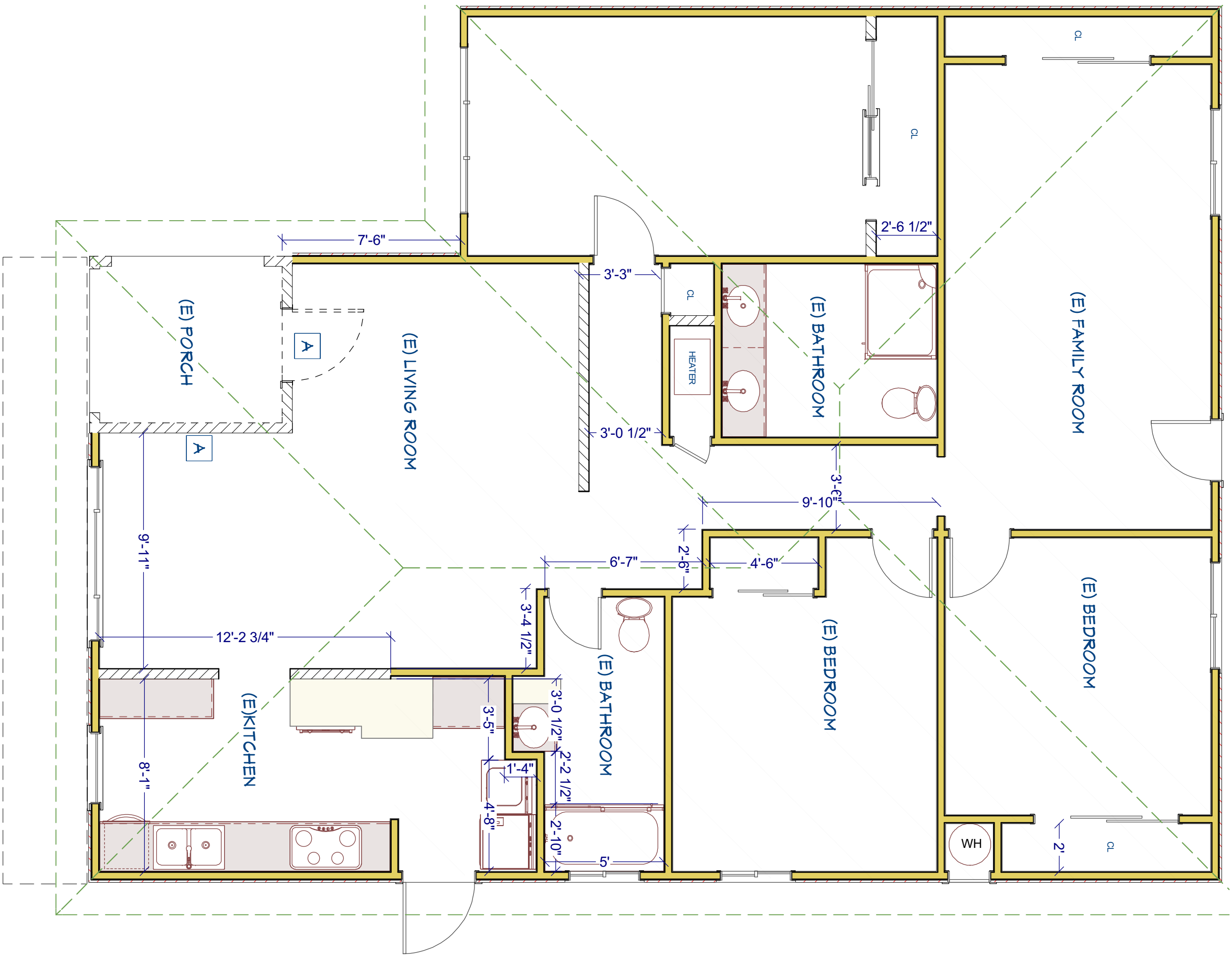
- 1) This project will comply with the following building codes and associated County of San Diego amendments:
 - 2019 California Residential Code (CRC) and/or 2019 California Building Code (CBC) as applicable
 - 2019 California Green Building Standards Code (CalGreen)
 - 2019 California Electrical Code (CEC)
 - 2019 California Mechanical Code (CMC)
 - 2019 California Plumbing Code (CPC)
 - 2019 California Fire Code (CFC)
 - 2019 California Building Energy Efficiency Standards (CBEES)
- 2) The property is serviced by natural gas.
- 3) The property is connected to electrical grid.
- I. ZONE R-1 SINGLE
- II. FIRE SPRINKLERS ARE NOT REQUIRED
- III. FLOOR AREA RATIO
- SFD: 1501 sf + 219 sf = 1726 sf
- 1726 / 6700 SF = 25.8%
- VI. Fire Severity Zone Moderate
- V. Building Type: V-B



ENGINEERING SCALE: 1" = 10'

SHEET INDEX P-1: TITLE SHEET/PLOT PLAN A-1: EXISTING/PROPOSED FLOOR PLAN A-2: ELEVATIONS AND CROSS SECTIONS S-0: STRUCTURAL SPECS S-1: FOUNDATION PLAN S-2: FRAMING PLAN S-3: 0 FOUNDATION DETAILS S-4: 0 FRAMING DETAILS S-4.1 FRAMING DETAILS T24.1 ENERGY CALC T24.2 ENERGY CALC CS-1: MINIMUM CONSTRUCTION SPECIFICATIONS	
RESERVED FOR STAMPS	
SHEET TITLE	
PLOT PLAN	
SHEET NUMBER	
P-1	
CUSH	

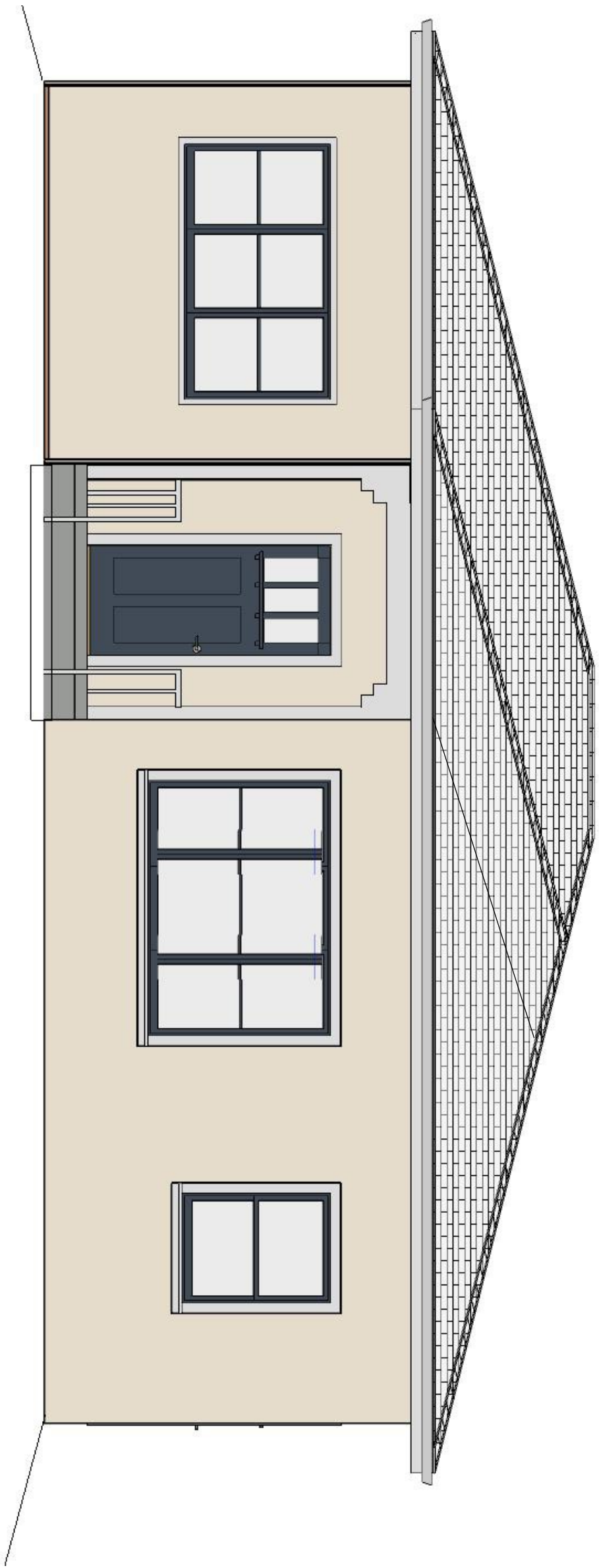
VICINITY MAP		OWNER INFORMATION		CONTACT INFORMATION		PARCEL INFORMATION		PROJECT SCOPE		PLOT PLAN INFORMATION		SHEET TITLE	
		NAME: Mark & Kara Gober ADDRESS: 334 E 4th Ave Escondido, CA 92025		NAME: MIKE MITCHELL ADDRESS: RESIDENTIAL DESIGNS 2927T VALLEY CENTER RD, C VALLEY CENTER, CA 92082		APN: 233-411-18-00 SITE ADDRESS: 331 E 4th Ave Escondido, CA 92027		EXISTING: 3 BEDROOM, 3 BATH SINGLE FAMILY RESIDENCE (GFR) 1393 SF WITH DETACHED (2) CAR GARAGE. PROPOSED: 1) ENCLOSE COVERED PORCH AT FRONT OF BUILDING 51 SF 2) BUILD NEW FRONT PORCH 147 SF		NO GRADING PROPOSED		PLOT PLAN	
		STATE: ZIP: PHONE: FAX: EMAIL:		STATE: ZIP: PHONE: FAX: EMAIL:				AREA TABULATION NEW LIVING SPACE: 1304 SF ADDITION AREA: 51 SF COVERED PORCH: 147 SF		LEGAL DESCRIPTION: LOT 5 TR 230		SHEET NUMBER	



EXISTING/DEMO PLAN
1417 SQ. FT.

WALL LEGEND:

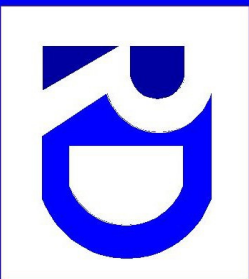
- [Solid line] = EXISTING 2X4 EXTERIOR STUCCO WALL
- [Dashed line] = DEMO WALL
- [Hatched pattern] = AREA OF REMODEL
- [Dotted pattern] = AREA OF ADDITION
- [Diagonal line] = NAP (NOT A PART)

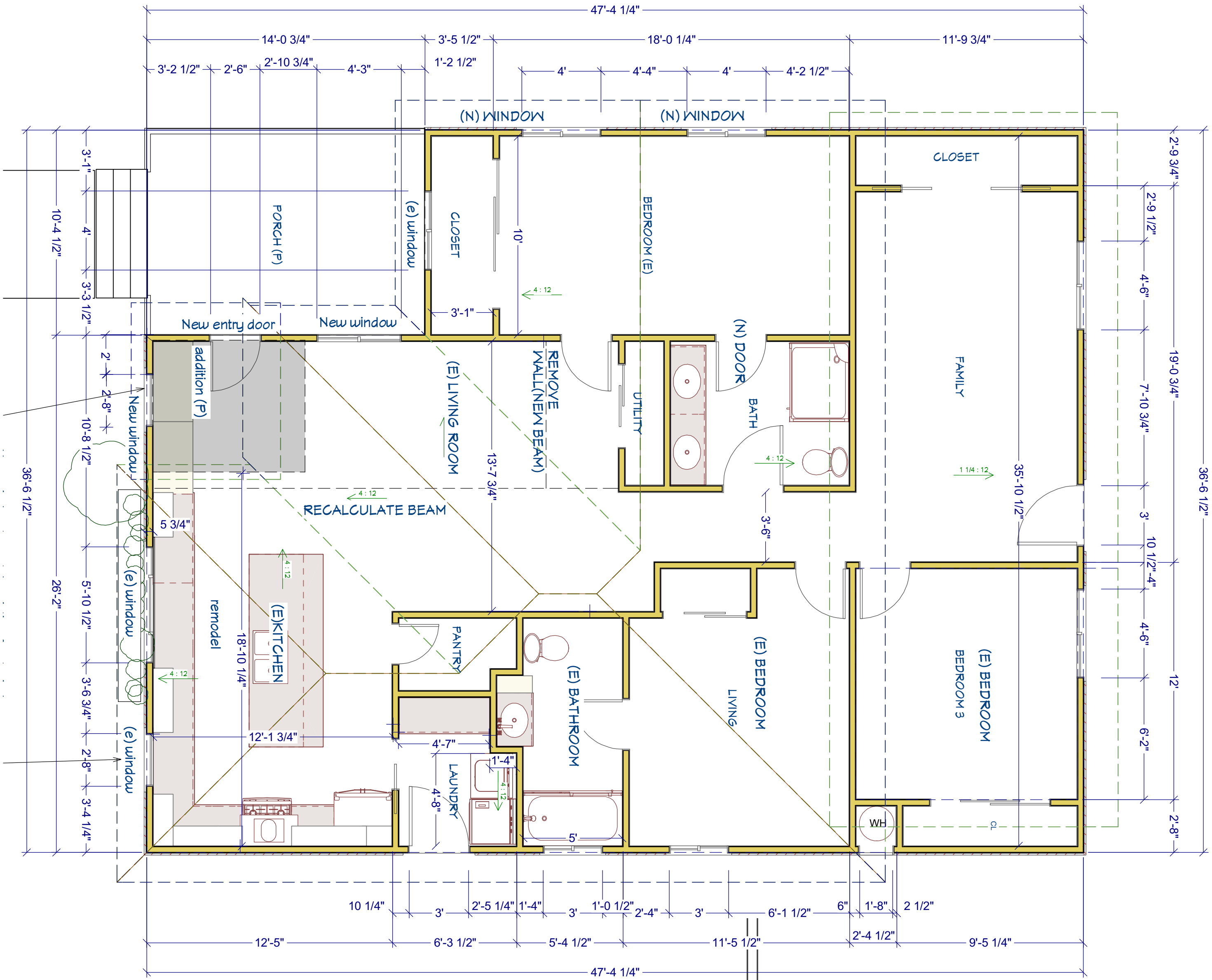


EXISTING FRONT ELEVATION



Z:\WWHQ\A_RD\9th Avenue RemodelZ:\WWHQ\A_RD\9th Avenue Remodel\Kush Escondido Remodel_new.layout

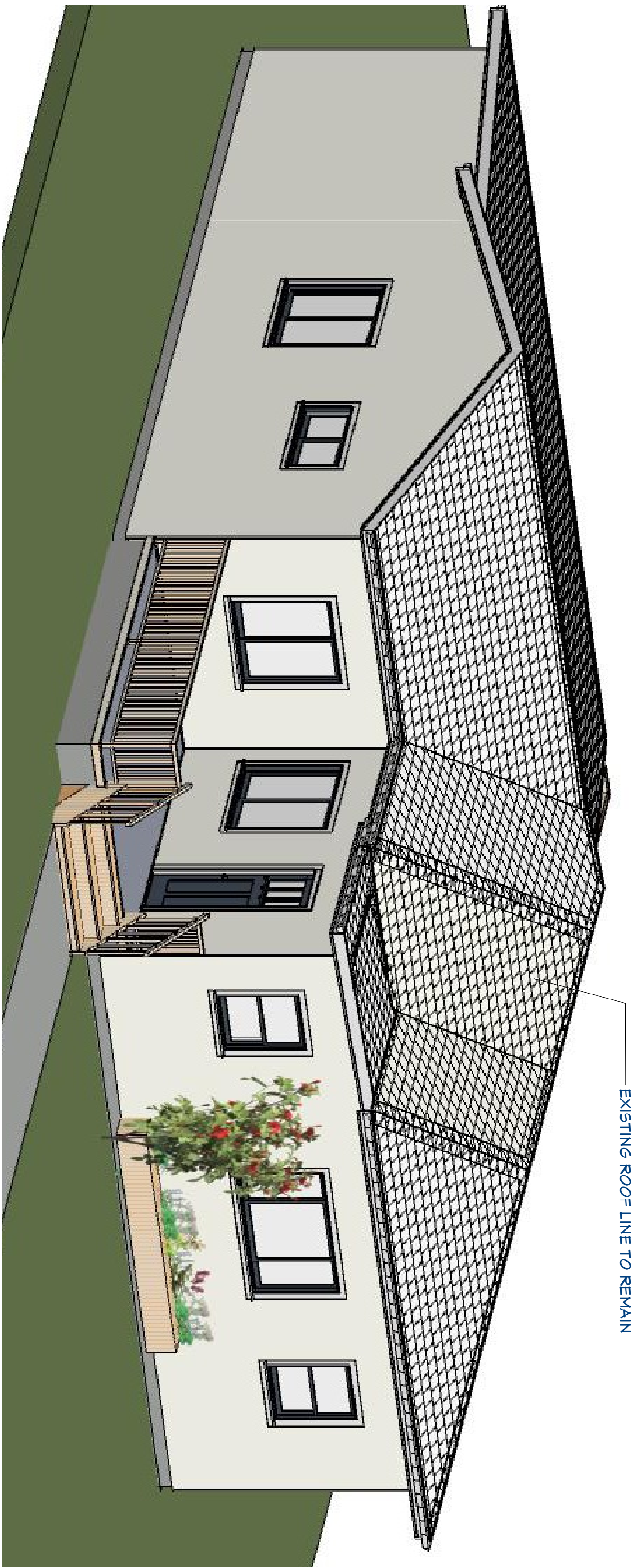
SHEET: A	DATE: 11/4/2021 SCALE:	PROJECT: Gober / Kush Remodel & Addition 334 E 9th Ave Escondido, CA 92025 233-411-18-00	OWNER / CONTRACTOR: Mark W Gober , / Kara R Gober 334 E 9th Ave Escondido, CA 92025	TITLE:	DRAWINGS PROVIDED BY: RESIDENTIAL DESIGNS 29277 VALLEY CENTER RD STE. C VALLEY CENTER, CA 92082 760-558-0181 residentialdesigns@yahoo.com	
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NEW PLAN

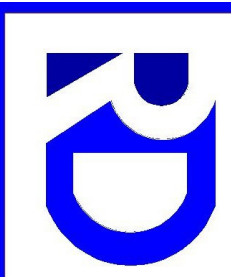


FRONT ELEVATION



EXISTING ROOF LINE TO REMAIN

Z:\WWHQ\A_RD\9th Avenue Remodel\Z:\WWHQ\A_RD\9th Avenue Remodel\Kush Escandido Remodel_new.layout

B	SHEET:	SCALE:	DATE: 11/4/2021	PROJECT: Gober / Kush Remodel & Addition 334 E 9th Ave Escondido, CA 92025 233-411-18-00	OWNER / CONTRACTOR: Mark W Gober , / Kara R Gober 334 E 9th Ave Escondido, CA 92025	TITLE:	DRAWINGS PROVIDED BY: RESIDENTIAL DESIGNS 29277 VALLEY CENTER RD STE. C VALLEY CENTER, CA 92082 760-558-0181 residentialdesigns@yahoo.com	
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C	SHEET:	SCALE:	DATE: 11/4/2021	PROJECT: Gober / Kush Remodel & Addition 334 E 9th Ave Escondido, CA 92025 233-411-18-00	OWNER / CONTRACTOR: Mark W Gober , / Kara R Gober 334 E 9th Ave Escondido, CA 92025	TITLE:	DRAWINGS PROVIDED BY: RESIDENTIAL DESIGNS 29277 VALLEY CENTER RD STE. C VALLEY CENTER, CA 92082 760-558-0181 residentialdesigns@yahoo.com	
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HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.4
Date: February 25, 2021

TO: Historic Preservation Commission

FROM: Jessica Relucio, Assistant Planner I

PROJECT: PL 20-0612 – Design Review for a 219 square foot room addition, and 130 square foot porch, all on the front of the existing single-family home.

LOCATION: 334 E. Ninth Ave.

APPLICANT: Mike Mitchell, Residential Designs

PROJECT DESCRIPTION:

The project is located on an approximately 6,751 square foot lot on the north side of Ninth Avenue, between S. Juniper Street and S. Hickory Street, addressed as 334 E. Ninth Ave. (APN 233-411-18-00). The property is located within the Old Escondido Neighborhood Historic District, however it is not included in the City's historic site survey.

The property consists of a mid-century house with post-war elements, built in the early 1950s. The exterior of the house is beige stucco with asphalt shingle roofing and white trim.

The applicant has proposed to build a 219 square foot addition and a 130 square foot porch to the front of the existing single-family home. The house would be repainted white with black. The roof would be grey asphalt shingles, to match the existing home. Approximately 130 square feet of interior remodel is proposed as well.

DESIGN REVIEW:

Pursuant to Article 40 of the Escondido Zoning Code, design review by the Historic Preservation Commission is required because the project proposes an addition to a home in the Old Escondido Neighborhood Historical District.

STAFF RECOMMENDATION:

The house is not considered a historical resource, as defined in Article 40 of the Escondido Zoning Code. As such, staff recommends approval of the proposed addition. However, staff acknowledges that the only reason the property is not considered a historical resource is because it is not identified in the City's historic sites survey. Had it been identified in said survey, staff would recommend that the project be redesigned to locate the addition to the rear of the house in order to not preclude the possibility of the house being listed on the Local Register.

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION**

February 25, 2021

The regular meeting of the Historic Preservation Commission was called to order at 3:02 p.m. by Chair Rea in Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Carol Rea, Chair; Errol Cowan, Vice-Chair; Marc Correll*, Commissioner; James Spann, Commissioner; Marion Hanlon, Commissioner; and Nicole Purvis, Commissioner.

*Note: Only attended part of the meeting due to internet connectivity issues.

Commissioners absent: Carol Breitenfeld, Commissioner.

Staff present: Adam Finestone, City Planner; Julie Procopio, Director of Engineering Services; Jay Paul, Senior Planner; Paul Bingham, Assistant Planner II; Grant Ruroede, Assistant Planner I; Jessica Relucio, Assistant Planner I; and Joanne Tasher, Minutes Clerk.

MINUTES:

Moved by Commissioner *Correll, with the correction to the November 19, 2020, Minutes that the Vice-Chair is Erroll Cowan, not James Spann; seconded by Vice-Chair Cowan, to approve the action minutes of the November 19, 2020, meeting. Motion carried unanimously (6-0-0; Breitenfeld was absent).

*Note: Just after roll call, Commissioner Correll experienced internet connection issues. He lost connection to the live-stream meeting and was not able to rejoin the meeting.

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. DESIGN REVIEW – CASE NO. PL 21-0055:

REQUEST: Grand Avenue Vision Plan – Phase I Historic Preservation Commission guidance in selection of place-making features proposed for the Grand Avenue Vision Plan (Phase I), including ornamental lighting fixtures, fencing and sidewalk treatments

ZONING/LOCATION: Downtown Specific Plan, Downtown Historic District / Grand Avenue between Maple Street and Broadway

APPLICANT: City of Escondido

STAFF: Julie Procopio, Director of Engineering Services/City Engineer

STAFF RECOMMENDATION: Provide direction

COMMISSIONER DISCUSSION:

The Commissioners discussed the three design elements of the Grand Avenue Vision Plan. They discussed each design element - lighting, fencing, and sidewalks separately.

Lighting

The Commissioners raised concerns with the design and style of the proposed lighting, related to both the height of the poles and the style of the lights themselves, and felt that the design is inappropriate for the historic area.

COMMISSION ACTION:

Moved by Commissioner Purvis, seconded by Chair Rea for the applicant to research additional lighting options (single acorn style) that are more in line with the historic feeling of Downtown. Motion passed unanimously (5-0-0; Breitenfeld and Correll were absent).

Fencing

There were three styles of fencing presented: Standard Ameristar Fence, “Thicket” and custom cutout.

The “Thicket” style is recommended by the applicant since it is decorative and is reasonably priced.

The Commissioners felt the plain style – Standard Ameristar Fence is more in line with the historic downtown.

COMMISSIONER ACTION:

Moved by Commissioner Purvis and seconded by Commissioner Cowan to recommend the Standard Ameristar Fence design. Motion passed unanimously (5-0-0; Breitenfeld and Correll were absent).

Sidewalks

Two different design/color palettes were presented. The Commissioners debated the color of the sidewalk, “platinum” and beige vs. gray; landscaping, and the idea of adding script or a spiral design laser etched into the concrete.

COMMISSIONER ACTION:

Moved by Commissioner Purvis and seconded by Vice-Chair Cowan to recommend a single “platinum” color pavement with consistent score lines. Motion passed 5-0-0 (Commissioners Breitenfeld and Correll were absent).

No action was taken regarding the type of text, font, or lettering to be etched into the sidewalk. Rather, the Commission directed staff to return with more information on this issue.

2. DESIGN REVIEW – CASE NOS. SUB 19-0010 AND PHG 19-0050:

REQUEST: Hacienda de Vega condo project - Historic design element

ZONING/LOCATION: South Centre City Specific Plan, Southern Entry District
2608 S. Escondido Boulevard

APPLICANT: South Escondido L.P. / (Kitchell Development Co.)

STAFF: Jay Paul, Senior Planner

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the historic design element proposed by the applicant and provided suggestions for what might be a more appropriate design. Amongst other things, the Commission asked the applicant to utilize the adobe bricks from the original Paxton house as part of an entryway into the development.

COMMISSIONER ACTION:

The Commission directed the applicant to make revisions to the proposed design element, and to return for consideration at a later date.

3. DESIGN REVIEW– CASE NO. PL 21-0078:

REQUEST: Detached pavilion on a local register property located outside of a historic district

ZONING/LOCATION: RE-20 (Residential Estates, min. lot size 20,000 SF) / 538
S. Citrus Avenue

APPLICANT: Dennis Ortman

STAFF: Grant Ruroede, Assistant Planner I

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION:

The Commissioners discussed the project.

COMMISSIONER ACTION:

Moved by Commissioner Spann and seconded by Commissioner Purvis, to approve the application as presented by staff. Motion carried unanimously (5-0-0 Commissioners Breitenfeld and Correll were absent).

4. DESIGN REVIEW– CASE NO. PL 20-0612:

REQUEST: Room addition on the front of a single-family home in the Old Escondido Neighborhood

ZONING/LOCATION: R-1-6 (Single-family residential, min. lot size 6,000 SF) / 334 E. Ninth Ave.

APPLICANT: Mitch Mitchell, Residential Designs

STAFF: Jessica Relucio, Assistant Planner I

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project. They expressed dissatisfaction with the proposed modifications, and encouraged the applicant to consider requesting that the house be listed on the local register and potentially be able to enter into a Mills Act contract.

COMMISSION ACTION:

Moved by Commissioner Purvis and seconded by Chair Rea to deny staff recommendation and not approve the proposed project. Motion carried unanimously 5-0-0 (Commissioners Breitenfeld and Correll were absent).

5. INFORMATION ITEM – REVIEW OF PREVIOUS AGENDA ITEMS:

REQUEST: None (informational item only)

STAFF: Adam Finestone, Principal Planner

COMMISSION ACTION:

No action taken, discussion only.

6. DISCUSSION – ENVIRONMENTAL REVIEW PROCEDURES:

REQUEST: Establish an ad-hoc subcommittee to address environmental review procedures

STAFF: Adam Finestone, City Planner

COMMISSION ACTION:

Chair Rea, Vice-Chair Cowan and Commissioner Purvis volunteered for the committee.

7. DISCUSSION – ACCESSORY DWELLING UNITS:

REQUEST: Establish an ad-hoc subcommittee to identify objective design criteria for Accessory Dwelling Units on historic properties

STAFF: Adam Finestone, City Planner

COMMISSION ACTION:

Commissioners Hanlon, Purvis and Spann volunteered for the committee.

8. DISCUSSION – 2021 HISTORIC PRESERVATION AWARDS:

REQUEST: Discuss potential themes and/or recipients for 2021 Historic Preservation awards

STAFF: Paul K. Bingham, Assistant Planner II

COMMISSION DISCUSSION:

The Commissioners agreed they will focus this year on Escondido's places of assembly. The list of buildings to select from includes The 1st United Methodist Church of Escondido at 341 S. Kalmia St., The Canvas Church (Old Vintage Church) at 1300 S. Juniper St., The Trinity Episcopal Church at 845 Chestnut St., The First Church of Christ Scientist at 440 S. Broadway, The Point Church (formerly Iglesia Monte de Los Olivos) at 331 W. 4th Ave., and The Escondido Masonic Center (Consuelo Masonic Lodge #325, an adobe) at 1331 S. Escondido Blvd.

COMMISSION ACTION:

The Commissioners will decide the potential recipients at the next HPC meeting on 3/18/21.

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS:

Commissioner Purvis happily announced that Chair Rea published a new book!

ADJOURNMENT:

The meeting was adjourned at 6:09 p.m. to the next regularly scheduled Historic Preservation Commission Meeting on March 18, 2021.

Adam Finestone, Secretary to the
Historic Preservation Commission

Joanne Tasher, Minutes Clerk

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.3
Date: November 18, 2021

TO: Historic Preservation Commission

FROM: Sean Nicholas, Principal Planner

PROJECT: PL21-0304, The Bingham

LOCATION: 1401 South Escondido Blvd

APPLICANT: Greg Drakos

PROJECT DESCRIPTION:

The proposed project would demolish all structures on-site and construct a new 54-unit density bonus project at the corner of 15th Avenue and South Escondido Blvd. The site is located in the South Centre City Specific Plan.

BACKGROUND:

The residential structure at 1401 South Escondido Blvd. appears on the City of Escondido's Historic Survey, but only as a contributor to a historic district. The site survey indicates that the building alone does not meet the qualifications of a historic resource. The applicant has provided a Historic Structure Assessment (Attachment 1) that evaluates the history of the site, and concludes that the building does not meet the requirements of the Escondido Zoning Code (EZC) Section 33-794(c). The applicant is requesting Historic Preservation Commission (HPC) concurrence that the structure is not a historic resource.

On November 19, 2020, the HPC reviewed an initial historic assessment of the site and provided feedback to staff. The staff report and minutes on the item have been included as Attachment 2.

PROJECT ANALYSIS:

Pursuant to EZC Section 33-803(a), the applicant has prepared a Historic Structure Assessment to evaluate whether the residential structure meets the criteria to be considered a historic resource. The required criteria to be a historic resource are provided in EZC Section 33-794(c):

- (1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state or nation;*
- (2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;*
- (3) Escondido historical resources that are connected with a business or use that was once common but is now rare;*
- (4) Escondido historical resources that are the sites of significant historic events;*

(5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;

(6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district;

(7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.

The Historic Structure Assessment provides analysis of the existing structure and its compliance with the criteria listed above.

Staff has included the original 1982 historical analysis of the structure (Attachment 3). The assessment includes the property's importance, historical, and architectural analysis, which states, "This structure, while not being of great architectural or historic significance alone, may be a contributing building in the formation of a historic district." No historic district was ever created and there is no intention to create one in the area. Thus alone, the building is not of great architectural or historic significance.

The applicant is proposing to demolish the existing facilities and construct a new affordable housing project. The proposed development will include 54-units and applicable guest and resident parking on-site. Additionally, due to the efforts of retired planner Paul Bingham on the project, the applicants have decided to name the project "The Bingham" in thanks for his hard work in shepherding the project. A rendering of the potential project has been included as Attachment 4.

SUMMARY/RECOMMENDATION:

Based on the analysis provided by a professional historian, the existing building does not meet the requirements to be designated a historic resource. There are no plans or intent to pursue a historic district in the area of the project, and alone, the 1982 Survey and the Historic Structure Assessment found, the building is not significant. Staff recommends that the HPC concur with staff and determine that the existing structure is not a historic resource.

Attachments:

- 1) Historic Structure Assessment by Brian F. Smith
- 2) November 19, 2020 HPC Staff Report and Minutes (excerpted)
- 3) Original 1982 Historic Survey analysis
- 4) Rendering of potential Bingham Development

HISTORIC STRUCTURE ASSESSMENT FOR 1405 SOUTH ESCONDIDO BOULEVARD

ESCONDIDO, CALIFORNIA

APN 236-172-15

Submitted to:

City of Escondido
201 North Broadway
Escondido, California 92025

Prepared for:

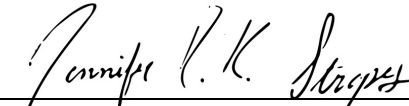
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Prepared by:

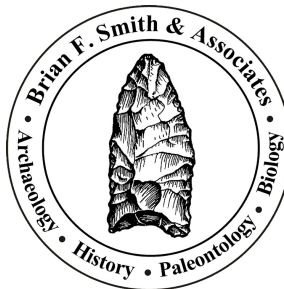
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August 10, 2020; Revised May 27, 2021

Archaeological Database Information

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<i>Report Date:</i>	August 10, 2020; Revised May 27, 2021
<i>Report Title:</i>	Historic Structure Assessment for 1405 South Escondido Boulevard, Escondido, California (APN 236-172-15)
<i>Prepared for:</i>	Glen Schniepp 11201 Avenida Thomas La Mesa, California 91941
<i>Submitted to:</i>	City of Escondido 201 North Broadway Escondido, California 92025
<i>USGS Quadrangles:</i>	<i>Escondido, California</i> (7.5 minute)
<i>Study Area:</i>	1405 South Escondido Boulevard
<i>Key Words:</i>	USGS <i>Escondido, California</i> topographic quadrangle; City of Escondido; historic structure evaluation; single-family residence and detached garage at 1405 South Escondido Boulevard not historically or architecturally significant; no mitigation measures recommended prior to alteration or removal of the buildings.

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I. EXECUTIVE SUMMARY

Glen Schniepp is seeking to demolish a single-family residence and garage located at 1405 South Escondido Boulevard in the city of Escondido. The property was previously identified in the Escondido Historic Survey (completed in 1983 and updated in 1990 [AEGIS 1990]) as significant; however, an evaluation of the building was not conducted at that time. Although the City of Escondido Historic Resources Inventory (HRI) form indicates that the building was not “of great architectural or historic significance alone,” the reason given for classifying the building as significant was that it “may be a contributing building in the formation of an historic district” (AEGIS 1990). It should be noted, however, that at this time, no historic district exists for this area of Escondido and no evidence was found during the current study to indicate that the building is in fact a contributor to any potential historic district.

Although a previous report prepared for the 1405 South Escondido Boulevard property in 2015 concluded that the property was not historically significant (Moomjian 2015), in 2020, the City of Escondido reviewed the report and deemed it incomplete. City staff requested that the applicant submit “a more robust report regarding this property which addresses all of the issues” provided in the review comments (Appendix B). Because of concerns regarding the potential historical sensitivity of the structures, which were constructed in 1913, Brian F. Smith and Associates, Inc. (BFSA) was contracted to complete a new historic evaluation of the property in order to determine if the residence and garage are significant historic resources and whether or not their proposed demolition will constitute an adverse impact, as defined by the California Environmental Quality Act (CEQA).

The 1405 South Escondido Boulevard property (Assessor’s Parcel Number [APN] 236-172-15) is located in the city of Escondido, San Diego County, California. The property is situated within the Rincon del Diablo Land Grant in Township 12 South, Range 2 West (projected) of the USGS *Escondido, California* topographic quadrangle. The legal description of the property is described as “Lot 8 and the easterly ½ of Lot 7 in Block 219 of Escondido, as per Map No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1886.”

The single-family residence and detached garage at 1405 South Escondido Boulevard meet the minimum age threshold (50 years old) to be considered historic structures, and therefore, the two buildings are subject to further evaluation of their integrity and architectural and historic significance. BFSA evaluated the architectural and historic significance of the two historic buildings in conformance with CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria. As a result of the current evaluation, City of Escondido Municipal Code and CEQA criteria indicate that the 1405 South Escondido Boulevard buildings lack architectural and historic significance; therefore, their removal will not have an adverse impact upon the built environment and they will not require any mitigation program or preservation measures.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the buildings located at 1405 South Escondido Boulevard in the city of Escondido, California. Since the owner proposes to demolish the buildings for future redevelopment of the property, the City of Escondido required an evaluation of the existing structures to determine if they are historically important and to determine whether or not they should be listed as historic resources. Because this project requires approval from the City of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the California Register of Historical Resources (CRHR) and the City of Escondido Local Register of Historic Places (City of Escondido Register) were used to measure the significance of the buildings.

Project Area

The buildings evaluated in this study are entirely within APN 236-172-15. The parcel is located southeast of the intersection of Thirteenth Avenue and South Escondido Boulevard in the city of Escondido and includes a single-family residence, a detached garage, and associated hardscape and landscaping.

Project Personnel

This evaluation was conducted by Jennifer Stropes and Brian Smith (Appendix F). Word processing, editing, and graphics production services were provided by BFSa staff.

III. PROJECT SETTING

Physical Project Setting

Geographically, this general area is part of the coastal foothills physiographic unit. The area is geologically mapped as older Pleistocene alluvial river deposits (younger than 500,000 years) of moderately consolidated sediments composed of silty sand with gravel and clay (Tan and Kennedy 1999). Prehistorically, the Escondido area was occupied by Native Americans associated with Luiseño and Kumeyaay tribes. Escondido Creek and its associated streams have been sources of fresh water for humans in the Escondido area for thousands of years. The most important food source for prehistoric Native American groups in the area were acorns and hunted animal species included deer, rabbit, hare, woodrat, ground squirrel, antelope, quail, duck, and freshwater fish. The area was used for ranching and farming following the Spanish occupation of the region. Native American cultures that have been identified in the general vicinity of the project consist of a possible Paleo Indian manifestation of the San Dieguito Complex, the Archaic and Early Milling Stone Horizons represented by the La Jolla Complex, and the Late Prehistoric Luiseño and

Kumeyaay cultures.

Historical Overview

The subject property is located inside the Rincón del Diablo Land Grant issued to Juan Bautista Alvarado by Mexican Governor Manuel Micheltorena in 1843. Alvarado was prominent in Los Angeles and San Diego, holding office as a councilman in both cities in the 1830s. When he died in 1850, the rancho was sold to Oliver S. Witherby, a judge and member of California's first state legislature. Witherby farmed and raised cattle, and in the early 1860s, began to mine for gold (Fark 2016). In 1868, Witherby sold the rancho to Edward McGeary and the three Wolfskill brothers.

In 1886, 13 businessmen formed the Escondido Land and Town Company (ELTC) and bought the former Rincón del Diablo, subdividing the land to plant more vineyards and citrus groves (Fark 2016). During the 1886 survey for a new rail line that was to extend from the coastal city of Oceanside to Escondido, a former cow path was turned into a 100-foot street and named Grand Avenue (City of Escondido 1990). The railroad line was constructed to Escondido in 1887 because the ELTC needed to move their agricultural products. In 1888, the ELTC was influential in getting the town incorporated and drilled several wells to provide water for the surrounding farms and new city. The incorporation of the city also led to the widening of Grand Avenue and the addition of board sidewalks and hitching posts. Escondido continued to grow and Grand Avenue quickly became home to the Escondido Bank, the *Escondido Times*, a post office, general stores, a meat market, a drug store, a bakery, a barber, a smithy, a cobbler-harness maker, and a laundry (City of Escondido 1990).

"About 1891, the Escondido Irrigation District was organized and bonds in the amount of \$350,000 were issued ... to Henry W. Putnam of San Diego, for the construction of the Escondido Reservoir, late[r] named Lake Wohlford" (Whetstone 1963). The Escondido Irrigation District was reorganized and named the Escondido Mutual Water Company (Moyer 1969), after which:

A period of depression followed, and many people were not able to pay their irrigation taxes; finally, a compromise was worked out, whereby the land would be released from the bonded indebtedness upon payment of 43% of the amount due. The burning of the bonds was the occasion for a joyful celebration on Admission Day, September 9, 1905, and a crowd of three thousand people gathered at the Lime Street school grounds in what is now Grape Day Park. When the papers went up in flames, men tossed their hats into the air and women waved their handkerchiefs; judge J. N. Turrentine gave the speech of the day, which was loudly applauded.

On September 9, 1908, the people of Escondido started holding an annual celebration in remembrance of the burning of the bonds. It was called "Grape Day" because grapes were then one of the most important agricultural products of the

valley, and each yearly celebration, tons of free grapes were distributed to the crowds. W. L. Ramey of the Escondido Lumber Hay and Grain Company, and Sig Steiner, early store owner and civic leader, were the originators of Grape Day, the community's largest event for many years. (Whetstone 1963)

Visitors came from all over and stayed in the Escondido Hotel, centrally located on Grand Avenue, which was the main shopping street (Fark 2016). "Later, as horse drawn wagons were replaced by automobiles, surfaced streets began to crisscross the County and by the 1940s, motor courts and motels became economical 'homes away from home' for families seeing the country" (Escondido History Center 2019).

As Escondido flourished, houses were constructed that would represent the time period. "Many were Victorian cottages which had Queen Anne and Colonial Revival phases. These smaller Victorians were often decorated almost as elaborately as their larger sisters, but some were plain hip-roof boxes" (City of Escondido 1990:17). Through the early 1900s, Classical Revival, Mission (Moorish) Revival, Craftsmen, American Foursquare, and Prairie homes were also constructed in Escondido (City of Escondido 1990:18). In the early 1900s, Craftsmen-style homes were prominent. Craftsmen architecture, which was part of the Arts and Crafts movement of 1876 to 1916, rejected the ornamental architecture of the Victorian home:

The [Arts and Crafts] movement was a response to a call for the return to simple, natural, and honest lifestyles and products. It addressed social, industrial, and political issues and included the fine arts, literature, bookbinding, printing, furniture and textile design, as well as architecture. (City of Escondido 1990:19)

Grapes continued to be an important agricultural product for Escondido throughout the first half of the twentieth century. In 1909, W.E. Alexander purchased 2,000 acres of the remaining McCoy ranch, south of downtown. He first subdivided the western portion of the land into 10-acre parcels, which became known as the first Homeland Acres Addition to Escondido (Berk and Covey 2010). In 1911:

Between 600 and 700 acres of muscatel grapes were set out in Escondido ... by the Escondido Valley Land and Planting Company [EVLPC], of which ... W.E. Alexander [was] the president.

The planting was done on the Homeland Acres, and with the acreage planted in 1910 makes a total of between 1,000 and 1,100 acres. (Jeffery and Ferguson 1912)

"Between 300 and 400 acres" were to be planted in 1912 (Jeffery and Ferguson 1912). The EVLPC planted and cared for the vineyards for three years then turned them over to the owners.

Although the grapes were “planted on rolling ground no irrigation” was used, nor was any necessary. Instead, “the Campbell system of dry farming [was used], of which Mr. Alexander [was] an ardent advocate” (Jeffery and Ferguson 1912). Utilizing these grapes, several wineries opened in Escondido. “Before the prohibition era there were at least a dozen wineries in Escondido, but only the Ferrara Winery survived beyond that time and it continued to operate until 2011” (Fox and Rea 2020).

By 1914, “an electric railroad from the county seat at San Diego, thirty-five miles southerly [of Escondido], via El Cajon” was “assured ... to eventually be extended to Los Angeles, 100 miles to the north,” but the railroad was never completed (Jeffery and Ferguson 1912). In 1916, Homeland Acres Addition to Escondido No. 2 was platted to the east of the original Homeland Acres Addition. Both Homeland Acres additions were part of the 2,000-acre McCoy Tract located in the northern portion of the original San Bernardo Land Grant, south of the city of Escondido. “The town of Bernardo flourished for a time, then declined and disappeared by the early 1920s. Its demise was hastened by the growth of the city of Escondido ... and the completion of the Lake Hodges Dam and Reservoir in 1919” (Rancho Bernardo Historical Society 2020).

Escondido’s population doubled in the 1920s, and with this boom came the expansion of the commercial downtown area and continued construction of period-appropriate and revival homes. Queen Anne Victorian, Craftsman, California Bungalow, Mediterranean (Spanish and Italian), Tudor Cottage, and English Cottage homes were constructed throughout Escondido. Especially prevalent in the area were California Bungalows. Though similar to the Craftsman home, the California Bungalow is typically smaller with a simpler design. The bungalow tends to be a single story and exhibits a low-pitched roof with one or two gables and a vent at the top of the gable (City of Escondido 1990:21).

Prior to the 1950s, the main thoroughfare between Escondido and San Diego was San Diego Boulevard (later renamed Escondido Boulevard), which was home to sparse development including gas stations, small stores, motor courts, and rural single-family residences. Most of the residential structures are historic bungalows, some of which have been converted to commercial use (City of Escondido 1990:25). The Old Escondido neighborhood is located between 13th Avenue, Escondido Boulevard, 5th Avenue, and Fig Street. This area has the highest concentration of individually significant or contributing historic structures in Escondido, as it “is the original area where the original settlers and pioneers of Escondido lived. Every street has examples of architecture related to each era of Escondido’s development” (City of Escondido 1990:29).

In the 1950s, the city experienced a building boom, at which time Ranch-style homes were dominant (City of Escondido 1990). Highway 395 linked Escondido to San Diego, making the city a good choice for commuters. Around this time, many agricultural fields previously dedicated to citrus and grapes were developed into subdivisions to house workers in the defense industry. In 1960, the lemon packing house, previously famed to be the largest facility of its kind in the world, closed its doors. Afterward, citrus fields gave way to more subdivisions and some were converted into avocado crops (Fark 2016). Escondido can still be described as a commuter city. It has some

fame because of the San Diego Zoo Safari Park, breweries, wineries, the auto mall, and the California Center for the Arts, Escondido, which was constructed in 1994.

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this property were sought with a view to not only fulfill the requirements of this report, but to identify any associated historic or architectural significance. Records located at the BFSa research library, those of the San Diego Assessor/Recorder/County Clerk, and the Escondido History Center were consulted. Title records for the property were also obtained. Appendix E contains maps of the property, including a general location map, historic and current USGS maps, the original 1886 subdivision map, and the current Assessor's parcel map. Sanborn Fire Insurance maps were not reviewed for the property as it is located outside of the coverage area.

History of the Property: Ownership and Development

The 1405 South Escondido Boulevard property was originally owned by the ELTC. When the subdivision map was platted in 1886, Block 219 was bounded by Florida Street on the north, Pine Street on the west, Nutmeg Street on the east, and Idaho Street on the south. In 1908, T.H. Coomer purchased Lots 7, 8, 9, and 10 of Block 219, which included the 1405 South Escondido Boulevard property. After three months, in May 1908, Coomer sold the 1405 South Escondido Boulevard property to Emmaline Sweet. Sweet and her husband, C.T., never developed the property and in 1911, sold the vacant land to Helen Elizabeth Hanchett.

In 1913, while Hanchett owned the property, the 1405 South Escondido Boulevard single-family residence and detached garage were constructed. Hanchett was born in New York circa 1842 to Chauncey and Sophia Hale (Ancestry.com 2009a). She moved to Michigan between 1860 and 1865 and married William Harmon of New York with whom she had a son, William, Jr. William Harmon, Sr. had passed away by 1880 (Ancestry.com 2010a) and in 1881, Hanchett was married to Caleb Hanchett (Ancestry.com 2015a). After their marriage, the Hanchetts lived in Marshall, Michigan, where Caleb passed away in 1894 (Ancestry.com 2015b). Helen Hanchett then lived in Battle Creek, Michigan until at least 1897 (Ancestry.com 2005). No records for Helen Hanchett could be located between 1898 and 1902, and by 1902, she had moved to Los Angeles where she lived on South Figueroa Street (Ancestry.com 2011). In 1910, she lived in Pasadena with her son William (Ancestry.com 2006a).

Hanchett purchased the vacant 1405 South Escondido Boulevard property in 1911 and from 1912 to 1913, when the 1405 South Escondido Boulevard single-family residence and detached garage were constructed, she lived on Cleveland Avenue in San Diego. In 1914 and 1915, Hanchett is listed in city directories as residing at 6654 Anna Avenue in East San Diego (City Heights neighborhood). From 1916 to 1918, she is listed in San Diego County voter

registration records and city directories as residing at 4496 Anna Avenue. Anna Avenue was abandoned or renamed sometime after 1924 (*San Diego Union* 1924). Based upon this, it does not appear that Hanchett ever lived at the 1405 South Escondido Boulevard property prior to selling it to Marcus W. Robbins in 1919, at which time she moved to Long Beach (Ancestry.com 2010b).

Marcus Whitehead Robbins was born in Iowa in 1873 to Marcus L. and Esther (née Whitehead) Robbins. In 1880, the family lived in Dakota Territory where Marcus, Sr. worked as a lawyer (Ancestry.com 2010a). By 1887, the family had relocated to Kitsap, Washington where Marcus, Jr. went to law school (Ancestry.com 2004, 2006b). By 1910, he had finished law school and moved to North Grants Pass, Oregon, where he operated his own practice (Ancestry.com 2006a). In 1913, he married Ella Savage Harper in Los Angeles and by 1914, the family, including a daughter from Harper's previous marriage, had moved to New Hampshire Avenue in San Diego (Ancestry.com 2017a). Although Robbins purchased the 1405 South Escondido Boulevard property in April 1919, the Robbins family does not appear to have ever lived at the home. They were recorded in the 1920 Federal Census and in the 1921 city directory as still residing on New Hampshire Avenue in San Diego. Robbins also had his own law practice in the McNeece Building at 432 F Street in San Diego. In September 1919, Robbins sold the 1405 South Escondido Boulevard property to Inez Adkins.

Inez Adkins, her husband Oscar, and their children Guy and Hazel appear to be the first owners of the subject property who lived in the residence. The family was recorded in the 1920 census as residing at an unspecified address on Nutmeg Street, which is the original name of Escondido Boulevard. Oscar Adkins worked as a farmer for a private family and Guy worked as an automobile merchant. Inez Ella (née Neff) Adkins was born in 1868 in Ohio (Ancestry.com 2009b) and married Pennsylvania-native Oscar Adkins in 1889 (Ancestry.com 2016a). While still living in Ohio, the couple had three children: Guy, Charles, and Vera. The family had moved to California by 1901, where three additional children, Gladys, Grace, and Hazel, were born. By the time the 1910 census was recorded, the Adkins family lived in Bonsall where Oscar was a farmer and Charles worked as a farm laborer.

In 1921, Inez and Oscar Adkins sold the property to Wiley E. So Relle. So Relle was a lawyer who lived throughout the western United States between 1900 and 1920. He was born in Texas in 1860, where he lived until at least 1880 working as a "book agent" (Ancestry.com 2010a). So Relle attended college in Colorado Springs in the early 1880s and after 1884, attended Boulder University (*Denver Rocky Mountain News* 1884). In 1892, he married Virginia Moselle Boon in Texas (Ancestry.com 2014a) and that same year, was awarded land patents in Dolores, Colorado (Bureau of Land Management 2020). By 1900, So Relle was living in Denver and working as a lawyer (Ancestry.com 2004). In 1905 and 1906, he was practicing law in Nevada (*Goldfield News* 1905, 1906), in 1911, he was recorded in the Oakland city directory, and in 1912 and 1914, he was recorded in the Los Angeles city directory.

In 1915, So Relle “organized the Oatman Hills Mining Company” and took over operations “from H.S. Cooper and associates a group of several claims located between the Oatman Mining and Milling, Goldroad, Bonanza and Tom Reed” (*Salt Lake Telegram* 1915). He was recorded on both the Pasadena, California and Miami, Arizona 1920 census rolls on January 7 and 9, respectively. On the Pasadena roll, he listed his occupation as a lawyer, but on the Miami roll, he was recorded as a copper miner. In Pasadena, he was recorded as residing with his daughter, Mary, and her family. In Miami, he was recorded as a roomer at a boarding house. It is unclear where So Relle lived after purchasing the 1405 South Escondido Boulevard property in 1921, as he is not listed in any directories nor did he advertise his law services in any newspapers.

So Relle sold the 1405 South Escondido Boulevard property to Jess and Ida Hicks in 1922 and was recorded as residing in Globe, Arizona in the 1923 directory. After purchasing the property, Jess and Ida Hicks had a service station constructed “at the corner of Idaho and Nutmeg streets” (southern corner of the parcel) (*Times-Advocate* 1922a). The station was “15 by 18 feet with a 15-foot porch in front over the pumps” (*Times-Advocate* 1922a). In the 1923 city directory, Jess and Ida Hicks were recorded as residing at 1403 South Nutmeg Street in Escondido. This is likely the original address of the 1405 South Escondido Boulevard residence, which in 1924, was listed as 1343 South Nutmeg Street. The 1924 directory also indicates that the couple operated a gas/service station at 1421 South Nutmeg (northwest corner of Idaho and Nutmeg streets).

Jess Hicks was born in Texas in 1884 (Ancestry.com 2012). In 1916, he worked for the Old Dominion Copper Mining and Smelting Company in Globe, Arizona (Ancestry.com 2011). In 1918, Hicks married Ida Bowman in Gila County, Arizona (Ancestry.com 2016b). In the 1920 census, Jess and Ida Hicks were recorded as residing in Globe, Arizona, where Jess worked as a watchman at a mine. Since Globe is where So Relle moved after selling the 1405 South Escondido Boulevard property to Hicks, and since both men were involved in mining operations, the two likely knew each other prior to the property transaction. In the fall of 1924, Hicks was “planning to go to Florida for a year. Instead, he toured California, Arizona and Mexico” (*Times-Advocate* 1925a). In 1925, “John Shelby, of Los Angeles and Escondido ... bought of Jesse Hicks the [1405 South Escondido Boulevard property] ... He gave Los Angeles property in exchange. This is the [service] station now operated under lease by H. D. Bradley, who will continue to run the place as lessee” (*Times-Advocate* 1925a).

John Shelby was born in Missouri in 1872 to Isaac and Elizabeth Shelby (Ancestry.com 2010a). His brother, W.F. Shelby, was a grocer in Escondido. John Shelby “served in 1901 and 1902 as deputy U.S. Marshall at Oklahoma City, and deputy sheriff of Kiowa county, Oklahoma, in 1903” (*San Diego Union* 1934) before the birth of his daughter, Glenna, in 1914. In 1920, John, his wife Grace, and Glenna resided in Los Angeles (*Times-Advocate* 1920). In 1921, Glenna died from eating poisoned candy. Shortly thereafter, the Shelbys purchased “the Renner ranch, west of the city” (*Times-Advocate* 1921a). After living at the ranch for nine months, the Shelbys sold the Renner ranch to Bernard Terbeck and returned to Los Angeles (*Times-Advocate* 1921b) where it was reported that Shelby had newly entered the real estate business (*Times-Advocate* 1922b).

Prior to purchasing the 1405 South Escondido Boulevard property in 1925, they were listed in the city directory that year as residing at 153 East Nebraska Avenue in Escondido. That same year, John Shelby constructed “a court of five bungalows or cabins for camping parties,” each with their own garage, immediately south of the 1405 South Escondido Boulevard residence and “improved that section [of then San Diego Boulevard] with the clearing away of vacant property and the remodeling of an old style residence [the 1405 South Escondido Boulevard residence] into an attractive new home” (*Times-Advocate* 1925b). All structures associated with the subject property are first visible in a 1939 aerial photograph (Plate 1). In 1926, John and Grace Shelby were listed in the directory at 1403 South Nutmeg Street and John Shelby had a real estate office at 1407 South Nutmeg Street. In the 1930 census, the Shelbys were recorded at 1405 South Nutmeg Street and John worked as a salesman for an oil station at 1465 South Nutmeg Street.

In 1931, the 1405 South Escondido Boulevard residence, “service station, garage, cabins and store were traded by Mr. Shelby [to Charles and Margaret Cox] for income property in Los Angeles and Hollywood” (*Times-Advocate* 1931). No record of the store’s construction could be located, but it was likely constructed by Shelby between 1925 and 1931. Charles and Margaret Cox and their son then moved to Escondido immediately so Cox could “take active charge of his Escondido property” (*Times-Advocate* 1931a).

Charles Cox was born in England in 1871. In 1893, he married Teresa Felton in Croydon, Surrey County, England, with whom he had four children. They were living in Canada by 1911 (Ancestry.com 2006c), moved to Buffalo, New York in 1914, and to Los Angeles by 1918 (Ancestry.com 2014b). Teresa and Charles Cox separated after arriving in Los Angeles and in 1919, Charles married Anna Margaret Geick (Ancestry.com 2017b). After their marriage, the couple lived on Wright Street in Los Angeles where Charles worked as a chauffeur and Margaret worked as a keeper for an apartment house (Ancestry.com 2010b). Around 1922, they had a son, Arthur, and in 1930, lived on Virginia Street in Los Angeles where Charles worked as a poultry farmer (Ancestry.com 2002). In 1931, they relocated to Escondido after purchasing the 1405 South Escondido Boulevard property.

Charles and Margaret Cox are both listed in city directories beginning in 1932 as residing at the 1405 South Escondido Boulevard property and managing the auto court and gas station. In February 1933, the gas station was operated as “Kenneth Bish’s Shell service station” and the garage was referred to as “the Hotchkiss Garage” (*Times-Advocate* 1933a). Kenneth Bish graduated from Escondido High School in 1930 and managed the gas station for Cox from 1931 until at least 1933 (*Times-Advocate* 1930, 1931b, 1933a). Bish joined the United States Marine Corps in March 1933 and Lester Loeser of San Diego purchased the lease for the station (*Times-Advocate* 1933b).



10



Legend

 Project Boundary



Plate 1

1939 Aerial Photograph

1405 South Escondido Boulevard

In May 1933, Cox attempted to either sell or trade 1405 South Escondido Boulevard “gas station, grocery, garage, 6 modern cabins, [and the] bungalow” for income property south of Oakland by placing an ad in the *Oakland Tribune* (1933). The cabins were referred to in the advertisement as the “Wright Auto Court.” It is unknown if Charles and Margaret Cox named the auto court “the Wright Auto Court” because of the street they lived on in Los Angeles, or if there was another reason for the name. The sale, however, appears to have never happened and in July 1933, “Bill Emery ... secured a lease on the [service station at 1405 South Escondido Boulevard] from the General Petroleum corporation, which recently negotiated a deal for the location. The young man has been with the General Petroleum company in San Diego for the past five years” (*Times-Advocate* 1933c). In October 1933, however, Charles Cox placed his nephew in charge of the service station, which was then referred to as a Federal Petroleum Corporation Station (*Times-Advocate* 1933d).

Circa 1934, Wilmer Behrend took over operation of the service station for about two years (*Times-Advocate* 1936). Also in 1934, Cox advertised the rental of the grocery store on the property (*Times-Advocate* 1934). In 1935, Mr. and Mrs. H.B. Morton of Springfield, Missouri moved their grocery business into the store building at 1417 South San Diego Boulevard (later South Escondido Boulevard), just south of cabins (*Times-Advocate* 1935). Between 1934 and 1939, the service station was operated as a General Petroleum Station (Ancestry.com 2011; *Times-Advocate* 1937, 1939) and the auto court was listed in the 1935 city directory as a tourist camp. In 1940, however, the station was advertised as the Cox Mobil Station (*Times-Advocate* 1940). In the 1940 Federal Census, Cox was recorded as manager of the service station and Margaret was recorded as manager of the auto court (Ancestry.com 2012).

In 1948, the grocery/store building was called the George & Townsend Market (*Times-Advocate* 1948). In 1950, the building was called Townsend’s Market and was badly damaged by a fire that “roared its way [from the rear] along the roof, burned out large holes in the walls and caused an estimated \$12,000 damage to stock and fixtures” (*Times-Advocate* 1950). The damage estimate only covered the contents of the store, however, and did “not cover the damage done to the building,” as it was owned by Cox and would have to be appraised separately (*Times-Advocate* 1950). At the time of the fire, at least two men, William Johnson and Tom Baetty, were living in “Cox’s Courts, located a few feet from the market” (*Times-Advocate* 1950). The market reopened in February 1951 (*Times-Advocate* 1951).

Margaret Cox passed away in 1953 (*Times-Advocate* 1953a). That same year, a permit was issued to Charles Cox to alter a carport at 1405 South Escondido Boulevard (*Times-Advocate* 1953b). The permit states that the construction would consist of wood frame and stucco rental unit. This structure, however, no longer appears to be extant, as there are no stucco buildings on the parcel. A year later, an electrical permit was issued to Cox for services at 1405 South Escondido Boulevard, but no specifics were included.

Charles Cox passed away in the 1405 South Escondido Boulevard residence in 1961 at the age of 90. At the time of his death, he was still the owner-operator of the Wright Auto Court (*Times-Advocate* 1961). William Hawkes, the executor of Cox's will, was issued a plumbing permit in 1962 for a gas piping system. Like the previous electrical permit, no specifics were included. In 1963, Hawkes sold the property to Paul Schniepp (Plate 2).

Paul and Mary "Ruby" (née Snyder) Schniepp moved to Escondido from Orange, California in 1925 after their marriage on March 7 of that year. The couple purchased the C.E. Williamson citrus grove and moved into a residence at 1447 Boyle Avenue (*Times-Advocate* 1925c, 1965). Paul Schniepp was born in Orange in 1902 to German immigrants Georg "Fred" and Rosa Schniepp. City directories indicate that in 1924, Paul Schniepp worked as a "swamper" for the Villa Park Orchards Association in Orange. Mary Schniepp was born in New Mexico in 1907 and moved with her family to Oklahoma in 1920, but then relocated to Santa Ana by 1923 where her father worked as a blacksmith (Ancestry.com 2010b, 2011). After arriving in Escondido in 1925, the Schniepps operated a tree nursery and Paul worked as a citrus and avocado rancher for 41 years. "They were founding members of Grace Lutheran Church in Escondido" and Mary "Ruby" "was a long-time member of the Escondido Woman's Club" (*Times-Advocate* 1990).

The Schniepps never lived at the 1405 South Escondido Boulevard residence and instead leased the property to various tenants to operate the auto court, gas station, and grocery store. The Commercial Building Record for the parcel (1417 South Escondido Boulevard) indicates that the gas/service station was demolished in 1974. Aerial photographs indicate that between 1976 and 1980, the cabins were removed (Plates 3 and 4). Since 1984, the property has been owned by the Schniepp Family Trust. Mary "Ruby" Schniepp passed away in 1992 and Paul Schniepp passed away in 2000 (*North County Times* 2000). Currently, the only structures that remain are the 1913 residence and detached garage and the store likely constructed by Shelby between 1925 and 1931 (Plate 5). The store, however, is not being evaluated as part of this study.



Plate 2: Mary "Ruby" and Paul Schniepp in 1965. (Photograph courtesy of *Times-Advocate* 1965)

**Legend** Project Boundary**Plate 3****1976 Aerial Photograph**

1405 South Escondido Boulevard

**Legend** Project Boundary**Plate 4****1980 Aerial Photograph**

1405 South Escondido Boulevard



Plate 5: View of the south and east façades of the 1925 to 1931 store (left) and the 1913 residence and detached garage (right), facing northwest.

The full ownership records for the property are provided in Table 1, below.

Table 1

Title Records for 1405 South Escondido Boulevard

Seller	Buyer	Year
The Escondido Land and Town Company	T.H. Coomer	1908
T.H. Coomer and C.A. Coomer	Emmaline A. Sweet	1908
Emmaline A. Sweet and C.T. Sweet	Helen E. Hanchett	1911
Helen E. Hanchett	Marcus W. Robbins	1919
Marcus W. Robbins and Ella S. Robbins	Inez Adkins	1919
Inez Adkins and Oscar S. Adkins	W.E. So Relle	1921
W.E. So Relle	Jess Hicks	1922

Seller	Buyer	Year
Jess Hicks and Ida Hicks	John Shelby and Grace Shelby	1925
John Shelby and Grace Shelby	Charles C. Cox and Margaret G. Cox	1931
Margaret G. Cox	Charles C. Cox	1953
Charles C. Cox	William M. Hawkes, Executor	1963
William M. Hawkes, Executor	Paul A. Schniepp	1963
Paul A. Schniepp	Paul A. Schniepp and M. Ruby Schniepp, Trustees	1984

Field Survey

BFSA conducted a field assessment on July 28, 2020. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

Historic buildings identified within the 1405 South Escondido Boulevard property include a single-family residence and a detached garage constructed in 1913 and rebuilt in 1925 (*Times-Advocate* 1925b). The single-family residence building was included in the Escondido Historic Survey (completed in 1983 and updated in 1990 [AEGIS 1990]) with a status of “significant.” However, the residence was not formally evaluated for historic significance and the detached garage was not included in the description on the survey form.

The Residential Building Record for the parcel (1405 South Escondido Boulevard) indicates that the single-family residence and detached garage were constructed in 1913 while the property was owned by Helen Hanchett. In 1925, the residence was rebuilt by John Shelby (*Times-Advocate* 1925b). The residence is described in the HRI form as a “large, plain California Bungalow” (AEGIS 1990) and in the Moomjian (2015) evaluation as a Craftsman-style, single-family residence. It should be noted, however, that Craftsman-style “bungalows,” or small, one-story residences, “were often called California bungalows” (McAlester 2015), making these descriptions interchangeable. For the purposes of this report, the style of the residence will be referred to as Craftsman in order to be consistent with descriptions provided by McAlester (2015).

In the 2015 evaluation, Moomjian (2015) noted that the residence was “[o]f standard, wood-frame construction ... set on a rock and wood foundation with floor joists.” This information is substantiated by the Residential Building Record and current photographs of the east façade of the building, where the foundation is visible due to deteriorated siding (Plate 6).



Plate 6
Current View of the East Façade of the Residence, Facing Southwest
1405 South Escondido Boulevard

According to Moomjian (2015):

The roof is moderately-pitched and front-gabled, with a modest eave overhang and exposed roof rafters ... Underneath the roofline, the structure has a pediment with [attic vents consisting of] slender vertical wooden slats. [A brick chimney is present at the center of the building.] The exterior consists of horizontal wood siding [with mitered corners]. Original fenestration consists of wood double-hung windows. Along the main (east) elevation, the home features a full-length front porch supported by four square wood columns with capitals. These columns descend and attach to a [half-wall clad in horizontal siding] ... that frames the porch area. Flooring in the porch consists of wood [Plate 7], and there is a single concrete step leading from the main walkway area. The main entry door is located off-center. It consists of wood with fixed glass and is flanked by two windows – one to the south which is fixed with a diamond paned upper section, and one to the north which is wood and double-hung [Plate 8].

The building today is rectangular in shape and measures approximately 24 x 36 feet and consists of approximately 864 total square feet of living space. The building's floor plan was altered at an unknown date when a rear/corner porch was in-filled to create its current orientation. The porch was in-filled by means of adding five wood-framed, casement windows and a single wooden door with fixed glass pane [Plate 9].

While the statement that the north façade porch was enclosed at an unknown date is correct, it did not alter the original footprint of the building. Like the front porch, the north façade porch was recessed beneath the main roof. The original north façade porch possessed siding-clad half-walls similar to the half-walls still present on the front (east façade) porch. Above the half-walls, the north façade porch was open to the eaves. Its enclosure involved the addition of the five wood-framed casement windows, a wood door, and a section of wall above. A corner board was also placed at the northwest corner, likely because the contractor did not wish to replicate the mitered corners present on the rest of the building (Plate 10). Although the exact date of the infill modification is unknown, it likely occurred when the residence was remodeled in 1925, since this is the only known date that the building was extensively modified. A rear deck was also constructed in front of the door of the infilled porch between 1967 and 2015.



Plate 7

Current View of the Porch on the East Façade of the Residence, Facing West

1405 South Escondido Boulevard



Plate 8

2015 View of the East Façade of the Residence, Facing Southwest

1405 South Escondido Boulevard

(Image courtesy of Google Street View)



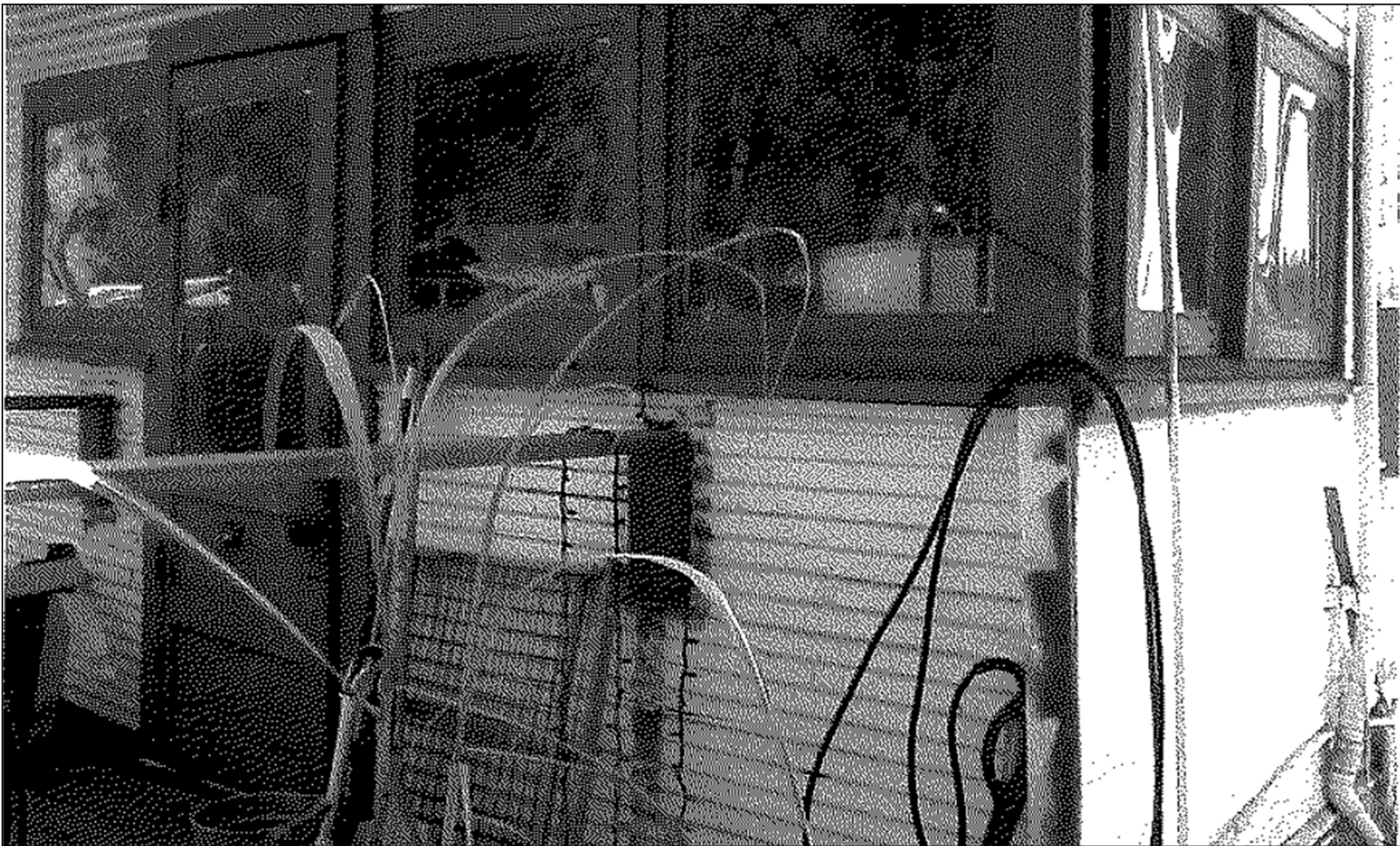


Plate 9

2015 View of the Infilled Porch on the North Façade of the Residence, Facing South

1405 South Escondido Boulevard

(Photograph courtesy of Moomjian 2015)





Plate 10
Current View of the Infilled Porch on the North Façade of the Residence, Facing South
1405 South Escondido Boulevard

The south façade of the building features four double-hung windows, two of which are centered and grouped together (Plates 11 and 12). The west façade also exhibits two double-hung windows and two casement windows (Plate 13), while the north façade features three casement windows, one wood-framed, sliding window, and two narrow, double-hung windows (Plates 14 to 16). A small shed, which may have functioned as a chicken coop, was constructed onto the eastern end of the north façade, likely built between 1968 and 2007, as it is not depicted on the Residential Building Record, but is present in a 2007 photograph (Plate 17). Although all of the windows and doors are currently boarded over, they all appear to be intact under the boards.

The detached garage is located southwest of the residence and is described by Moomjian (2015) as such:

The garage is rectangular in shape and measures approximately 22 x 10 feet and consists of approximately 220 total square feet of space. It features a moderately-pitched, front-gabled roof with [a moderate] eave overhang, and horizontal and vertical wood siding. Along the north elevation, the building was subject to a shed roof addition ... Garage doors consist of vertical wood. Overall the structure appears to be in poor condition [Plates 18 to 21].

The shed-roofed addition on the detached garage was constructed sometime between 1913, when the residence and detached garage were constructed, and 1964, when the property was first assessed by the County of San Diego. Due to the poor quality of aerial photographs and lack of Sanborn maps and historic photographs of the property, a more definitive date could not be determined.

V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. For the 1405 South Escondido Boulevard buildings, seven aspects of integrity were used for the evaluation, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):



Plate 11
Current View of the South Façade of the Residence, Facing Northwest
1405 South Escondido Boulevard



Plate 12

2009 View of the South Façade of the Residence, Facing Northwest

1405 South Escondido Boulevard

(Image courtesy of Google Street View)





Plate 13
Current View of the West Façade of the Residence, Facing Northeast
1405 South Escondido Boulevard



Plate 14

2015 View of the North Façade of the Residence, Facing East

1405 South Escondido Boulevard

(Photograph courtesy of Moomjian 2015)





Plate 15

Current View of the North Façade of the Residence, Facing Southwest

1405 South Escondido Boulevard





Plate 16
Current View of the North Façade of the Residence, Facing Northeast
1405 South Escondido Boulevard



Plate 17

2007 View of the North Façade of the Residence, Facing Southwest

1405 South Escondido Boulevard

(Image courtesy of Google Street View)





Plate 18
Current View of the East Façade of the Detached Garage, Facing Southwest
1405 South Escondido Boulevard



Plate 19
Current View of the South Façade of the Detached Garage, Facing Northwest
1405 South Escondido Boulevard



Plate 20
Current View of the West Façade of the Detached Garage, Facing Northeast
1405 South Escondido Boulevard



Plate 21

Current View of the North Façade of the Detached Garage, Facing Southeast

1405 South Escondido Boulevard

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the structures had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Research reveals that the single-family residence and detached garage were built in their current locations in 1913 and have not been moved. Therefore, both buildings retain integrity of location.
2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of the property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the structures, identifying any unique architectural features present, and determining if those features are original or if they have been modified. The 1405 South Escondido Boulevard single-family residence was originally constructed in 1913 in an unknown style with a Craftsman-style remodel conducted in 1925 by John Shelby. The 1925 remodel occurred at the same time as the construction of the five cabins, which were removed in the 1970s, in an attempt to update the property. Since the remodel occurred over 50 years ago, it is considered part of the historical evolution of the property and does not constitute an adverse impact to the original 1913 residence. The only subsequent modifications made to residence include the construction of a rear deck on the infilled porch between 1967 and 2015 and the construction of a small shed onto the northeast corner between 1968 and 2007. Regardless, construction of the rear deck and shed did not alter the form, plan, space, structure, or style of the building, and could be easily removed without impacting the building. The detached garage was not built in any specific architectural style and the only modification includes the 1913 to 1964 shed-roofed addition constructed onto its north façade. However, this modification is historic in age and is considered part of the historical evolution of the structure. Since no further modifications have been made to either building that have altered their form, plan, space, structure, or style, both buildings retain integrity of design.
3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property. It has been determined that the setting of the 1405 South Escondido Boulevard property has drastically changed since the completion of the residence and detached garage in 1913. Within APN 236-172-15, the removal of the gas/service station and auto court at 1417 South Escondido Boulevard in 1974 and between 1976 and 1980, respectively, negatively impacted the tourist complex that Hicks and Shelby created/expanded beginning in the 1920s.

Currently, the only other building that remains within APN 236-172-15 is the store, which was constructed between 1925 and 1931.

When completed in 1913, the 1405 South Escondido Boulevard single-family residence and detached garage were located at the southern end of the city of Escondido and surrounded by agricultural land. In 1921, the gas/service station was constructed to the south and in 1925, the residence was remodeled and the auto court cabins built. The grocery store was constructed between 1925 and 1931. By the time Shelby sold the property in 1931, the parcel boasted a tourist complex that included a service station and garage, a grocery store, an auto court, and the residence with detached garage, where the owners/managers of the complex resided. The tourist complex remained as such for a little over 40 years until the gas/service station was removed in 1974 and the auto court demolished between 1976 and 1980. With the loss of these two late 1920s components of the original complex, the setting of the 1405 South Escondido Boulevard residence and detached garage was negatively impacted.

The surrounding properties to the east, west, and north remained undeveloped until sometime between 1947 and 1963 (Plates 22 and 23). The original feeling of the property as being apart from other residential and commercial structures due to its location at the southern end of the city limits was lost. The structures on adjacent properties also did not remain the same. Most specifically, a large apartment complex was constructed across the street from the subject property at 1408 South Escondido Boulevard in 2007 (Plates 24 and 25). Therefore, the 1405 South Escondido Boulevard buildings do not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials and the possible introduction of materials that may have altered the architectural design of the buildings. The 1405 South Escondido Boulevard single-family residence was originally constructed in 1913 in an unknown style and under a Craftsman-style remodel in 1925 by John Shelby. The 1925 remodel occurred at the same time as the construction of the five cabins, which were removed in the 1970s, in an attempt to update the property. Since the remodel occurred over 50 years ago, it is considered part of the historical evolution of the property and does not constitute an adverse impact to the original 1913 residence.



Plate 22
1947 Aerial Photograph
1405 South Escondido Boulevard

**Legend** Project Boundary**Plate 23****1963 Aerial Photograph**

1405 South Escondido Boulevard



Plate 24

**2007 View of the Construction of the Large Apartment Complex
Across the Street at 1408 South Escondido Boulevard, Facing Southeast**

1405 South Escondido Boulevard

(Image courtesy of Google Street View)





Plate 25

**2009 View of the Large Apartment Complex Across the
Street at 1408 South Escondido Boulevard, Facing Southeast**

1405 South Escondido Boulevard

(Image courtesy of Google Street View)



The only subsequent modifications made to residence include the construction of a rear deck on the infilled porch between 1967 and 2015 and the construction of a small shed onto the northeast corner between 1968 and 2007. Regardless, construction of the rear deck and shed did not alter the 1925 pattern or configuration of the building, and could be easily removed without impacting the building. The detached garage was not built in any specific architectural style and the only modification includes the 1913 to 1964 shed-roofed addition constructed onto its north façade. However, this modification is historic in age and is considered part of the historical evolution of the structure. Since no further modifications have been made to either building that have altered the pattern or configuration of the property, both buildings retain integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given time period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings. The original workmanship demonstrated in the construction of the 1405 South Escondido Boulevard single-family residence and detached garage was average. Neither building displays evidence of the labor or skill of a particular culture or people as neither possesses any noteworthy design elements nor utilizes indigenous materials. Therefore, the buildings have never possessed integrity of workmanship.
6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the buildings' features, in combination with their setting, convey a historic sense of the property from the period of significance. Although the 1405 South Escondido Boulevard single-family residence and detached garage still retain integrity of design and materials, they no longer retain integrity of setting due to the removal of the other structures within the associated tourist complex and the construction of the large apartment complex across South Escondido Boulevard. Due to this loss of setting, the 1405 South Escondido Boulevard buildings no longer represent an aesthetic or historic sense of when they were constructed in 1913, or when the complex was functioning between 1931 and 1974. Therefore, the buildings do not retain integrity of feeling.
7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the buildings' data or information and their ability to answer any research questions relevant to the history of the city of Escondido or the state of California. Historical research revealed that the 1405 South Escondido

Boulevard single-family residence and detached garage are most associated with Jesse and Ida Hicks, John Shelby, and Charles and Margaret Cox, who lived in the residence while owning and/or operating the gas/service station, grocery store, and auto court. Although all of these individuals were successful in business, they are not considered significant individuals in Escondido's history. In addition, although the tourist complex was once associated with South Escondido Boulevard when it served as the main thoroughfare into San Diego prior to the construction of Highway 395 (Interstate 15), the loss of the gas/service station and the auto court negatively impacted the remaining residence, detached garage, and store's ability to convey this association. Therefore, the 1405 South Escondido Boulevard buildings do not possess integrity of association.

The 1405 South Escondido Boulevard single-family residence and detached garage were determined to only meet three of the seven categories of the integrity analysis (location, design, and materials). The buildings lack integrity of setting, workmanship, feeling, and association due to the substantial changes that have occurred to the property since the 1970s, their lack of association with significant individuals or events, and the fact that the buildings do not reflect the skills of a particular culture or people.

Because this project requires approval from the City of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and the City of Escondido Register were used to measure the significance of the buildings.

CRHR Criteria

To be eligible for designation on the CRHR, a historic resource must be significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**

It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

- **CRHR Criterion 2:**

It is associated with the lives of persons important in our past.

- **CRHR Criterion 3:**

It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

- **CRHR Criterion 4:**

It has yielded, or may be likely to yield, information important in prehistory or history.

CRHR Evaluation

- **CRHR Criterion 1:**

In order to evaluate the 1405 South Escondido Boulevard single-family residence and detached garage under Criterion 1, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the event(s) with which the structures are associated through the review of the archaeological record, historic records, and oral histories.
 - It was discovered through historical research that no significant events could be associated with the 1405 South Escondido Boulevard buildings. The residence and detached garage were historically associated with the successful tourist complex that Hicks and Shelby created/expanded at the southern end of the city limits when South Escondido Boulevard functioned as the main thoroughfare from Escondido to San Diego; however, the loss of the gas/service station and the auto court buildings negatively impacted the residence and detached garage's ability to convey that association. Therefore, since the buildings could not be associated with any specific event and are unable to convey a historic association with the original tourist complex, they are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**

In order to evaluate the 1405 South Escondido Boulevard single-family residence and detached garage under Criterion 2, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify any important persons associated with the structures through the investigation of the archaeological record, historic records, and oral histories.
 - It was discovered that no historically significant persons are associated with the 1405 South Escondido Boulevard single-family residence and detached garage. Because the buildings could be associated with any historically important persons, they are not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

In order to evaluate the 1405 South Escondido Boulevard single-family residence and detached garage under Criterion 3, BFSa took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the structures. This will be done by examining the pattern of features common to the particular class of resource that the site or features may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.
 - The 1405 South Escondido Boulevard single-family residence and detached garage were originally constructed in unknown styles by unknown contractors while the property was owned by Helen Hanchett. The residence, however, was remodeled into a Craftsman-style bungalow in 1925 by John Shelby. According to Crawford (2009):

Bungalows are a form of residential architecture that became very popular in the twentieth century across America but were particularly suited to beach living. Popular primarily between 1890-1940, the style evolved from tropical beginnings. Various sources state that bungalow architecture began in Bengal, India. The indigenous one-story, “Bangla” style, tile or thatched roofed buildings with wide open verandas were adopted by the British during their period of control of India in the 1800s. The British built bungalow residences for their on-site administrators and as summer retreats. In India, these small houses were provided as rest houses for travelers so the association was created early on that these small houses [were used] for a temporary retreat. Refined and popularized in California, the first California house labeled a “bungalow” was designed by San Francisco architect, A. Page Brown in the early 1890s (calbungalow.com).

At this time, the Arts and Crafts movement, emphasizing a horizontal link between the house and the land around it had begun to influence architecture. The use of local materials and colors from the surrounding landscape reinforced the home-earth relationship. In 1906, an article in *The Craftsman* magazine suggested “Possibilities of the Bungalow as a Permanent Dwelling.” Once they were accepted as full time, year round residences, the simplicity of a summer home fused with the idealistic philosophy of the Arts and Crafts movement (calbungalow.com).

The Arts and Crafts movement inspired American architects and craftsmen like the Greene brothers in Pasadena and Frank Lloyd Wright in Chicago, Gustav Stickley in Michigan and many others to rediscover the value in hand crafting buildings and their contents using natural materials, creating a more holistic lifestyle for their occupants. At the same time, there were other notable movements, such as the first wave of nature conservancy and the establishment of national parks and social activism that was of a decidedly popularistic bent. The Industrial Age’s backlash was a yearning desire among many Americans to own their own homes and have small gardens. The success of the bungalow was due to its providing a solution to this desire. Thus, we’ll go out on a limb here and [define] the bungalow by its populist appeal, affordability, and easy livability and charm. The essential distinction between the Craftsman “style” and the derivative bungalow is the level of fine detail and craftsmanship (calbungalow.com).

Over time, the popularity of the bungalow style led to an increased demand. Companies such as Sears and Montgomery Ward created “home kits” and one could purchase a complete bungalow style home to construct on an empty lot. Affordable and easy to construct, the concept caught on with American home owners (calbungalow.com). Bungalow homes are defined not

by size, but by scale. (Crawford 2009)

Typical exterior features of a bungalow, as provided by Crawford (2009), include:

- Small- to medium-sized residences
- One to one and one-half stories, occasionally two stories
- Low, sloping roof, hipped or gabled, sometimes with dormers
- Exposed roof structure (beams and rafters)
- Exterior proportions balanced rather than symmetrical in arrangement
- Modest front stoop, partial width front porch, or asymmetrical “L”-shaped porch
- Focus on a garden, even if small
- Wood shingles, horizontal siding, or stucco exteriors
- Brick or stone exterior chimneys
- Stained and leaded glass used for windows
- Windows were typically double-hung with multiple lites in the upper window and a single pane in the lower, often seen in continuous banks, with simple wide casing
- Artisan light fixtures

The 1405 South Escondido Boulevard residence is described as large in size (AEGIS 1990), is one story, possesses a low-sloping, gabled roof, balanced exterior proportions, a full-length front porch, and wood shingle siding. If a garden was originally present, it is now gone. Although the residence possesses a brick chimney, it is located at the center of the building and cannot be considered exterior. All original windows are double-hung with wide casings but they do not possess multiple lites in the upper window. If the building ever had stained or leaded glass windows, they have since been replaced. The building also does not possess any exterior artisan light fixtures or exposed beams.

Of the 12 exterior characteristic features of bungalow homes, the residence possesses four:

- One story
- Low-sloping gabled roof
- Exterior proportions balanced rather than symmetrical

- Wood shingles

The Craftsman architectural style was the dominant style for smaller houses built throughout the country from approximately 1905 to the early 1920s. Originating in southern California, the style quickly spread throughout the country via pattern books and popular magazines (McAlester 2015):

Craftsman houses were inspired primarily by the work of two California brothers – Charles Sumner Greene and Henry Mather Greene – who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows; by 1909 they had designed and executed several exceptional landmark examples that have been called the “ultimate bungalows.” Several influences – the English Arts and Crafts movement, an interest in oriental wooden architecture, and their early training in the manual arts – appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect*, *The Architect*, *House Beautiful*, *Good Housekeeping*, *Architectural Record*, *Country Life in America*, and *Ladies’ Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows, some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are often called simply bungalows or the Bungaloid style. (McAlester 2015:568–578)

The general Craftsman style usually features a low-pitched, gabled roof with wide, unenclosed, overhanging eaves with multiple roof planes.

Sometimes, examples of this style also possess a hipped roof. The roof rafters of both roof styles are generally exposed, with decorative beams and knee braces added under the gables. Examples of the Craftsman style almost always exhibit a porch on the front façade that can either be full- or partial-width, the roof of which is supported by tapered, square columns that extend to ground level without break. Many examples use natural materials such as cobblestones, clinker brick, wood shingles, and boulders, which are often used in combination with clapboard siding or stucco (McAlester 2015). In many cases, the line between the natural landscape and the beginnings of the structure is blurred in the more elaborate examples of the style. This is achieved through the use of natural materials and integrated landscaping. More simple, modest variations use the same materials but combine them in a much more restrained fashion. The home is given a natural, airy feeling through the use of large numbers of windows that vary in size and shape. Foundations are often sloped, and walls are clad with shingles, stucco, or shiplap siding. Often, brick and stone are used on chimneys, foundations, and as decorative elements (Crawford 2006).

Although distinguishing characteristics of good examples of the California Bungalow style are not provided, the basic characteristics provided in the Escondido Historic Context Statement are “usually smaller and more simple than their Craftsman forebearers. Having low pitched roofs, usually one story with one or two gables, the California Bungalow took on its own style with unique vents at the tip of the gable, and a variety of porch and window styles” (City of Escondido 1990).

Although the residence does possess a low-pitched, gabled roof with wide, unenclosed, overhanging eaves, it does not possess multiple roof planes, exposed beams, or triangular knee braces typical of the Craftsman style. While the building possesses a full-length front porch, the supports are simple posts rather than tapered. The supports also do not extend to ground level without break and the building does not utilize any natural materials such as cobblestones, clinker brick, wood shingles, or boulders in combination with the clapboard siding. Because none of these materials were utilized in the construction of the building and it does not have integrated landscaping, the line between the natural landscape and the building is not blurred. While the residence does possess some characteristics of a Craftsman-style bungalow, it does not

possess enough to be considered a good example of the style. In addition, while the building is more simplistic than a Craftsman-style bungalow, it has been described as large, not small, and does not feature “unique vents at the tip of the gable,” as is provided in the Escondido Historic Context Statement’s description of California Bungalows (City of Escondido 1990). As such, the building does not embody distinctive characteristics of a type, period, region, or method of construction. As stated on the 1990 HRI form, the residence is not “of great architectural or historic significance alone” but “may be a contributing building in the formation of an historic district” (AEGIS 1990). The HRI form does not mention the detached garage. However, as the residence and detached garage are located outside of the Old Escondido neighborhood and their original historic context has been lost due to the demolition of the gas/service station and auto court buildings, they do not qualify as contributors to any historic district. Based upon the 1990 survey information, the 2015 evaluation (Moomjian 2015), and the current assessment, the buildings are not considered architecturally significant, were not constructed using indigenous materials, and are not valuable examples of the use of indigenous materials or craftsmanship. Therefore, the buildings are not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

It is unlikely that the 1405 South Escondido Boulevard single-family residence and detached garage, as they presently exist, could contribute additional information beyond that presented in this report, which could be considered important to the history of the local area or the state. The buildings could not be associated with any specific events or persons, and therefore, further research would not provide any additional information pertinent to the history of the city of Escondido or the state of California. Therefore, the buildings are not eligible for designation under CRHR Criterion 4.

City of Escondido Register Criteria

According to Escondido Municipal Code, Chapter 33, Article 40, Section 33-794(c):

Prior to granting a resource local register or historical landmark status, the HPC [Historic Preservation Commission] shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one (1) or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven

(7) and must meet at least two (2) of the criteria. Signs proposed for the local register shall meet at least one (1) of the criteria numbered eight (8) through ten (10). Landscape features proposed for the local register shall meet criterion number eleven (11). Archaeological resources shall meet criterion number twelve (12). Local register resources proposed for local landmark designation shall be evaluated against criterion number thirteen (13). The criteria are as follows:

- **City of Escondido Criterion 1:**
The historic resource is strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation.
- **City of Escondido Criterion 2:**
The historic resource embodies distinguishing characteristics of an architectural type or specimen, or is representative of a recognized architect's work and has not been substantially altered.
- **City of Escondido Criterion 3:**
The historic resource is connected with a business or use that was once common but is now rare.
- **City of Escondido Criterion 4:**
The historic resource is a site of significant historic events.
- **City of Escondido Criterion 5:**
The historic resource is 50 years old or has achieved historical significance within the past 50 years.
- **City of Escondido Criterion 6:**
The historic resource is an important key focal point in the visual quality or character of a neighborhood, street, area, or district.
- **City of Escondido Criterion 7:**
The historic resource is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.
- **City of Escondido Criterion 8:**
The historic resource is a sign that is exemplary of technology, craftsmanship, or design of the period when it was constructed and used historical sign materials and is not

significantly altered.

- **City of Escondido Criterion 9:**

The historic resource is a sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles.

- **City of Escondido Criterion 10:**

The historic resource is a sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.

- **City of Escondido Criterion 11:**

The historic resource is an Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic qualities.

- **City of Escondido Criterion 12:**

The historic resource is an archaeological site that has yielded, or may be likely to yield, information important in prehistory.

- **City of Escondido Criterion 13:**

The historic resource has an outstanding rating of the criteria used to evaluate local register requests.

City of Escondido Register Evaluation

- **City of Escondido Criterion 1:**

As stated previously in the CRHR Criterion 2 evaluation, the 1405 South Escondido Boulevard single-family residence and detached garage are not associated with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 1.

- **City of Escondido Criterion 2:**

As stated previously in the CRHR Criterion 3 evaluation, the 1405 South Escondido Boulevard single-family residence and detached garage do not embody distinguishing characteristics of an architectural type or specimen, nor are they representative of a recognized architect's work. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 2.

- **City of Escondido Criterion 3:**

The 1405 South Escondido Boulevard single-family residence and detached garage were originally connected with the tourist complex at the corner of Idaho Street (15th Street) and Nutmeg Street (South Escondido Boulevard), which consisted of an auto court, grocery store, and gas/service station. While grocery stores and gas/service stations are not currently rare, auto courts are. However, with the demolition of the gas/service station and auto court buildings, the residence and detached garage are no longer able to convey any association with the auto court. Because the residence and detached garage are no longer connected to the auto court business, they are not eligible for designation under City of Escondido Criterion 3.

- **City of Escondido Criterion 4:**

No significant historic events are known to have occurred at the 1405 South Escondido Boulevard single-family residence or detached garage. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 4.

- **City of Escondido Criterion 5:**

The 1405 South Escondido Boulevard single-family residence and detached garage are both over 50 years old. Therefore, the buildings are eligible for designation under City of Escondido Criterion 5.

- **City of Escondido Criterion 6:**

The 1405 South Escondido Boulevard single-family residence and detached garage are not considered key focal points of the neighborhood. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 6.

- **City of Escondido Criterion 7:**

While the residence does possess some characteristics of both California and Craftsman-style bungalows after the 1925 remodel, these styles are “well represented in Escondido” (City of Escondido 1990). As the detached garage was designed in an unknown architectural style and neither building is eligible for designation under CRHR Criterion 3 or City of Escondido Criterion 2, they do not possess *distinguishing* characteristics of the Craftsman or California Bungalow styles. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 7.

- **City of Escondido Criterion 8:**

No historic signage is located within the 1405 South Escondido Boulevard property. Therefore, no historic signage is eligible for designation under City of Escondido Criterion 8.

- **City of Escondido Criterion 9:**

No signage is associated with the 1405 South Escondido Boulevard property that has been integrated into the architecture of any of the buildings. Therefore, no signage is eligible for designation under City of Escondido Criterion 9.

- **City of Escondido Criterion 10:**

No signage is present on the 1405 South Escondido Boulevard property. Therefore, no signage is eligible for designation under City of Escondido Criterion 10.

- **City of Escondido Criterion 11:**

No landscape features associated with an event or person of historic significance to the community, or that warrant special recognition due to size, condition, uniqueness, or aesthetic qualities, occur on the property. In addition, none of the landscaping associated with the buildings on the property is historic in age. Therefore, no landscape features are eligible for designation under City of Escondido Criterion 11.

- **City of Escondido Criterion 12:**

No archaeological resources have been identified within the property, nor have any been documented in previous studies. Therefore, no archaeological resources are eligible for designation under City of Escondido Criterion 12.

- **City of Escondido Criterion 13:**

The 1405 South Escondido Boulevard single-family residence and detached garage do not have an outstanding rating of the criteria used to evaluate local register requests, and therefore, are not eligible for designation under City of Escondido Criterion 13.

VI. FINDINGS AND CONCLUSIONS

The assessment of the 1405 South Escondido Boulevard single-family residence and detached garage has concluded that their original historic and architectural characteristics are not exemplary in any way. The buildings were not found to be architecturally or historically significant under any CRHR criteria and only meet City of Escondido Criterion 5 due to their historic age. However, neither building is associated with any historically significant persons or events, and a majority of the associated buildings in the original tourist complex on the parcel have been demolished.

The 1405 South Escondido Boulevard residence (but not the detached garage) was previously included in the Escondido Historic Survey (completed in 1983 and updated in 1990 [AEGIS 1990]); however, it is not a listed historic property on the state or local register, it is not considered individually significant under any state or local criteria, and is not considered eligible

for listing as a contributing structure to any potential historic district due to the loss of its original historic context. In addition, it is unclear under which criteria the 1405 South Escondido Parkway residence was determined locally “significant” on the 1990 HRI form (AEGIS 1990). Therefore, the residence is not considered a “historic resource,” as defined by Section 33-790 of the Escondido Municipal Code.

Removal of the 1405 South Escondido Boulevard residence and detached will not pose a negative impact upon the history or the overall character of the surrounding neighborhood. Further, no historic signage, landscaping, archaeological resources, or landmarks within the project are eligible for listing on the CRHR or the City of Escondido Register. As such, no mitigation measures are recommended prior to alteration or removal of the 1405 South Escondido Boulevard residence or detached garage.

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VIII. APPENDICES

Appendix A: Site Record Form

Appendix B: City of Escondido 2020 Review of 1405 South Escondido Boulevard Historic Assessment

Appendix C: Building Development Information

Appendix D: Ownership and Occupant Information

Appendix E: Maps

Appendix F: Preparers' Qualifications

APPENDIX A

Site Record Form

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 1405 South Escondido Boulevard

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: *Escondido* Date: 1975 T 12 S R 2 W (Rincon del Diablo Land Grant); M.D. B.M. San Bernardino

c. Address: 1405 South Escondido Boulevard

City: Escondido

Zip: 92025

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 1405 South Escondido Boulevard buildings are located within Assessor's Parcel Number 236-172-15 and includes "Lot 8 and the easterly ½ of Lot 7 in Block 219 of Escondido, as per Map No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1886." The buildings are located southeast of Thirteenth Avenue and South Escondido Boulevard in the city of Escondido, San Diego County, California.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Residential Building Record for 1405 South Escondido Boulevard indicates that the single-family residence and detached garage were constructed in 1913 while the property was owned by Helen Hanchett. In 1925, the residence was rebuilt by John Shelby (*Times-Advocate* 1925b). The residence is described in the City of Escondido Historic Resources Inventory (HRI) form as a "large, plain California Bungalow" (AEGIS 1990) and in the Moomjian (2015) evaluation as a Craftsman-style, single-family residence. It should be noted, however, that Craftsman-style "bungalows," or small, one-story residences, "were often called California bungalows" (McAlester 2015), making these descriptions interchangeable. In the 2015 evaluation, Moomjian (2015) noted that the residence was "[o]f standard, wood-frame construction ... set on a rock and wood foundation with floor joists." This information is substantiated by the Residential Building Record and current photographs of the east façade of the building, where the foundation is visible due to deteriorated siding. According to Moomjian (2015):

The roof is moderately-pitched and front-gabled, with a modest eave overhang and exposed roof rafters ... Underneath the roofline, the structure has a pediment with [attic vents consisting of] slender vertical wooden slats. The exterior consists of horizontal wood siding. The exterior consists of horizontal wood siding [with mitered corners]. Original fenestration consists of wood double-hung windows. Along the main (east) elevation, the home features a full-length front porch supported by four square wood columns with capitals. These columns descend and attach to a [half-wall clad in horizontal siding] ... that frames the porch area. Flooring in the porch consists of wood, and there is a single concrete step leading from the main walkway area. The main entry door is located off-center. It consists of wood with fixed glass and is flanked by two windows – one to the south which is fixed with a diamond paned upper section, and one to the north which is wood and double-hung.



*P3b. Resource Attributes: (List attributes and codes)

HP2: Single-family property

*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

East façade of the 1405 South Escondido Boulevard residence, 2020

*P6. Date Constructed/Age and Sources:

1913/Residential Building Record

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

Glen Schniepp

1120 Avenida Thomas

La Mesa, California 91941

*P8. Recorded by: (Name, affiliation, and address)

J.R.K. Stropes and Brian F. Smith

Brian F. Smith and Associates, Inc.

14010 Poway Road, Suite A

Poway, California 92064

*P9. Date Recorded: 8/10/20

*P10. Survey Type: (Describe) Historic Structure Assessment

*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Historic Structure Assessment for 1405 South Escondido Boulevard, Escondido, California"

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: 6Z

*Resource Name or #: 1405 South Escondido Boulevard

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residence

B4. Present Use: Vacant

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations) Residence and detached garage built in 1913; shed-roofed addition constructed onto the north façade of the detached garage between 1913 and 1964; residence rebuilt, likely including infilling the porch at northwest corner, in 1925; rear deck constructed off the infilled porch between 1967 and 2015; small shed/chicken coop constructed off the north façade of the residence between 1968 and 2007.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance Theme: N/A

Area: Escondido

Period of Significance: N/A

Property Type: Single-family residence

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Residential Building Record indicates that the 1405 South Escondido Boulevard single-family residence and garage were constructed in 1913 while the property was owned by Helen Hanchett. Hanchett purchased the vacant 1405 South Escondido Boulevard property in 1911 and from 1912 to 1913, when the 1405 South Escondido Boulevard single-family residence and detached garage were constructed, she lived on Cleveland Avenue in San Diego. In 1914 and 1915, Hanchett is listed in city directories as residing at 6654 Anna Avenue in East San Diego (City Heights neighborhood). From 1916 to 1918, she is listed in San Diego County voter registration records and city directories as residing at 4496 Anna Avenue. Anna Avenue was abandoned or renamed sometime after 1924 (*San Diego Union* 1924). Based upon this, it does not appear that Hanchett ever lived at the 1405 South Escondido Boulevard property prior to selling it to Marcus W. Robbins in 1919, at which time she moved to Long Beach (Ancestry.com 2010b).

The property was sold every few years until it was purchased by Jess and Ida Hicks in 1922. Jess and Ida Hicks then had a service station constructed “at the corner of Idaho and Nutmeg streets” (southern corner of the property) (*Times-Advocate* 1922a). In the fall of 1924, Jess Hicks was “planning to go to Florida for a year. Instead, he toured California, Arizona and Mexico” (*Times-Advocate* 1925a). In 1925, “John Shelby, of Los Angeles and Escondido ... bought of Jesse Hicks the [1405 South Escondido Boulevard property] ... He gave Los Angeles property in exchange. This is the [service] station now operated under lease by H. D. Bradley, who will continue to run the place as lessee” (*Times-Advocate* 1925a). That same year, John Shelby constructed “a court of five bungalows or cabins for camping parties,” each with their own garage, immediately south of the 1405 South Escondido Boulevard residence and “improved that section [of then San Diego Boulevard] with the clearing away of vacant property and the remodeling of an old style residence [the 1405 South Escondido Boulevard residence] into an attractive new home” (*Times-Advocate* 1925b). Between 1925 and 1931, a store was also constructed on the property. The gas station and auto court were demolished in the 1970s.

The 1990 HRI form for the 1405 South Escondido Boulevard residence (but not the detached garage) updated the original 1983 survey form with a status of “significant” (AEGIS 1990). However, despite having been listed as significant in the HRI, the building was not formally evaluated for historic significance. Although a previous report prepared for the 1405 South Escondido Boulevard property in 2015 concluded that the property was not historically significant (Moomjian 2015), in 2020, the City of Escondido reviewed the report and deemed it incomplete. Because of concerns regarding the potential historical sensitivity of the buildings, Brian F. Smith and Associates, Inc. was contracted to complete a new historic evaluation of the property in order to determine if the residence and garage are significant historic resources and whether or not their proposed demolition will constitute an adverse impact, as defined by the California Environmental Quality Act. As part of the current study, the buildings were evaluated as not significant under any California Register of Historical Resources or City of Escondido eligibility criteria.

B11. Additional Resource Attributes (List attributes and codes): None

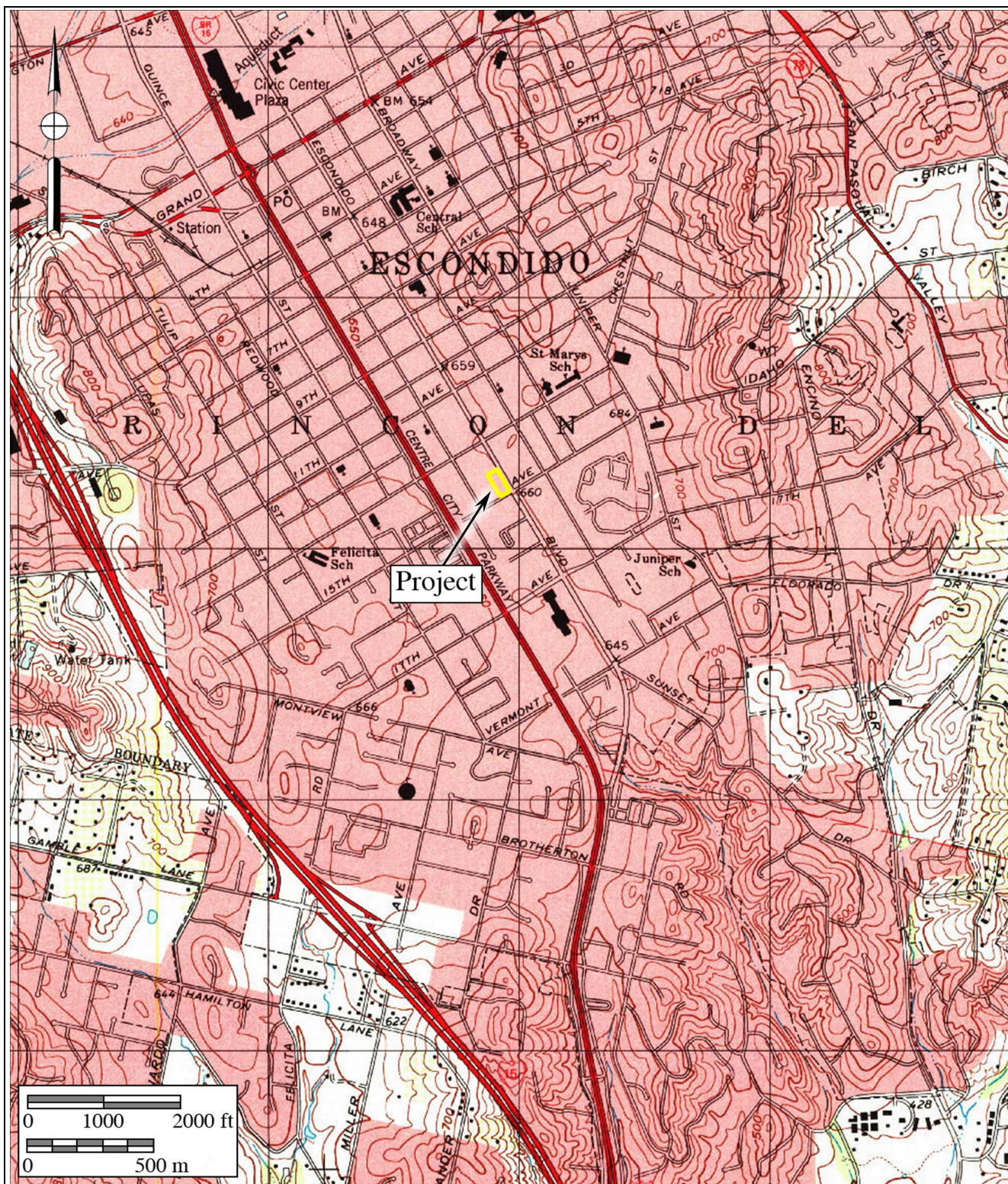
*B12. References: Stropes, J.R.K. and Brian F. Smith, 2020. Historic Structure Assessment for 1405 South Escondido Boulevard, Escondido, California. Brian F. Smith and Associates, Inc. Report in progress.

B13. Remarks: None

*B14. Evaluator: J.R.K. Stropes and Brian F. Smith

*Date of Evaluation: 8/10/20





APPENDIX B

**City of Escondido 2020 Review of 1405 South
Escondido Boulevard Historic Assessment**

June 24, 2020

Glen P. Schniepp, Jr.
11201 Avenida Thomas
La Mesa, CA 91941

RE: Review of 1405 South Escondido Boulevard Historic Assessment, Case ADM20-0110

Dear Mr. Schniepp:

I have reviewed the document entitled "Historical Assessment of the 1405 South Escondido Boulevard Buildings Escondido, California 92025" written in November 2015 by Scott A. Moomjian, Esq.. This document was produced at your request, ostensibly to show that the one-story Craftsman house and its associated garage located on the northern portion of the property with APN 236-172-15-00, and addressed as 1405 South Escondido Boulevard, can be removed. What follows is a discussion of the deficiencies and errata I found during the course of reviewing his document (the Assessment).

In the Executive Summary Mr. Moomjian contends that: (1) both the residence and the garage have been so heavily altered, and have deteriorated to such a degree, that both structures no longer have integrity. He further states: (2) that these two structures are not historically significant.

Alterations and Deterioration of the Structures

Although not cited in his report, the term *alteration* is defined in the City's Zoning Code (see <http://www.qcode.us/codes/escondido/view.php?topic=33-40&showAll=1&frames=on>). From Article 40 Historical Resources, Sec. 33-790 (a)(1):

Alteration means any exterior change or modification through public or private action of any historical property or resource on the Escondido Historic Sites Survey, local register or located within an historical district, affecting the exterior visual qualities of the property or resource excluding routine maintenance (masonry tuckpointing, cleaning), temporary fixtures (awnings and canopies, signs and plaques, light fixtures, portable spas, steps, and landscape accessories) and maintenance and removal of plantings and nonmature trees.

This residence is included in the Escondido Historic Sites Survey (EHSS), and the three pertinent pages from that reference are included in Moomjian's assessment as Appendix B. The EHSS was prepared in 1984 and then updated in 1990. In it, the historian concludes on page 2 that, for this residence, there are no apparent alterations and that the ranking of this historic resource is *Significant*. Yet Mr. Moomjian quotes only the portion of the Survey from part 19. where context is discussed and that: "This structure, while not being of great architectural or historical significance alone, may be a contributing building in the formation of a historic district." That line: *while not being of great architectural or historical significance alone* appears to be a boiler plate entry which indeed is included in a majority of the entries in the EHSS, even for many resources which are on the City's Local Register. The important fact he misses for this

property is on page 1 of the EHSS, namely the ranking of this historic resource by the historian as *Significant*.

In the Assessment's VI. Architectural Analysis section, Mr. Moomjian offers that a rear corner porch was filled in with windows and a door. The date of this alteration he says is unknown. This practice was common to houses of that era, i.e.; to fill in a rear porch to gain a bit more interior space without the need for adding to the structure of the house. Was it done more than 50 years ago? If so, it probably becomes part of the historic fabric of the structure. He does not fully assess the construction nor materials of this fill-in, nor whether it could be easily removed to reestablish the original porch.

In this same section of the Assessment, he states that the home appears to be in poor condition. In section VIII Integrity, he again repeats the porch fill-in and also mentions that a shed roof was added to the garage. Shed additions to the back of existing structures were a very common occurrence back in that era. When was this shed addition done? It appears in the Assessor's Residential Building Record notes (included as Appendix A) as dating back to at least 1967, or 53 years ago. Nowhere in the Assessment is this discussed. He also includes the Commercial-Industrial Building Record for the store next door, which is not even part of this Assessment. He also includes copies of three City of Escondido building permits in Appendix C which he does not discuss and which do not appear to have any relevance to his assertions. Likewise Appendices D and E contain reference pages for the commercial structure next door and the remainder are not discussed in the text of the Assessment. There are also chronological errors in the chain of title.

There is again no evidence in the Assessment that the two alterations he cites (the porch fill-in and the shed addition to the garage) have so compromised the two structures as to be irreversible. He also adds that both buildings have deteriorated. The current photos included in Appendix H do not support these claims. Where are the close ups? Where are the figures showing that original historical fabric has been replaced or large potentially compromising modern additions have been done?

If the two structures, in fact, have deteriorated since the historian in 1984 listed the residence as *significant*, its condition as *good*, and the alterations as *none apparent*, then how has this happened? The chain of title shows the Schniepp Trust as owners in 1984. Reviewing this document can only leave one with the conclusion, that if the property was neglected and allowed to deteriorate, it was the fault of the Trust which still owns it today. Clearly some further discussion needs to address this.

Significance

Mr. Moomjian applies the National Register and California Register criteria to the residence and the garage in his Assessment, which this set of structures cannot merit. He then discusses the Escondido Local Landmark Designation in Article 40, Sec 33-794 (c) giving the seven criteria for Local Register listing:

- (1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state or nation;

- (2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;
- (3) Escondido historical resources that are connected with a business or use that was once common but is now rare;
- (4) Escondido historical resources that are the sites of significant historic events;
- (5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;
- (6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district;
- (7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;

Clearly #5 has been met, and perhaps others. Only two of the seven are required to be on the City's Local Register. What other historic structures used to be on the other lots on this block of Escondido Boulevard and have since been lost? Is this the last remaining one of a group of such Craftsman bungalows? There is also no discussion of research for all of the names on the chain of title. Who are these people? Some of the surnames are original to Escondido and merit further investigation.

Other Missing Analyses

The Assessment does not discuss how the subject property has lost its historic context. How have parcel maps, demolishing neighboring residences to build more recent commercial structures, and dividing the original parcel affected the two remaining structures over time?

CONCLUSION

The Assessment is incomplete. It does not clearly establish that the modifications done in the past are significant or irreparable or even themselves non-historic. It does not offer sufficient analysis of the previous owners or the context of the subject property. It contradicts the previous historian, who in 1984 ranked the Schniepp residence as significant. This is, in and of itself, a real problem when applying CEQA law, and merits further discussion and evidence. The Assessment does not support the conclusion that the property cannot meet any of the other seven Local Register criteria besides its age (#5). It also does not provide evidence or discussion on how the structures have deteriorated, and if so, why. And there are no alternative actions offered in the Conclusion, such as moving the residence to another site. I look forward to evaluating a more robust report regarding this property which addresses all of the issues.

Please contact me at (760)-839-4306, or via email: pbingham@escondido.org, if you have any further questions.

Sincerely,

Paul K. Bingham

Paul K. Bingham
Assistant Planner II

APPENDIX C

Building Development Information

COUNTY ASSESSOR
SAN DIEGO CO CALIFORNIA

RESIDENTIAL BUILDING RECORD

ADDRESS 1405 So. ESCONDIDO BLVD

PARCEL 236-172-15

SHEET 4 X OF 16 SHEET

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL					
D 4.0 + 0 ARCHITECTURE	A	Light	X Frame	Stucco on	Flat Pitch	X Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR F
		Sub-Standard	"x"	"x"	X Gable 4/12	X T Conduit	Forced	Clean	B 1 2		Material	Grade	Walls
		Standard	Sheathing	X Siding "x"	Hip 4/12	B X Cable	Gravity	Humid	All	X	OP	A	S
		Above Standard	Concrete Block		Shed 4/12	Fixtures	Wall Unit		Ent Hall				
Stories		Special	B & B T & G		Cut Up	Few X Cheap	X 77		Living	1			
TYPE		Brick		Shingle	Dormers	X Avg Med	Floor Unit		Dining	1			
Use Design		FOUNDATION	Adobe	Shake	X Roff "x"	Many Special	Zone Unit		Bed	2			
X Single	X	Concrete	X Floor Joist	B & B T & G	Gutters		Central		Bed				
Double		Reinforced	X 1st "x"										
Duplex		Brick	2nd "x"	Brick	Shingle	Pair X 2nd Spec	Oil Burner						
Apartment	X	Wood	Sub-Floor	Stone	Shake								
Flat-Court		Piers	Concrete Floor	WINDOWS	Tile	y Sink							
Motel	X	Rock		X DH Casement	Tile Trim	y Laundry	M-B T U						
Units		Light	Heavy	Insulated Ceiling	Metal Sash	X Compo, 77	Water Htr Auto	Fireplace	Kitchen	1			
				Insulated Walls	X Screens	Compo Shingle	Water Softner		Drain Bd	Material	LINO	Lgth	Ft Splash

CONSTRUCTION RECORD				EFFEC. YEAR	APPR YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)						BATH DETAIL											
Permit No	For	Amount	Date			Age	Remaing Life	Table	%	Cond	Arch Attr	Func Plan	Con- form	Storage Cupbd	Space Closet	Work- manshp	FI No	FINISH		FIXTURES						
																		Floors	Walls	Wc, La	Tub	Type	Grade	St	QT	GO
NR	D-G	-	13	13	64	51	13	155	41	A	A	F	A	E	A	A	1	1	LINO	FR	1	1	1	1		

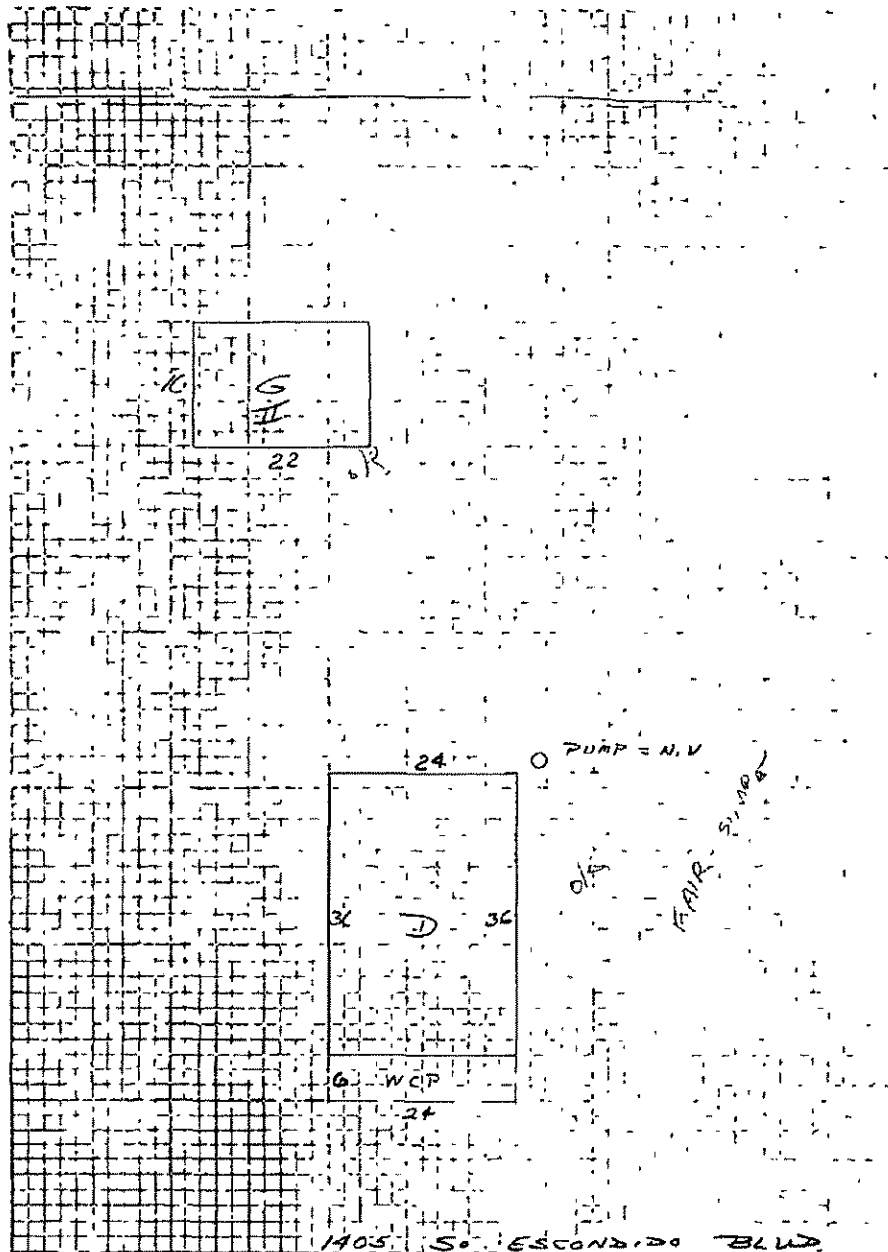
SPECIAL FEATURES

Back Cases
Shutters
Vent Fan
Built in Rerrig
" " Oven & Plate
Dishwasher
Venetian "

COMPUTATION

Appraiser & Date		7-21-63		7-21-63		7-21-63		7-21-63		7-21-63		7-21-63		7-21-63		7-21-63	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D	864	650	5616	700	6048												
WCP	144	300	432	300	432												
G II	352	230	810	120	422												
TOTAL			6858		7148												
NORMAL % GOOD			41		41												
RCLND			2812		3002												

A-11 B-56 A 3-54



MISCELLANEOUS STRUCTURES

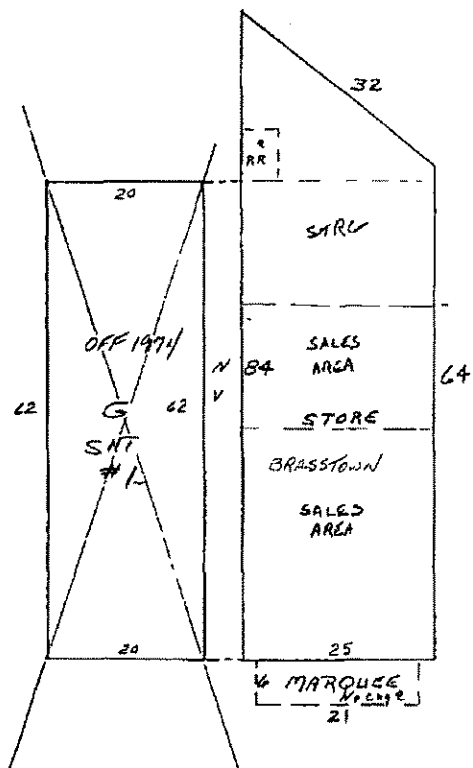
Structure	Found	Cons	Ext.	Roof	Floor	Int.	Size, etc.

COMPUTATIONS

24 x 36 = 864/sq B.F. = 650
 CORN. = 200
 650

Remarks:

Scale 1" = Ft.



MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND	FLOOR	CONST	EXT	ROOF	DIM	AREA/UNI

COMPUTATIONS

$\frac{84+64}{2} \times 25 = 1850$	B.F.	6.57
$P = 205$	HGT. $(-1\frac{1}{2} \times 6.57)$	0.10
		6.471
	+ PART	0.15
	+ PLBG	0.41
	FRONT	0.00
		7.03
	LB	B.F. 4.40
	HZ ADJ. $\times 1.02$	4.49
	A+P ADJ.	1.48
		6.69
	+ PART	15
	+ PLBG	.41
	+ PAINT	22
		7.25

REMARKS 1. NO ENTRY - LOCKED & VACANT.
 1775 7-21-63
 2. NO ENTRY MADE LOCKED & VACANT 7-24-67
 SOUTHERN
 3. REMODELED - NICE APPEARANCE INSIDE, TENANT
 (BRASSTOWN) PAID FOR REMODELING THUR 1-22-74

1417 SO. ESCONDIDO BLVD.

☐ NEW ☒ ALTER ☐ REPAIR ☐ ADD ☐

BUILDING PERMIT APPLICATION

Location: 1405 R. Escondido Blvd.
Owner: Charles C. Cox
Lot 8 Block 319 Bldg. Site Area _____ sq. ft.
Type of Const. Wood Frame Dwelling Bldg. Dist. C-1 Fire Zone 2
Occupancy Rental Unit of Epist. Cong. Church
No. Families 1 No. Stories _____ Valuation \$200,000.00

Type Permit	Permit No.	Date	Contractor
Building	<u>4100</u>	<u>17 Oct 53</u>	<u>Owner</u>
Electrical	_____	_____	_____
Sewer	_____	_____	_____

I hereby certify that all work will be constructed in conformity with the laws of the City of Escondido and the State of California and that all set back lines and Zoning Ordinances will be strictly obeyed.

☒ Owner

☐ Contractor

Charles C Cox

ID-1M-1-2-53

☐ NEW ☐ ALTER ☐ REPAIR ☐ ADD ☐

BUILDING PERMIT APPLICATION

Location:

1405 S. Escondido Blvd
C.C. Co.

Owner:

Lot Block Sub. Bldg. Site Area sq. ft.

Type of Const. Bldg. Dist. Fire Zone

Occupancy

No. Families No Stories Valuation

Type Permit Permit No. Date Contractor

Building 3781 3 Nov 54 [Signature]

Electrical

Sewer

Location

I hereby certify that all work will be constructed in conformity with the laws of the City of Escondido and the State of California and that all set back lines and Zoning Ordinances will be strictly obeyed.

Signature of: ☐ Owner ☐ Contractor

ID-1M-11-1-54

JOB ADDRESS 1405 So. Esc. Blvd.

Nature of installation

Plumbing _____ Gas ☒ _____ Sewer _____ Furnace _____

DATE 11-24-62

TOTAL FEES \$ 2.00

PERMIT NO. 4623

Checked by ame

APPLICATION FOR
PLUMBING PERMIT
BUILDING DIVISION
CITY OF ESCONDIDO

Owner	Name <u>Wm. Hawks</u>
	Address <u>1405 So. Escandido Blvd.</u>
Contractor	City <u>Escandido</u>
	Tel. No. _____
	Name <u>C.E. Heart Plumbing Inc.</u>
Contractor	Address <u>145 W. C. St.</u>
	City <u>Escandido</u>
	Tel. No. <u>545-6252</u>
Contractor	Licenses: State <u>35012</u>
	City <u>EE</u>

DESCRIPTION OF WORK
PLUMBING

☐ Piping Only	☐ Automatic Washer
☐ Bath Tub	☐ Soda Fountain
☐ Shower	☐ Floor Drain
☐ Lavatory	☐ Sand Trap
☐ Kitchen Sink	☐ Water Softener
☐ Floor Sink	☐ Dishwasher
☐ Slop Sink	☐ Drinking Fountain
☐ Wash Tray	☐ Dental Lavatory
☐ Water Closet	☐ Garbage Disposal
☐ Urinal	☐ Vac. Breaker or
☐ Sewer	☐ Back Flow Valve
☐ Water Distr. Sys.	☐ Septic Tank
☐ Chemical Toilet	☐ Cesspool

GAS PIPING

☒ Gas Piping Sys.	☐ Water Heater
☐ Outlets (over 10)	☐ Floor Furnace
☐ Space Heater	☐ Wall Furnace

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

W. J. Barnes
Signature of Plumber or Authorized Agent



Site Plan With Footprint

1405 South Escondido Boulevard

City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name	Ser.No.
2. Common or Current Name	Natl. Reg. Status
3. Number & Street 1407-1417-1447 South Escondido Blvd. 1405	Local Designation
City: Escondido Vicinity Only	Local Ranking Significant
4. UTM zone A E4929.80	Cross-Corridor
5. Quad map No.	Zip 92025 County: San Diego
Parcel No. 236-172-15	D
	Other

DESCRIPTION

6. Property Category If district, number of documented resources
7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This large, plain California Bungalow has a gabled roof (gable facing the street) with a recessed porch running the full length of the front. The house is clad in narrow overlap siding and rests on a concrete foundation. The porch is supported by four square wooden posts with narrow capitals (no plinths) resting on a low siding clad wall. A framed shape echoing the outline of the front of the house contains the attic vents at the point of the gable. Windows are plain and double-hung, except for the large fixed window to the right (south) of the front door. This window has a decorative transom featuring narrow, diamond-shaped panes.

The architectural style is: California Bungalow

The condition is: good

The related features are: none

The surroundings are: residential; commercial; densely built-up

The boundaries are:



8. Planning Agency
City of Escondido
9. Owner and Address
Paul A. Schniepp
525 El Norte Parkway
Escondido
10. Type of Ownership private
11. Present Use residence
12. Zoning
13. Threats private development

HISTORICAL INFORMATION

14. Construction Date(s) c1930s Original location unknown Date moved
15. Alterations & date none apparent
16. Architect unknown Builder unknown
17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture Area
Period Property Type Context formally developed?
19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This structure, while not being of great architectural or historic significance alone, may be a contributing building in the formation of an historic district.

20. Sources

Sarborn Maps
Local Histories

21. Applicable National Register criteria

22. Other Recognition:

State Landmark Number

23. Evaluator

Date of Evaluation 1990

24. Survey type

25. Survey name

26. Year Form Prepared 1983

By(Name) Donald A. Cotton Associates

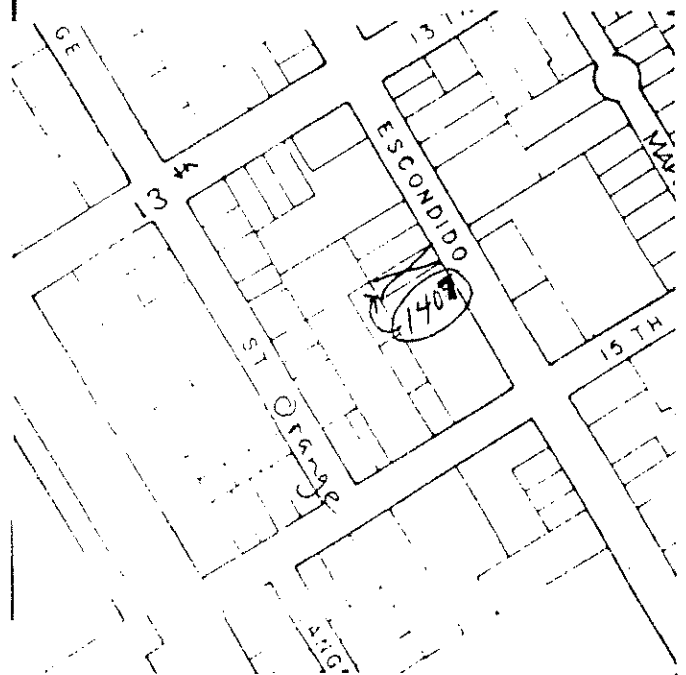
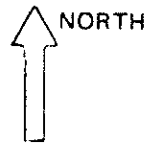
Organization Revised by AEGIS 1990

Address 111 Spring Street

City & Zip Claremont, CA 91711

Phone (714) 621 1207

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



APPENDIX D

Ownership and Occupant Information

City Directory*
1405 South Escondido Boulevard

Year	Address	Name	Occupation
1913	Address Not Listed		
1914			
1915			
1916			
1917			
1918			
1919			
1920			
1921			
1922			
1923	1403 South Nutmeg Street	Hicks Jess (Ida)	Auto serv sta (1421 S Nutmeg)
1924	1343 South Nutmeg Street		Gas station (Nutmeg nw cor Idaho av)
1925	Address Not Listed		
1926	1403 South Nutmeg Street	Shelby John (Grace G)	Real est (1407 S Nutmeg)
1927	Book Not Available		
1928			
1929	1405 South Nutmeg Street	Shelby John (Grace)	Real est (1407 S Nutmeg)
1930			Gas sta (1465 S Nutmeg)
1931	1407 South San Diego Boulevard		Auto court
1932	1405 South San Diego Boulevard	Cox Chas C (Margt)	-
1933			Auto court (1409 S San Diego blvd)
1934			Br mgr General Petroleum Corp
1935		Cox Chas C (Margt G)	Tourist camp
1936	Book Not Available		
1937	1405 South San Diego Boulevard	Cox Chas C (Margt)	Gas sta (1447 S San Diego blvd)
1938	Book Not Available		
1939			
1940			
1941			
1942			
1943			
1944-1945			
1946			
1947-1948			

Year	Address	Name	Occupation	
1949				
1950				
1951				
1952				
1953-1954				
1955	1405 South San Diego Boulevard	Wright Auto Court		
1956		C C Cox	Auto court	
1957		C C Cox	Motel	
1958		CC Cox H Thomason		
1959		C C Cox	-	
1960	Book Not Available			
1961	1405 South San Diego Boulevard	C C Cox Mrs. M Kelly	-	
1962		Vacant		
1963-1964	Address Not Listed			
1965				
1966	1405 South San Diego Boulevard	Dennis Francis J (Mary E)	-	
1967	Book Not Available			
1968				
1969				
1970				
1971				
1972	-			
1973				Botelho Anthony S (Mary D)
1974				
1975				Vargas Julie
1976	Book Not Available			
1977				
1978				
1979	1405 South San Diego Boulevard	Hiett Gary	-	
1980	Book Not Available			
1981				
1982	1405 South San Diego Boulevard	Nielsen Craig A	-	
1983				
1984	Address Not Listed			
1985				
1986				
1987	Book Not Available			
1988				

Year	Address	Name	Occupation
1989			
1990			
1991			
1992			
1993			
1994			
1995			
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2017			
2018			
2019			

**Under the guidance of the California Department of Public Health and San Diego County's Public Health Officer, the San Diego Public Library will be closed until further notice*

Photographed By M. DULAC, Deputy Recorder

Emmaline A. Sweet et al.
to
Mrs Helen E. Hanskett

The Emmaline A. Sweet and
C. J. Sweet, wife and husband, of
Escondido, San Diego County,
California

For and in consideration of the sum of Ten \$ (10.00) Dollars,
Do hereby Grant to Mrs. Helen E. Hanskett.

All that Real Property Situated in County of Escondido,
State of California, bounded and described as follows:

Lot 100 (6), Sec. 22 (7) T2S, R. 12E, S. 40N
Block Two Hundred Twenty 2nd of the City of
Escondido, County of San Diego, State of California,
according to map thereon Feb. 23rd filed in the office
of the County Recorder of said San Diego County,
July 10th, 1896

To Have and to Hold the above granted and described premises, unto the said Grantee her
heirs and assigns forever.

Witness my hand and seal this
Signed and executed in presence of

2nd day of March 1911
Emmaline A. Sweet (SEAL)
C. J. Sweet (SEAL)

STATE OF CALIFORNIA,
County of San Diego

On this 2nd day of March A. D. Nineteen Hundred and eleven
before me, J. A. Hall, a Notary Public in and for said County, residing therein,
duly commissioned and sworn, personally appeared Emmaline A. Sweet and C. J. Sweet,
with her husband, known to me to be
the persons described in whose names are subscribed to the within instrument and acknowledged to me that they
executed the same

In Witness Whereof, I have hereunto set my hand and affixed my Official
seal at my office in Escondido, County of San Diego,
State of California, the day and year in this certificate first above written



J. A. Hall
Notary Public in and for the County of San Diego, State of California

Recorded at request of Grantee Mar 21-1911

at 5 min past 1 o'clock, P. M.

JOHN H. FERRY, County Recorder.

Fee, \$ 30

By J. H. Howard, Deputy Recorder

APPENDIX E

Maps

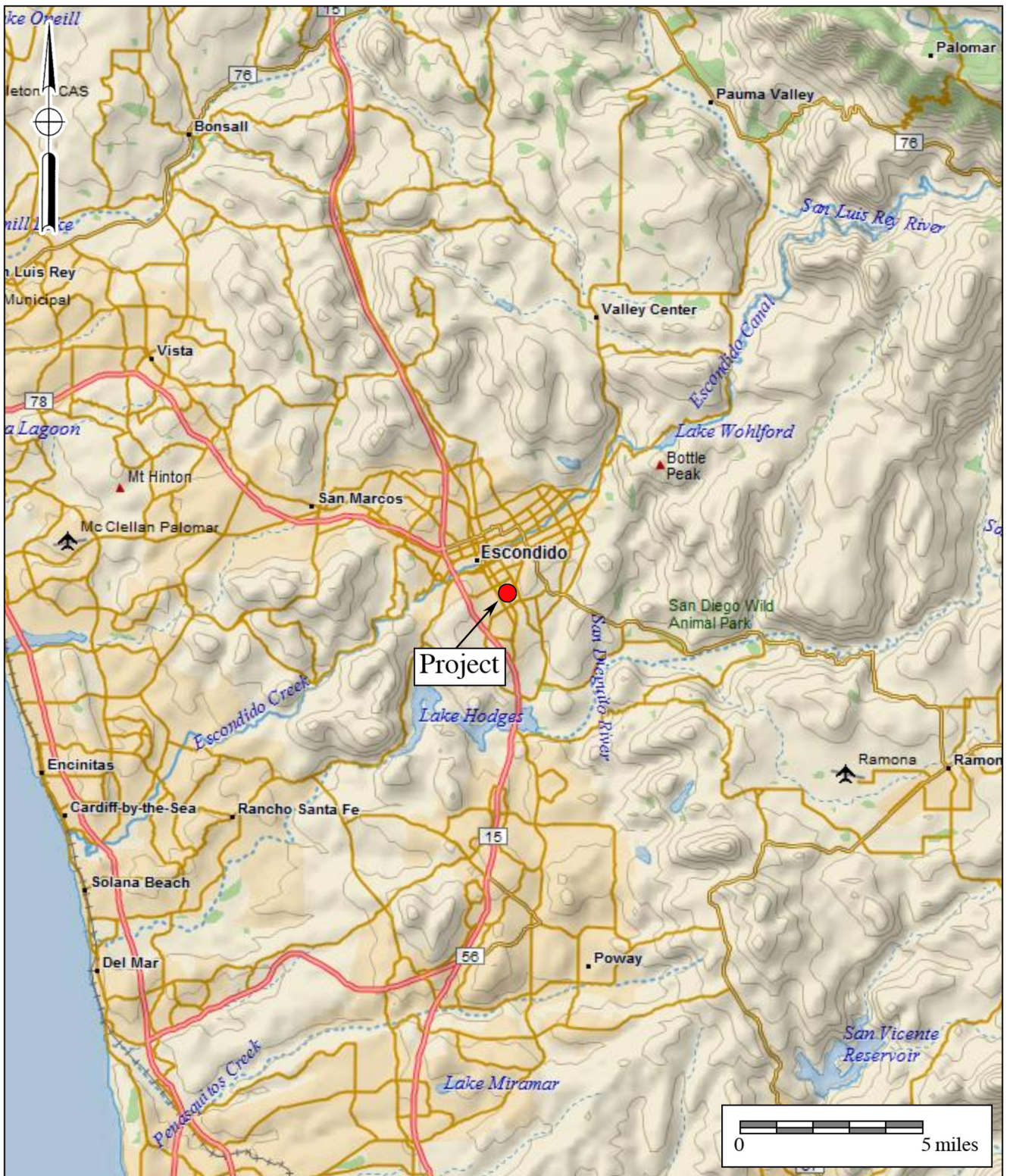


Figure 1
General Location Map
 1405 South Escondido Boulevard

DeLorme (1:250,000)



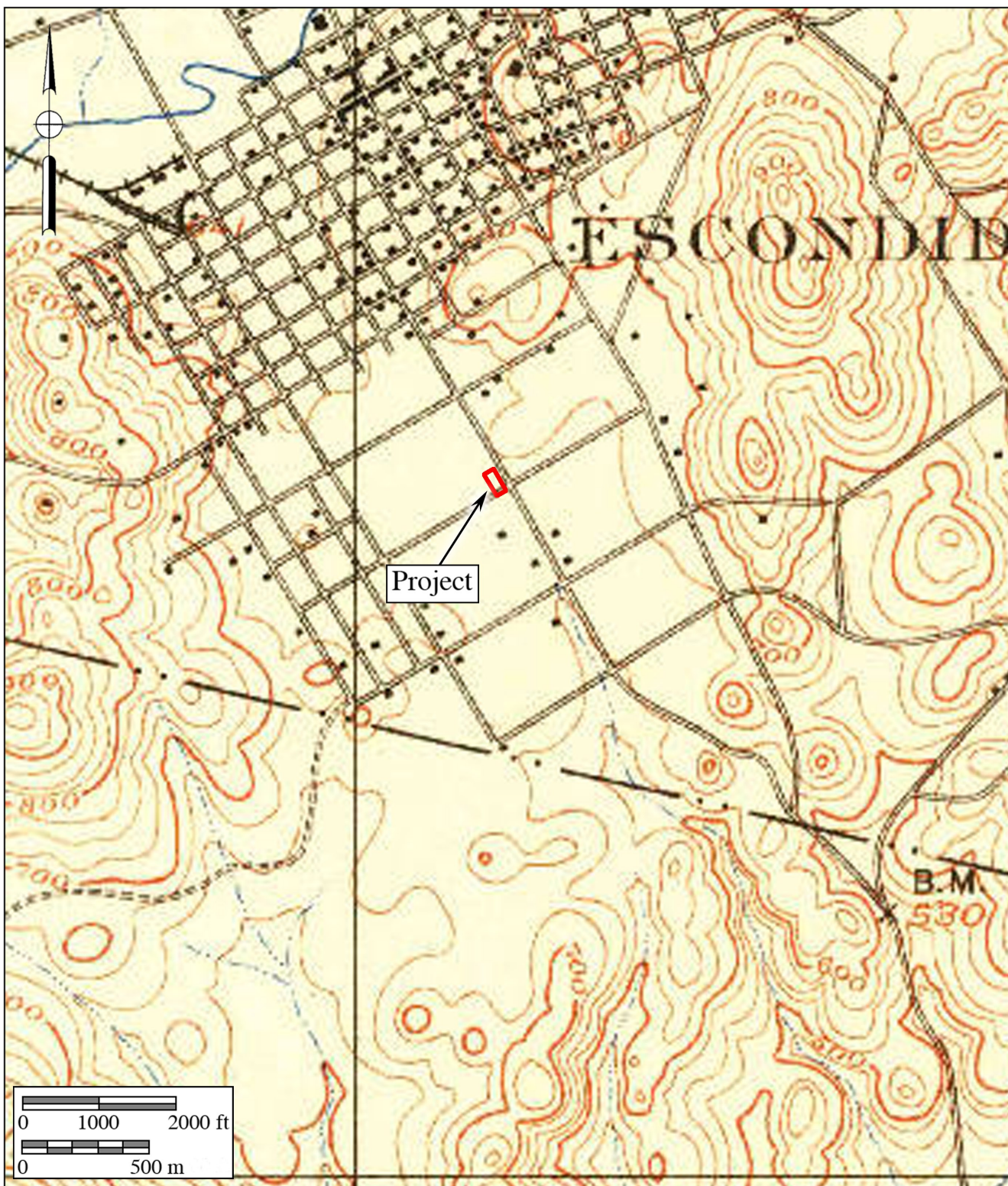


Figure 2

1913 USGS Map

1405 South Escondido Boulevard

USGS *Escondido* Quadrangle (1:62,500 series)





Figure 3

1929 USGS Map

1405 South Escondido Boulevard

USGS *Escondido* Quadrangle (1:62,500 series)



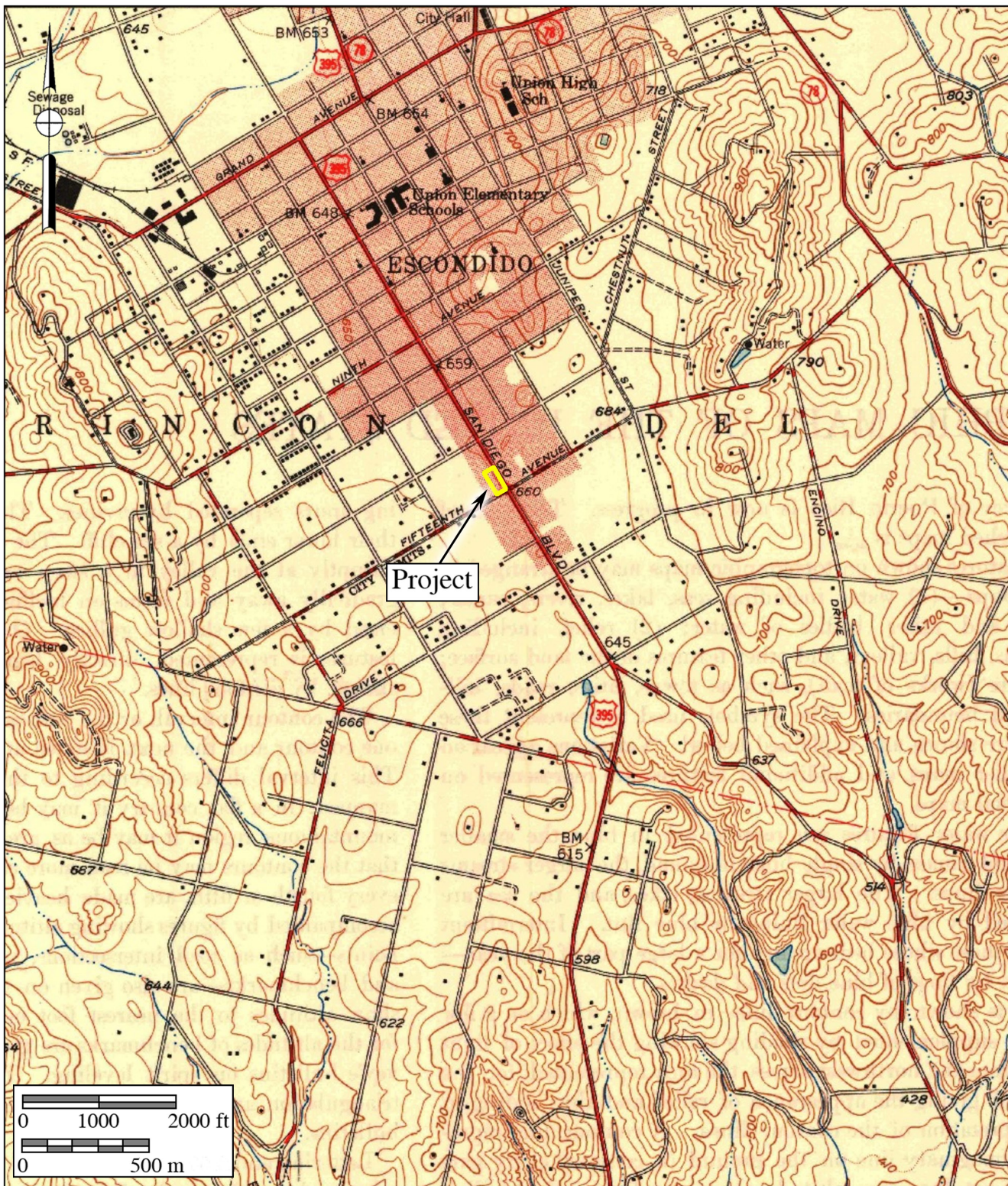


Figure 4

1949 USGS Map

1405 South Escondido Boulevard

USGS *Escondido* Quadrangle (1:24,000 series)



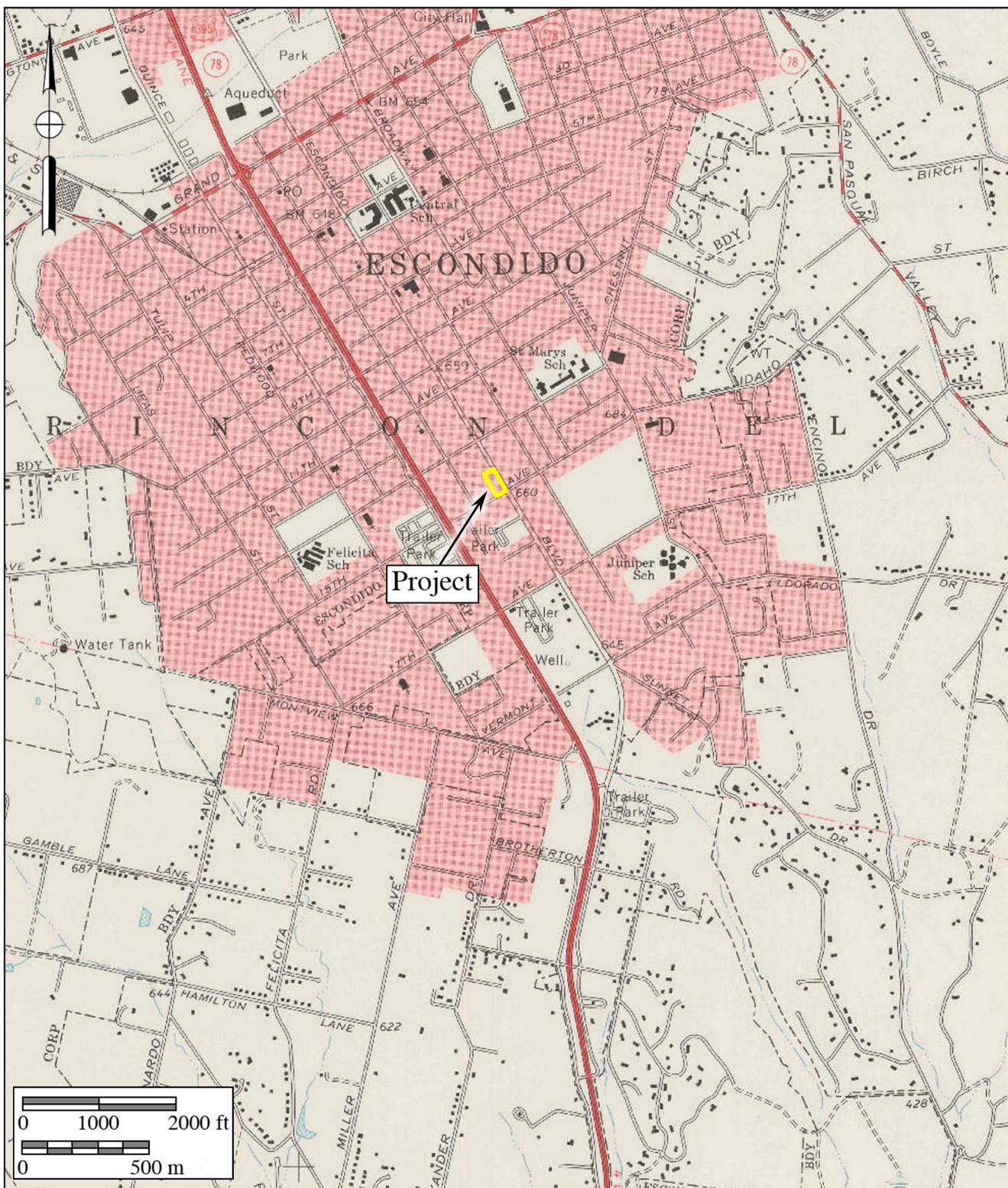


Figure 5

1968 USGS Map

1405 South Escondido Boulevard

USGS *Escondido* Quadrangle (1:24,000 series)



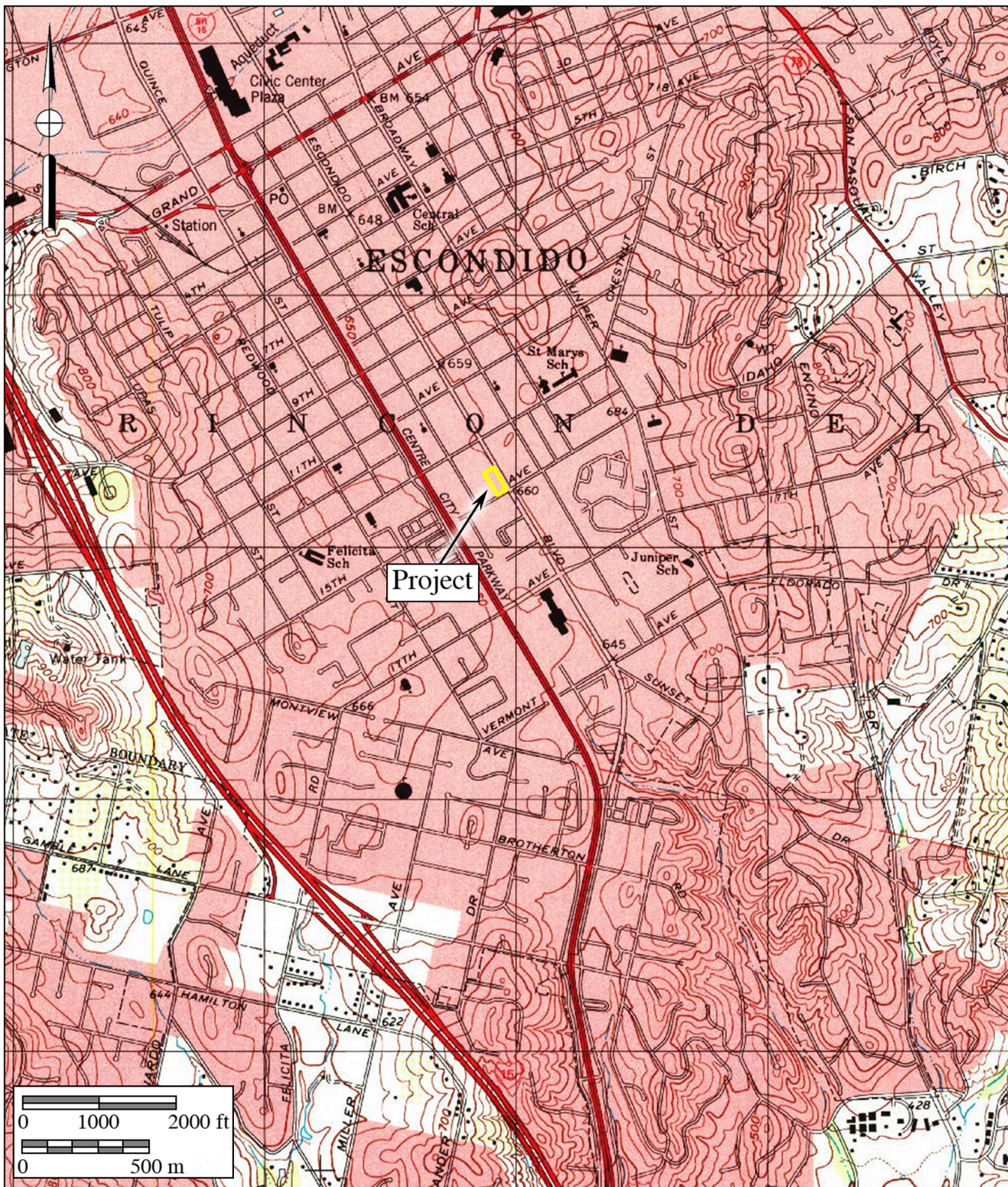


Figure 6
Current USGS Map

1405 South Escondido Boulevard

USGS *Escondido* Quadrangle (1:24,000 series)



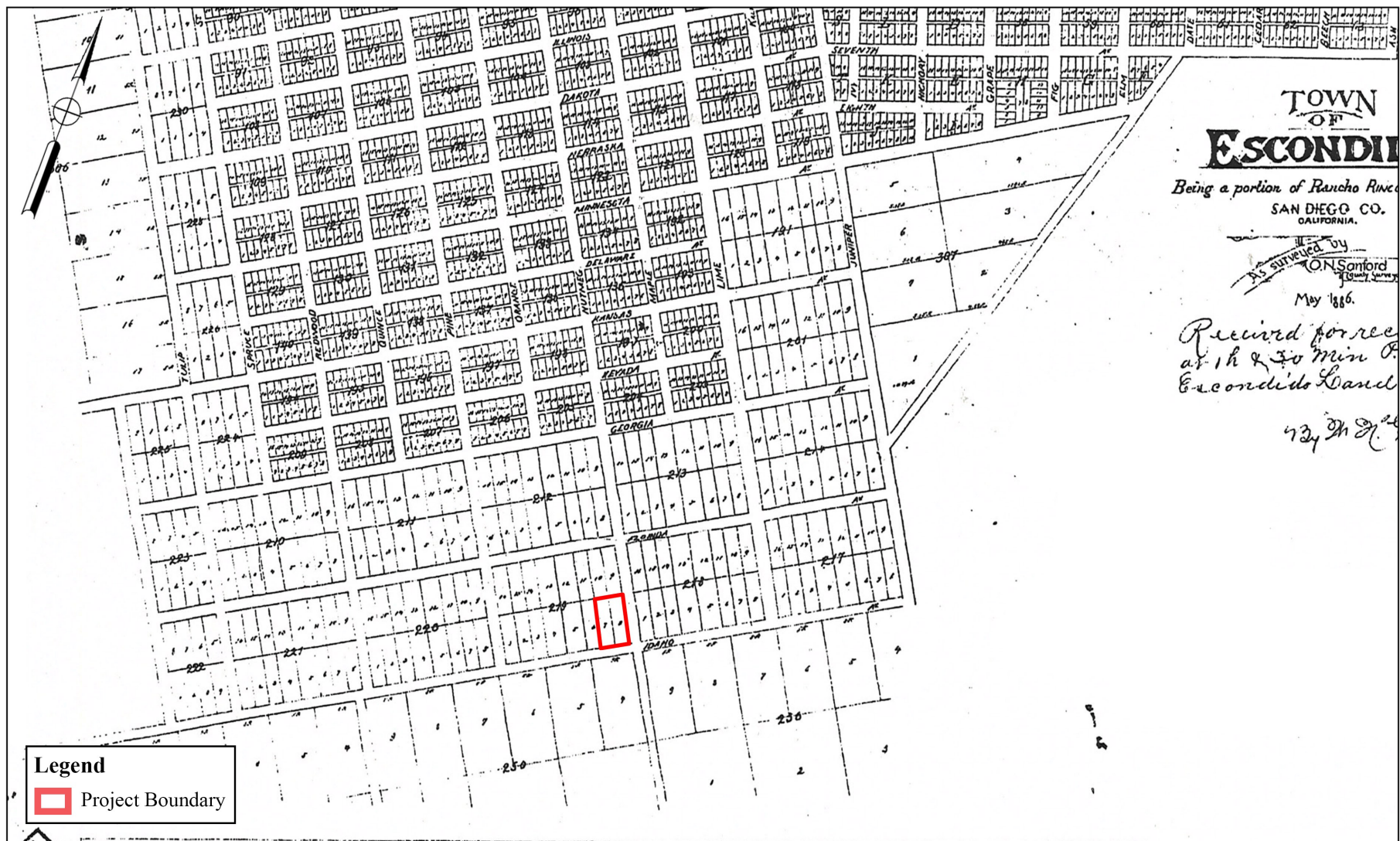


Figure 7
Original Subdivision Map With Site Location
 1405 South Escondido Boulevard

APPENDIX F

Preparers' Qualifications

Jennifer R.K. Stropes, MS, RPA

Senior Archaeologist/Historian/Faunal Analyst

Brian F. Smith and Associates, Inc.

14010 Poway Road • Suite A •

Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: jenni@bfsa-ca.com



Education

Master of Science, Cultural Resource Management Archaeology **2016**

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Zooarchaeology

Historic Structure Significance Eligibility

Historical Archaeology

Human Behavioral Ecology

Taphonomic Studies

Experience

Senior Archaeologist/Historian/Faunal Analyst

November 2006–Present

Brian F. Smith and Associates, Inc.

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation; faunal, prehistoric, and historic laboratory analysis; construction monitoring management; coordinating field surveys and excavations; and laboratory management.

**UC Santa Cruz Monterey Bay Archaeology Archives Supervisor
Santa Cruz, California**

December 2003–March 2004

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

**Faunal Analyst, Research Assistant
University of California, Santa Cruz**

June 2003–December 2003

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

**Archaeological Technician, Office Manager
Archaeological Resource Management**

January 2000–December 2001

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Buday, Tracy M., Jennifer R. **Kraft**, and Brian F. Smith

2014 *Mitigation Monitoring Report for the Park and G Project, City of San Diego.* Prepared for Oliver McMillan. Report on file at the California South Coastal Information Center.

Garrison, Andrew J., Jennifer R.K. **Stropes**, and Brian F. Smith

2018 Phase I Cultural Resources Survey for the Forestar Countryside Project, City of Ontario, California. Prepared for Forestar Countryside, LLC. Report on file at the California South Central Coastal Information Center.

Kennedy, George L., Todd A. Wirths and Jennifer R. **Kraft**

2014 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, 2303 Ocean Street Residences Project, City of Carlsbad, San Diego County, California (CT 05-12; CP 05-11; CDP 05-28).* Prepared for Zephyr Partners. Report on file at the California South Coastal Information Center.

- 2013 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, Tri-City Christian High School, 302 North Emerald Drive, Vista, San Diego County, California (APN 166-411-75).* Prepared for Tri-City Christian School. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R.

- 2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore.* Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R., David K. Grabski, and Brian F. Smith

- 2014 *Phase I Cultural Resource Survey for the Amineh Project, City of San Diego.* Prepared for Nakhshab Development and Design. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R. and Brian F. Smith

- 2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.
- 2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.
- 2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Silvergate Development. Report on file at the City of La Mesa Planning Department.
- 2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.
- 2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.
- 2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.
- 2015 *Cultural Resource Study for the Hatfield Plaza Project, Valley Center, San Diego County, California.* Prepared for JG Consulting & Engineering. Report on file at the California South Coastal Information Center.

- 2015 *Cultural Resources Study for the Hedrick Residence Project, Encinitas, San Diego County, California.* Prepared for WNC General Contractors, Inc. Report on file at the California South Coastal Information Center.
- 2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00).* Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.
- 2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.
- 2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.
- 2015 *A Phase I Cultural Resource Study for the Marlow Project, Poway, California.* Prepared for Peter Marlow. Report on file at the California South Coastal Information Center.
- 2015 *Phase I Cultural Resource Survey for the Paseo Grande Project, City of San Diego.* Prepared for Joe Gatto. Report on file at the California South Coastal Information Center.
- 2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2014 *Cultural Resource Monitoring Report for the ActivCare at Mission Bay Project, San Diego, California.* Prepared for ActivCare Living, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Cesar Chavez Community College Project.* Prepared for San Diego Community College District. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Grantville Trunk Sewer Project, City of San Diego.* Prepared for Cass Construction, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Poway Lowe's Project, City of Poway.* Prepared for CSI Construction Company. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 761 Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 770 Project (Part of Group 3014), City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

- 2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 788 Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Assessment, 11950 El Hermano Road, Riverside County.* Prepared for Forestar Toscana, LLC. Report on file at the California Eastern Information Center.
- 2014 *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09).* Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.
- 2014 *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.
- 2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.
- 2014 *Mitigation Monitoring Report for the Celadon (9th and Broadway) Project.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Mitigation Monitoring Report for the Comm 22 Project, City of San Diego.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.
- 2014 *Mitigation Monitoring Report for the Pinnacle 15th & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.
- 2014 *A Phase I and II Cultural Resource Study for the Perris Residential Project, Perris, California.* Prepared for Groundwurk, Inc. Report on file at the California Eastern Information Center.
- 2014 *Phase I Cultural Resource Survey for the Siempre Viva Warehouse Project, City of San Diego.* Prepared for Terrazas Construction. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resource Survey for the Silver Street Village Homes Project, City of San Diego.* Prepared for EHOF La Jolla, LLC. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resources Study for the 915 Grape Street Project.* Prepared for Bay View SD, LLC. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.
- 2014 *Phase I Cultural Resources Survey for the Clay Street Parcel Project, City of Jurupa Valley, County of Riverside.* Prepared for CV Communities, LLC. Report on file at the California Eastern Information Center.
- 2014 *Phase I Cultural Resources Survey for the Ecos Diamond Valley Project, Community of Winchester,*

- County of Riverside.* Prepared for Ecos Energy, LLC. Report on file at the California Eastern Information Center.
- 2014 *Phase I Cultural Resources Survey for the Highland 44 Project.* Prepared for 29300 Baseline Partners, LLC. Report on file at the San Bernardino Archaeological Information Center.
- 2014 *A Phase I Cultural Resources Survey of the Palm Creek Ranch Project, Thousand Palms, Riverside County, California (APNs 650-230-002, 650-310-001, and 650-310-002).* Prepared for Palm Creek Ranch, LLC. Report on file at the California Eastern Information Center.
- 2013 *Archaeological Monitoring Report for the Webster Residence, La Jolla, California.* Prepared for KW Building and Development. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase III Project, City of San Diego.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase IIIA Project, City of San Diego.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Coral Mountain Apartments Project, City of La Quinta, California.* Prepared for Coral Mountain Apartments, LP. Report on file at the California Eastern Information Center.
- 2013 *Cultural Resource Monitoring Report for the F Street Emergency Water Main Replacement Project, City of San Diego.* Prepared for Orion Construction. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Harbor Drive Trunk Sewer Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Hyde Residence.* Prepared for Dr. Paul Hyde. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Juniper Street Sidewalk Project, City of San Diego.* Prepared for Palm Engineering Construction Company, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Kates Residence Project.* Prepared for Brad and Shannon Kates. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Pump Station 84 Upgrade and Pump Station 62 Abandonment Project.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Sewer and Water Group 781 Project.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resource Monitoring Report for the Woolf Residence Project.* Prepared for A.J. Woolf

- Family Trust. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resources Study of the Fairway Drive Project*. Prepared for CV Communities, LLC. Report on file at the California Eastern Information Center.
- 2013 *Cultural Resource Monitoring Report for the Old Town Community Church Project, 2444 Congress Street, San Diego, California 92110*. Prepared for Soltek Pacific, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32*. Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South Coastal Information Center.
- 2013 *Historic Structure Assessment at the Western Christian School, 3105 Padua Avenue, Claremont, California 91711 (APN 8671-005-053)*. Prepared for Western Christian School. Report on file at the City of Claremont.
- 2013 *Mitigation Monitoring Report for the 7th and F Street Parking Project, City of San Diego*. Prepared for DZI Construction. Report on file at the California South Coastal Information Center.
- 2013 *Mitigation Monitoring Report for the 1919 Spindrift Drive Project*. Prepared for V.J. and Uma Joshi. Report on file at the California South Coastal Information Center.
- 2013 *Mitigation Monitoring Report for the Knight Residence Project, 7970 Roseland Avenue, La Jolla, California*. Prepared for Mr. Dennis Knight. Report on file at the California South Coastal Information Center.
- 2013 *Mitigation Monitoring Report for the Sewer Group 799-750 Project*. Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2013 *Negative Cultural Resource Monitoring Report for the Citywide Pump Station Upgrades Group II Project*. Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.
- 2013 *Negative Cultural Resource Monitoring Report for the Citywide Pump Station Upgrades Group III Project, City of San Diego*. Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Phase I Cultural Resource Study for the 3364 Randy Lane Project, Chula Vista, California*. Prepared for H&M Construction. Report on file at the California South Coastal Information Center.
- 2013 *Phase I Cultural Resources Survey for the Ecos Nuevo Project, Community of Nuevo, County of Riverside*. Prepared for Ecos Energy, LLC. Report on file at the California Eastern Information Center.
- 2012 *Cultural Resource Monitoring Report for the Sewer and Water Group 754 Project, City of San Diego (Project No. 177711/187301)*. Prepared for S.C. Valley Engineering, Inc. Report on file at the California South Coastal Information Center
- 2012 *Cultural Resource Monitoring Report for the Sewer Group 714 Project*. Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

- 2012 *Cultural Resource Monitoring Report for the Sewer and Water Group 780 Project*. Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.
- 2012 *Mitigation Monitoring of the 47th Street Warehouse Project, San Diego, California*. Prepared for Aardema Development. Report on file at the California South Coastal Information Center.
- 2012 *Mitigation Monitoring Report for the Florida Street Apartments Project (The Kalos Project)*. Prepared for Florida Street Housing Associates. Report on file at the California South Coastal Information Center.
- 2012 *Mitigation Monitoring Report for the Pacific Highway Trunk Sewer Project*. Prepared for HPS Mechanical. Report on file at the California South Coastal Information Center.
- 2011 *Phase I Cultural Resource Study for the Wesley Palms Retirement Community Project, San Diego, California*. Prepared for Front Porch Development Company. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R. and Tracy A. Stropes

- 2013 *Phase I Cultural Resources Survey for the Orange Street Project*. Prepared for Mike Lesle. Report on file at the California Eastern Information Center.
- 2012 *Mitigation Monitoring Report for the 13th & Market Project*. Prepared for The Hanover Company. Report on file at the California South Coastal Information Center.
- 2012 *Mitigation Monitoring Report for the T-Mobile West, LLC Telecommunications Candidate SD02867C (Presidio Park)*. Prepared for Michael Brandmann Associates. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R., Tracy A. Stropes, and Brian F. Smith

- 2013 *Mitigation Monitoring Report for the Ariel Suites Project*. Prepared for Ariel Suites, LP. Report on file at the California South Coastal Information Center.

Smith, Brian F., Claire M. Allen, and Jennifer R. **Kraft**

- 2015 *A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California*. Prepared for Christopher Development Group. Report on file at the California Eastern Information Center.

Smith, Brian F., Claire M. Allen, Mary M. Lenich, and Jennifer R. **Kraft**

- 2014 *Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California*. Prepared for CV Communities, LLC. Report on file at the California Eastern Information Center.

Smith, Brian F. and Jennifer R. **Kraft**

- 2016 *Archaeological Test Plan for the Broadway Block Project City of San Diego Project No. 492554*. Prepared for BOSA Development California, Inc. Report on file at the City of San Diego Development Services Department.
- 2016 *Cultural Resource Survey and Archaeological Test Plan for the Maker's Quarter – Block D Project, City of San Diego*. Prepared for L2HP, LLC. Report on file at the City of San Diego Development Services Department.

- 2016 *Cultural Resource Testing Program for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292.* Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 2314 Rue Adriane Building, San Diego, California Project No. 460562.* Prepared for the Brown Studio. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 4921 Voltaire Street Building, San Diego, California Project No. 471161.* Prepared for Sean Gogarty. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the 5147 Hilltop Drive Building, San Diego, California Project No. 451707.* Prepared for JORGA Home Design. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for the Midway Drive Postal Service Processing and Distribution Center 2535 Midway Drive San Diego, California 92138 Project No. 507152.* Prepared for Steelwave, LLC. Report on file at the City of San Diego Development Services Department.
- 2016 *Historic Resource Technical Report for 9036 La Jolla Shores Lane La Jolla, California Project No. 471873.* Prepared for Eliza and Stuart Stedman. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Mitigation Monitoring Program for the Urban Discovery Academy Project.* Prepared for Davis Reed Construction, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the 520 West Ash Street Project, City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the 1919 Pacific Highway Project City of San Diego City Preliminary Review PTS #451689 Grading and Shoring PTS #465292.* Prepared for Wood Partners. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the Bayside Fire Station Project, City of San Diego.* Prepared for Civic San Diego. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the Kettner and Ash Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Survey and Archaeological Test Plan for the PRIME Project.* Prepared for InDev, Inc. Report on file at the City of San Diego Development Services Department.
- 2015 *Cultural Resource Testing Program for the BOSA Lot 1 Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the City of San Diego Development Services Department.

- 2015 *Historical Resource Research Report for the 921 Muirlands Drive Building, San Diego, California 92037.* Prepared for Stephen Karas. Report on file at the California South Coastal Information Center.
- 2015 *Historical Resource Research Report for the 1311 Sutter Street Building, San Diego, California 92103.* Prepared for A.K. Smith. Report on file at the California South Coastal Information Center.
- 2015 *Historical Resource Research Report for 16929 West Bernardo Drive, San Diego, California.* Prepared for Rancho Bernardo LHP, LLC. Report on file at the City of San Diego Development Services Department.
- 2015 *Historical Resource Research Report for the 2002-2004 El Cajon Boulevard Building, San Diego, California 92014.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Historical Resource Research Report for the 4319-4321 Florida Street Building, San Diego, California 92104.* Prepared for T.R. Hale, LLC. Report on file at the California South Coastal Information Center.
- 2015 *Historic Resource Technical Report for 726 Jersey Court San Diego, California Project No. 455127.* Prepared for Chad Irwin. Report on file at the California South Coastal Information Center.
- 2015 *Historic Resource Technical Report for 1111 Golden Gate Drive San Diego, California.* Prepared for Alexis and Shawna Volen. Report on file at the California South Coastal Information Center.
- 2015 *Islenair Historic Sidewalk Stamp Program for Sewer and Water Group 3014, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.
- 2015 *A Negative Cultural Resources Survey Report for the Bonita 14 Project, San Diego County, California.* Prepared for Southwest Management Company. Report on file at the California South Coastal Information Center.
- 2015 *A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.* Prepared for Trammell Crow Southern California Development, Inc. Report on file at the California Eastern Information Center.
- 2015 *A Phase I Cultural Resources Assessment for the Idyllwild Community Center Project, Conditional Use Permit No. 3673-RI, Riverside County, California.* Prepared for San Jacinto Mountain Community Center. Report on file at the California Eastern Information Center.
- 2014 *Archaeological Test Plan for the Atmosphere Project, City of San Diego.* Prepared for Wakeland Housing and Development Corporation. Report on file at the City of San Diego Development Services Department.
- 2014 *Archaeological Test Plan for the Ballpark Village Project, San Diego, California.* Prepared for Ballpark Village, LLC. Report on file at the City of San Diego Development Services Department.
- 2014 *Cultural Resource Survey and Archaeological Test Plan for the Idea1 Project, City of San Diego.* Prepared for Lowe Enterprises Real Estate Group. Report on file at the City of San Diego Development Services Department.

- 2014 *Cultural Resource Survey and Archaeological Test Plan for the Lennar 15th and Island Project, City of San Diego*. Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.
- 2014 *Historical Resource Research Report for 2850 Sixth Avenue, San Diego, California (Project No. 392445)*. Prepared for Zephyr Partners – RE, LLC. Report on file at the City of San Diego Development Services Department.
- 2014 *Phase I Cultural Resource Survey for the Hotel Felicita Project, City of Escondido, California (APNs 238-102-41 and -45)*. Prepared for Blue Light Capital Corporation. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resources Study for the Los Peñasquitos Adobe Drainage Project*. Prepared for HELIX Environmental Planning, Inc. Report on file at the California South Coastal Information Center.
- 2013 *Cultural Resources Study for the Rancho Peñasquitos Adobe Drainage MND Project, San Diego County, California (CSD-04.03)*. Prepared for HELIX Environmental Planning, Inc. Report on file at the California South Coastal Information Center.

Smith, Brian F., Jennifer R. **Kraft**, and Mary M. Lenich

- 2015 *A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California*. Prepared for Trammell Crow Southern California Development, Inc. Report on file at the California Eastern Information Center.

Smith, Brian F. and Jennifer R.K. **Stropes**

- 2018 Historic Structure Assessment for 1615 Summit Avenue, Cardiff, California. Prepared for Pomegranate Studio, LLC. Report on file at the California South Coastal Information Center.
- 2016 *Historical Resource Research Report for the 1852-1866 Bacon Street Buildings San Diego, California 92107*. Prepared for Cartega International. Report on file at the City of San Diego Development Services Department.
- 2016 *Historical Resource Research Report for 2001 Fourth Avenue, San Diego, California Project No. 523694*. Prepared for H.G. Fenton Company. Report on file at the City of San Diego Development Services Department.

Smith, Brian F., Jennifer R.K. **Stropes**, and Elena C. Goralogia

- 2018 Building Documentation, Nathaniel Hinckley Residence, 26300 Mission Road, Loma Linda, San Bernardino County, California. Prepared for Lennar Homes of California. Report on file at the California South Central Coastal Information Center.

Smith, Brian F., Tracy A. Stropes, Tracy M. Buday, and Jennifer R. **Kraft**

- 2015 *Mitigation Monitoring and Reporting Program for the 1900 Spindrift Drive – Cabana and Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.
- 2015 *Mitigation Monitoring and Reporting Program for the 1912 Spindrift Drive – Landscape Improvements Project, La Jolla, California*. Prepared for Darwin Deason. Report on file at the California South Coastal Information Center.

Stropes, J.R.K. and Brian F. Smith

- 2020 Historical Resource Research Report for the 4143 Park Boulevard Building, San Diego, California 92103. Prepared for Bernardini Investments, LLC. Report on file at the City of San Diego.
- 2020 Historical Resource Research Report for the 6375 Avenida Cresta Building, San Diego, California 92037. Prepared for Jeffrey and Anne Blackburn. Report on file at the City of San Diego.
- 2019 Mitigation Monitoring Report for the 915 Grape Street Project, City of San Diego. Prepared for Bayview SD, LLC. Report on file at the City of San Diego Development Services Department.
- 2019 Cultural Resources Survey Report for the Grove Residences Project, Rancho Santa Fe, San Diego County, California. Prepared for Beach City Builders, Inc. Report on file at the County of San Diego.
- 2019 Historical Resource Analysis Report for the 169 and 171 Fifth Avenue Buildings, City of Chula Vista, San Diego County, California. Prepared for Turner Impact Capital. Report on file at the City of Chula Vista.
- 2019 Historic Structure Assessment for the 1409 South El Camino Real Building, San Clemente, California. Prepared for Shoreline Dental Studio. Report on file at the City of San Clemente.
- 2019 Historical Resource Research Report for the 212 West Hawthorn Street Building, San Diego, California 92101. Prepared for Jacob Schwartz. Report on file at the City of San Diego.
- 2019 A Phase I Cultural Resource Report for the Meritage Homes Project, TTM 37715, Riverside County, California. Prepared for MLC Holdings, Inc. Report on file at the California Eastern Information Center.
- 2019 Historical Resource Research Report for the 1142-1142 ½ Prospect Street Building, San Diego, California 92037. Prepared for LLJ Ventures. Report on file at the City of San Diego.
- 2019 Historical Resource Research Report for the 3000-3016 University Avenue/3901-3915 30th Street Building, San Diego, California 92037. Prepared for Cirque Hospitality. Report on file at the City of San Diego.
- 2019 Historic Structure Assessment for the 125 Mozart Avenue Building, Cardiff, California. Prepared for Brett Farrow. Report on file at the City of Encinitas.
- 2019 Cultural Resources Study for the Fontana Santa Ana Industrial Center Project, City of Fontana, San Bernardino County, California. Prepared for T&B Planning, Inc. Report on file at the California South Central Coastal Information Center.
- 2019 Historical Resource Technical Report for 817-821 Coast Boulevard South, La Jolla, California. Prepared for Design Line Interiors. Report on file at the City of San Diego.
- 2019 Historical Resource Research Report for the 3829 Texas Street Building, San Diego, California 92014. Prepared for Blue Centurion Homes. Report on file at the California South Coastal Information Center.
- 2018 Historical Resource Research Report for the 3925-3927 Illinois Street Building, San Diego, California 92104. Prepared for Park Pacifica, LLC. Report on file at the City of San Diego.

- 2018 Phase I Cultural Resource Survey for the Bancroft Street Residences Project, San Diego, California. Prepared for John Ryan. Report on file at the California South Coastal Information Center.
- 2018 Historic Structure Assessment for the 1534 Magnolia Avenue, Carlsbad, California. Prepared for Ladwig Design Group, Inc. Report on file at the California South Coastal Information Center.
- 2017 Phase I Cultural Resource Survey for the Lookout Residences Project, City of San Diego. Prepared for Justin Mandelbaum. Report on file at the California South Coastal Information Center.
- 2016 *Cultural Resource Monitoring Report for the Sewer and Water Group 758 Project City of San Diego Project No. 230024 Sewer WBS No. B-00365; Water WBS No. B-00074.* Prepare for Burtech Pipeline, Inc. Report on file at the California South Coastal Information Center.
- 2016 *Phase I Cultural Resource Survey for the 2499 Pacific Highway Project City of San Diego CCDP/CCPDP/CDP/CUP No. 2016-30 APN 533-021-01.* Prepared for Gary Mansour. Report on file at the California South Coastal Information Center.
- 2016 *Results of a Cultural Resource Testing Program for the Maker's Quarter – Block D Project, City of San Diego.* Prepared for L2HP, LLC. Report on file at the California South Coastal Information Center.

Stropes, J.R.K., Elena C. Goralogia, and Brian F. Smith

- 2018 Historical Resource Research Report for the 7404 Hillside Drive Building, San Diego, California 92037. Prepared for Museum of Contemporary Art of San Diego. Report on file at the California South Coastal Information Center.

Stropes, J.R.K. and Jillian L. Hahnlen

- 2019 Historic Structure Assessment for the 207 13th Street Building, Del Mar, California. Prepared for Donald A. Countryman Design Associates, Inc. Report on file at the California South Coastal Information Center.

Stropes, J.R.K., Tracy A. Stropes, and Brian F. Smith

- 2019 Cultural Resources Study for the 3868-3900 Sepulveda Boulevard Project, City of Culver City, Los Angeles County, California. Prepared for Sepulveda Suites, Inc. Report on file at the City of Culver City.
- 2019 Cultural Resources Study for the Commerce Logistics Center Project, 5200 Sheila Street, Commerce, California 90040. Prepared for T&B Planning, Inc. Report on file at the City of Commerce.
- 2019 A Section 106 (NHPA) Historic Resource Study for the Marja Acres Project, Carlsbad, San Diego County, California. Prepared for NUWI Carlsbad, LLC. Report on file at the United States Army Corps of Engineers Regulatory Division.
- 2016 *Results of the Mitigation Monitoring Program for the Amitai Residence Project 2514 Ellentown Road La Jolla, California 92037 Project No. 388734.* Prepared for David Amitai. Report on file at the California South Coastal Information Center.

Stropes, Tracy A., Brian F. Smith, and Jennifer R. **Kraft**

- 2015 *Results of the Mitigation Monitoring Program for the Keating Residence Project, La Jolla, California.* Prepared for Brian Keating. Report on file at the California South Coastal Information Center.

Contributing Author /Analyst

- 2015 Faunal Analysis and Report Section for *Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California* by Tracy A. Stropes and Brian F. Smith. Prepared for Shea Homes. Report on file at the California South Coastal Information Center.

- 2011 Faunal Analysis and Report Section for *A Cultural Resource Data Recovery Program for SDI-4606 Locus B for St. Gabriel's Catholic Church, Poway, California* by Brian F. Smith and Tracy A. Stropes. Prepared for St. Gabriel's Catholic Church. Report on file at the California South Coastal Information Center.

- 2010 Faunal Analysis and Report Section for *An Archaeological Study for the 1912 Spindrift Drive Project, La Jolla, California* by Brian F. Smith and Tracy A. Stropes. Prepared for Island Architects. Report on file at the California South Coastal Information Center.

- 2010 Faunal Analysis and Report Section for *Results of a Cultural Mitigation and Monitoring Program for Robertson Ranch: Archaic and Late Prehistoric Camps near the Agua Hedionda Lagoon* by Brian F. Smith. Prepared for McMillan Land Development. Report on file at the California South Coastal Information Center.

- 2009 Faunal Identification for "An Earlier Extirpation of Fur Seals in the Monterey Bay Region: Recent Findings and Social Implications" by Diane Gifford-Gonzalez and Charlotte K. Sunseri. *Proceedings of the Society for California Archaeology, Vol. 21, 2009*

Brian F. Smith, MA

Owner, Principal Investigator

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Education

Master of Arts, History, University of San Diego, California 1982

Bachelor of Arts, History, and Anthropology, University of San Diego, California 1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator
Brian F. Smith and Associates, Inc.

1977–Present
Poway, California

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Corps of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects, some of which included Broadway Block (2019), 915 Grape Street (2019), 1919 Pacific Highway (2018), Moxy Hotel (2018), Makers Quarter Block D (2017), Ballpark Village (2017), 460 16th Street (2017), Kettner and Ash (2017), Bayside Fire Station (2017), Pinnacle on the Park (2017), IDEA1 (2016), Blue Sky San Diego (2016), Pacific Gate (2016), Pendry Hotel (2015), Cisterra Sempra Office Tower (2014), 15th and Island (2014), Park and G (2014), Comm 22 (2014), 7th and F Street Parking (2013), Ariel Suites (2013), 13th and Marker (2012), Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft

Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

Emerald Acres: Archaeological survey and testing program of 14 archaeological sites across 333 acres in the Winchester area of Riverside County (2000-2018).

San Diego Airport Development Project: An extensive historic assessment of multiple buildings at the San Diego International Airport and included the preparation of Historic American Buildings Survey documentation to preserve significant elements of the airport prior to demolition (2017-2018).

Citracado Parkway Extension: A still-ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSa resulting in the identification of a significant cultural deposit within the project area.

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

Citracado Business Park West: An archaeological survey and testing program at a significant prehistoric archaeological site and historic building assessment for a 17-acre project in the city of Escondido. The project resulted in the identification of 82 bedrock milling features, two previously recorded loci and two additional and distinct loci, and approximately 2,000 artifacts (2018).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

Ballpark Village: A mitigation and monitoring program within three city blocks in the East Village area of San Diego resulting in the discovery of a significant historic deposit. Nearly 5,000 historic artifacts and over 500,000 grams of bulk historic building fragments, food waste, and other materials representing an occupation period between 1880 and 1917 were recovered (2015-2017).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSa recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—including project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February- September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—including project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of

potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Meniffee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of An Archaic Cultural Resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Lawson Valley Project, San Diego County, California: Project manager/director of the investigation of 28 prehistoric and two historic sites—included project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; field survey; assessment of parcel for potentially buried cultural deposits; monitoring of geotechnical borings; authoring of cultural resources project report. Brian F. Smith and Associates, San Diego, California. June 2000.

Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Meniffee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—including project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project archaeologist/ director—including direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—including direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—including direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—including direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor—including monitoring of grading activities associated with the development of a single- dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—including direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —including direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis;

authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—including direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director—management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997- January 2000.

Phase I, II, and III Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—including recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System Project, San Elijo, California: Project manager/director—test excavations; direction of artifact identification and analysis; graphics production; coauthorship of final cultural resources report. December 1994-July 1995.

Evaluation of Cultural Resources for the Environmental Impact Report for the Rose Canyon Trunk Sewer Project, San Diego, California: Project manager/Director—direction of test excavations; identification and analysis of prehistoric and historic artifact collections; data synthesis; co-authorship of final cultural resources report, San Diego, California. June 1991-March 1992.

Reports/Papers

Author, coauthor, or contributor to over 2,500 cultural resources management publications, a selection of which are presented below.

- 2019 Final Archaeological Data Recovery and Mitigation Monitoring Program for the Westin Hotel and Timeshare Project, City of Carlsbad, California.
- 2019 A Phase I and II Cultural Resources Assessment for the Jack Rabbit Trail Logistics Center Project, City of Beaumont, Riverside County, California.
- 2019 A Section 106 (NHPA) Historic Resources Study for the Altair Project, City of Temecula, California.
- 2019 Phase II Cultural Resource Study for the McElwain Project, City of Murrieta, California.
- 2019 Cultural Resources Mitigation Monitoring Report for the Family Dollar Mecca Project, Riverside County, California.

- 2019 A Cultural Resources Assessment for TR 37177, City of Riverside, Riverside County, California.
- 2019 Cultural Resources Monitoring Report for the Westlake Project (TM 33267), City of Lake Elsinore, Riverside County, California.
- 2019 A Phase I Cultural Resources Survey for the Go Fresh Gas Project, Perris, California.
- 2019 Cultural Resources Monitoring Report for the South Milliken Distribution Center Project, City of Eastvale, Riverside County, California.
- 2019 A Class III Section 106 (NHPA) Study for the Perris Valley Storm Drain Channel Widening Project, Perris, Riverside County, California.
- 2019 A Section 106 (NHPA) Historic Resources Study for the Twin Channel Project, City of San Bernardino, San Bernardino County, California.
- 2019 A Class III Archaeological Study for the Tuscany Valley (TM 33725) Project National Historic Preservation Act Section 106 Compliance, Lake Elsinore, Riverside County, California.
- 2019 A Phase I Cultural Resources Survey for the IPT Perris DC III Western/Nandina Project, Perris, California.
- 2019 A Phase I Cultural Resources Assessment for the Menifee Gateway Project, City of Menifee, Riverside County, California.
- 2019 Results of Archaeological Monitoring at the Atwell Phase 1A Project (formerly Butterfield Specific Plan), City of Banning, Riverside County, California.
- 2019 A Phase I Cultural Resource Study for the Eastvale Self Storage Project, Eastvale, California.
- 2019 A Phase I Cultural Resources Survey Report for the Commercial/Retail NWC Mountain and Lake Streets Project, City of Lake Elsinore, Riverside County, California.
- 2019 A Phase I Cultural Resources Assessment for the Anza Baptist Church Project, Riverside County, California.
- 2019 A Phase I Cultural Resources Assessment for the Inland Propane Project, Riverside County, California.
- 2019 A Phase I and II Cultural Resources Assessment for the Seaton Commerce Center Project, Riverside County, California.
- 2019 A Phase I Cultural Resources Assessment for the Val Verde Logistics Center Project, Riverside County, California.
- 2019 A Phase I Cultural Resources Assessment for the Santa Gertrudis Creek Pedestrian/Bicycle Trail Extension and Interconnect Project, City of Temecula, Riverside County, California.
- 2019 Cultural Resource Report for the U.S. Allied Carriers Project, City of Riverside, Riverside County, California.
- 2018 A Section 106 (NHPA) Historical Resources Study for the Otay Ranch Village 13 Project, County of San Diego.
- 2018 An Archaeological/Historical Study for the Citracado Business Park West Project, City of Escondido.

- 2018 Cultural Resources Monitoring Report for the Uptown Bressi Ranch Project, Carlsbad.
- 2018 A Phase I Cultural Resources Assessment for the South Pointe Banning Project, CUP 180010, Riverside County, California.
- 2018 Mitigation Monitoring Report for the Stedman Residence Project, 9030 La Jolla Shores Lane, La Jolla, California 92037.
- 2018 Historic Resources Interim Monitoring Reports No. 1 through 4 for the LADOT Bus Maintenance and CNG Fueling Facility, Los Angeles.
- 2018 A Phase I and II Cultural Resources Assessment for the Emerald Acres Project, Winchester, Riverside County.
- 2018 Mitigation Monitoring Report for the Green Dragon Project, City of San Diego.
- 2017 Cultural Resource Monitoring Report for the Moxy Hotel Project, San Diego, California.
- 2017 Mitigation Monitoring Report for the Bayside Fire Station, City of San Diego.
- 2017 Mitigation Monitoring Program for the Ballpark Village Project, City of San Diego.
- 2017 Historical Resource Research Report for the Herbert and Alexina Childs/Thomas L. Shepherd House, 210 Westbourne Street, La Jolla, California 92037.
- 2017 A Phase I and II Cultural Resources Assessment for the Alberhill Ranch Specific Plan Amendment No. 3.1 Project, City of Lake Elsinore, Riverside County, California.
- 2017 A Cultural Resources Mitigation Monitoring Report for the Golden City Project, Tracts 28532-1, -2, -3, -4, and -5, and Tract 34445, City of Murrieta, California.
- 2016 Mitigation Monitoring Report for the Blue Sky San Diego Project, City of San Diego.
- 2016 Historic Resource Research Report for the Midway Postal Service and Distribution Center, 2535 Midway Drive, San Diego, California 92138.
- 2016 Results of the Mitigation Monitoring Program for the Amitai Residence Project, 2514 Ellentown Road, La Jolla, California 92037.
- 2016 Historic American Buildings Survey, Los Angeles Memorial Sports Arena.
- 2015 An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.
- 2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.
- 2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California.
- 2015 Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).

- 2015 An Updated Cultural Resource Survey for the Box Springs Project (TR 33410), APNs 255-230-010, 255-240-005, 255-240-006, and Portions of 257-180-004, 257-180-005, and 257-180-006.
- 2015 A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California.
- 2015 A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California.
- 2014 Cultural Resources Monitoring Report for the Diamond Valley Solar Project, Community of Winchester, County of Riverside.
- 2014 National Historic Preservation Act Section 106 Compliance for the Proposed Saddleback Estates Project, Riverside County, California.
- 2014 A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project, TR 36593, Riverside County, California.
- 2014 Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego, California (TTM 14-001).
- 2014 Cultural Resources Study for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California.
- 2014 Cultural Resources Due Diligence Assessment of the Ocean Colony Project, City of Encinitas.
- 2014 A Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.
- 2013 A Phase I Cultural Resource Assessment for the Modular Logistics Center, Moreno Valley, Riverside County, California.
- 2013 A Phase I Cultural Resources Survey of the Ivey Ranch Project, Thousand Palms, Riverside County, California.
- 2013 Cultural Resources Report for the Emerald Acres Project, Riverside County, California.
- 2013 A Cultural Resources Records Search and Review for the Pala Del Norte Conservation Bank Project, San Diego County, California.
- 2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps 36484 and 36485, Audie Murphy Ranch, City of Menifee, County of Riverside.
- 2013 El Centro Town Center Industrial Development Project (EDA Grant No. 07-01-06386); Result of Cultural Resource Monitoring.
- 2013 Cultural Resources Survey Report for the Renda Residence Project, 9521 La Jolla Farms Road, La Jolla, California.
- 2013 A Phase I Cultural Resource Study for the Ballpark Village Project, San Diego, California.
- 2013 Archaeological Monitoring and Mitigation Program, San Clemente Senior Housing Project, 2350 South El Camino Real, City of San Clemente, Orange County, California (CUP No. 06-065; APN-060-032-04).
- 2012 Mitigation Monitoring Report for the Los Peñasquitos Recycled Water Pipeline.

- 2012 Cultural Resources Report for Meniffee Heights (Tract 32277).
- 2012 A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.
- 2012 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.
- 2012 Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.
- 2011 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.
- 2011 Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.
- 2011 Cultural Resource Monitoring Report for the Sewer Group 714 Project.
- 2011 Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).
- 2011 Archaeological Survey of the Pelberg Residence for a Bulletin 560 Permit Application; 8335 Camino Del Oro; La Jolla, California 92037 APN 346-162-01-00.
- 2011 A Cultural Resources Survey Update and Evaluation for the Robertson Ranch West Project and an Evaluation of National Register Eligibility of Archaeological sites for Sites for Section 106 Review (NHPA).
- 2011 Mitigation Monitoring Report for the 43rd and Logan Project.
- 2011 Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.
- 2011 A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.
- 2011 A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.
- 2010 Mitigation Monitoring Report for the 15th & Island Project, City of San Diego; APNs 535-365-01, 535-365-02 and 535-392-05 through 535-392-07.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Sewer and Water Group 772 Project, San Diego, California, W.O. Nos. 187861 and 178351.
- 2010 Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.
- 2010 A Historical Evaluation of Structures on the Butterfield Trails Property.
- 2010 Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN

260-276-07-00).

- 2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.
- 2010 Cultural Resource Survey and Evaluation Program for the Sunday Drive Parcel Project, San Diego County, California, APN 189-281-14.
- 2010 Archaeological Resource Report Form: Mitigation Monitoring of the Emergency Garnet Avenue Storm Drain Replacement Project, San Diego, California, Project No. B10062
- 2010 An Archaeological Study for the 1912 Spindrift Drive Project
- 2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.
- 2009 Archaeological Constraints Study of the Morgan Valley Wind Assessment Project, Lake County, California.
- 2008 Results of an Archaeological Review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.
- 2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.
- 2007 Archaeology at the Ballpark. Brian F. Smith and Associates, San Diego, California. Submitted to the Centre City Development Corporation.
- 2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3, 115-180-049-1, 115-180-042-4, 115-180-047-9) in the City of Corona, Riverside County.
- 2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Katzer Jamul Center Project; P00-017.
- 2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.
- 2005 Results of Archaeological Monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6.
- 2005 Results of Archaeological Monitoring at the Baltazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).
- 2004 TM 5325 ER #03-14-043 Cultural Resources.
- 2004 An Archaeological Survey and an Evaluation of Cultural Resources at the Salt Creek Project. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Assessment for the Hidden Meadows Project, San Diego County, TM 5174, Log No. 99-08-033. Report on file at Brian F. Smith and Associates.
- 2003 An Archaeological Survey for the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Investigations at the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.
- 2003 Archaeological Monitoring of Geological Testing Cores at the Pacific Beach Christian Church Project. Report on file at Brian F. Smith and Associates.

- 2003 San Juan Creek Drilling Archaeological Monitoring. Report on file at Brian F. Smith and Associates.
- 2003 Evaluation of Archaeological Resources Within the Spring Canyon Biological Mitigation Area, Otay Mesa, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Otay Ranch Village 13 Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for the Audie Murphy Ranch Project (et al.). Brian F. Smith and Associates, San Diego, California.
- 2002 Results of an Archaeological Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County, California. Brian F. Smith and Associates, San Diego, California.
- 2002 A Cultural Resources Survey and Evaluation for the Proposed Robertson Ranch Project, City of Carlsbad. Brian F. Smith and Associates, San Diego, California.
- 2002 Archaeological Mitigation of Impacts to Prehistoric Site SDI-7976 for the Eastlake III Woods Project, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29777, Meniffee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2002 An Archaeological/Historical Study for Tract No. 29835, Meniffee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Survey and Evaluation of a Cultural Resource for the Moore Property, Poway. Brian F. Smith and Associates, San Diego, California.
- 2001 An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Water and Sewer Group Job 530A, Old Town San Diego. Brian F. Smith and Associates, San Diego, California.
- 2001 A Cultural Resources Impact Survey for the High Desert Water District Recharge Site 6 Project, Yucca Valley. Brian F. Smith and Associates, San Diego, California.
- 2001 Archaeological Mitigation of Impacts to Prehistoric Site SDI-13,864 at the Otay Ranch SPA-One West Project. Brian F. Smith and Associates, San Diego, California.
- 2001 A Cultural Resources Survey and Site Evaluations at the Stewart Subdivision Project, Moreno Valley, County of San Diego. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the French Valley Specific Plan/EIR, French Valley, County of Riverside. Brian F. Smith and Associates, San Diego, California.
- 2000 Results of an Archaeological Survey and the Evaluation of Cultural Resources at The TPM#24003–Lawson Valley Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Archaeological Mitigation of Impacts to Prehistoric Site SDI-5326 at the Westview High School Project for the Poway Unified School District. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological/Historical Study for the Meniffee Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Survey and Evaluation of Cultural Resources for the Bernardo Mountain Project, Escondido, California. Brian F. Smith and Associates, San Diego, California.

- 2000 A Cultural Resources Impact Survey for the Nextel Black Mountain Road Project, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Rancho Vista Project, 740 Hilltop Drive, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Cultural Resources Impact Survey for the Poway Creek Project, Poway, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project. Brian F. Smith and Associates, San Diego, California.
- 2000 Salvage Excavations at Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project, Carlsbad, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.
- 2000 A Report for an Archaeological Evaluation of Cultural Resources at the Otay Ranch Village Two SPA, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.
- 2000 An Archaeological Evaluation of Cultural Resources for the Airway Truck Parking Project, Otay Mesa, County of San Diego. Brian F. Smith and Associates, San Diego, California.
- 2000 Results of an Archaeological Survey and Evaluation of a Resource for the Tin Can Hill Segment of the Immigration and Naturalization and Immigration Service Border Road, Fence, and Lighting Project, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey of the Home Creek Village Project, 4600 Block of Home Avenue, San Diego, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey for the Sgobassi Lot Split, San Diego County, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Evaluation of Cultural Resources at the Otay Ranch Village 11 Project. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological/Historical Survey and Evaluation of a Cultural Resource for The Osterkamp Development Project, Valley Center, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California. Brian F. Smith and Associates, San Diego, California.
- 1999 An Archaeological Survey and Evaluation of a Cultural Resource for the Proposed College Boulevard Alignment Project. Brian F. Smith and Associates, San Diego, California.

- 1999 Results of an Archaeological Evaluation for the Anthony's Pizza Acquisition Project in Ocean Beach, City of San Diego (with L. Pierson and B. Smith). Brian F. Smith and Associates, San Diego, California.
- 1996 An Archaeological Testing Program for the Scripps Poway Parkway East Project. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of a Cultural Resources Study for the 4S Ranch. Brian F. Smith and Associates, San Diego, California.
- 1995 Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System. Brian F. Smith and Associates, San Diego, California.
- 1994 Results of the Cultural Resources Mitigation Programs at Sites SDI-11,044/H and SDI-12,038 at the Salt Creek Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1993 Results of an Archaeological Survey and Evaluation of Cultural Resources at the Stallion Oaks Ranch Project. Brian F. Smith and Associates, San Diego, California.
- 1992 Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Ely Lot Split Project. Brian F. Smith and Associates, San Diego, California.
- 1991 The Results of an Archaeological Study for the Walton Development Group Project. Brian F. Smith and Associates, San Diego, California.



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.2
Date: November 19, 2020

TO: Historic Preservation Commission

FROM: Paul K. Bingham, Assistant Planner II

PROJECT: ADM 20-0110 – Review and consider the adequacy of historic assessments done for a Craftsman Bungalow included in the City's 1990 Historic Survey

LOCATION: 1405 - 1407 S. Escondido Boulevard

APPLICANT: Catherine Ferguson, Attorney at Law, representing the Schniepp Family Trust

BACKGROUND:

The subject property consists of a California bungalow and detached garage located on a 1.02 acre parcel addressed 1405 - 1417 S. Escondido Boulevard (APN 236-172-15-00), within the Escondido Boulevard Mixed-Use Overlay District of the South Centre City Specific Plan. The property owner is considering the demolition of the existing structures in order to accommodate the redevelopment of the site. The property is not within a historic district and the structures are not on the City's Local Register of Historic Places. The property is, however, included in the City's Historic Resources Survey compiled in 1990. The survey identifies the main structure as "Significant" on a rating scale which includes four designations: "Individually Significant," "Significant," "Contributor," and "Non-Contributor."

The property owner has obtained two historic assessments for the property. The first was prepared by Scott Moomjian in 2015. After review of this report by City staff, it was determined that the report did not provide sufficient detail and information in order to draw any conclusions regarding the current condition of the property as a historic resource. A second assessment was prepared by Brian F. Smith and Associates in 2020. Staff believes this second report provides a more thorough analysis of the property, however no determination has been made regarding the conclusions drawn by said report. Both reports are attached to this memorandum.

REQUEST FOR DOCUMENT REVIEW:

The applicant has requested that the Historic Preservation Commission (HPC) review both historic assessments cited above and provide feedback on the adequacy of the documents as they relate to the current condition of the property and its status as a historic resource. While the intent of the property owner is to fully redevelop the site, a request for demolition is not part of this current request. Any application for a project which includes the demolition of the structure(s) on the property would be formally evaluated subject to applicable provisions of the Escondido Zoning Code.

Historic Preservation 11/19/20

CITY OF ESCONDIDO

**ACTION MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION**

November 19, 2020

The regular meeting of the Historic Preservation Commission was called to order at 3 p.m. by Chair Rea in Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Carol Rea, Chair; Errol Cowan, Vice-Chair; Marc Correll, Commissioner; James Spann, Commissioner; Marion Hanlon, Commissioner; and Nicole Purvis, Commissioner.

Commissioners absent: Carol Breitenfeld, Commissioner.

Staff present: Adam Finestone, City Planner; Paul Bingham, Assistant Planner II; Grant Ruroede, Assistant Planner I; and Joanne Tasher, Minutes Clerk.

MINUTES:

Moved by Commissioner Correll, seconded by Commissioner Hanlon, to approve the action minutes of the September 17, 2020 meeting. Motion carried unanimously (6-0-0; Breitenfeld was absent).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. MILLS ACT – CASE NO. PL 20-0562 (CONTINUED FROM 9/17/2020):

REQUEST: Local Register and Mills Act request for a 1964 Adobe known as “The Castle.”

ZONING/LOCATION: RE-30 (Residential Estates, minimum lot size 30,000 SF) / 2775 Las Palmas Avenue

APPLICANT: Camille Helminksi

STAFF: Paul Bingham, Assistant Planner II

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION:

The Commissioners discussed many aspects of the request and property including the 1991 conversion of the detached garage into a two-story, master bedroom.

COMMISSIONER ACTION:

Moved by Commissioner Correll, to accept the Castle House on the Mills Act with the exception of the 1991 garage conversion, seconded by Commissioner Purvis, to approve staff's recommendation. Motion carried unanimously (6-0-0, Breitenfeld was absent).

2. HISTORIC ASSESSMENTS FOR HISTORIC PROPERTY – CASE NO. ADM 20-0110:

REQUEST: Review and consider the adequacy of historic assessments done for a Craftsman Bungalow included in the City's 1990 Historic Survey

ZONING/LOCATION: S. Centre City Specific Plan / 1405 – 1417 S. Escondido Blvd.

APPLICANT: Catherine Ferguson, Attorney at Law representing the Schniepp Family Trust

STAFF: Paul Bingham, Assistant Planner II

STAFF RECOMMENDATION: Receive input, no action to be taken

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of this property and provided input.

COMMISSIONER ACTION: None. The Commission provided input to staff only.

3. DESIGN REVIEW– CASE NO. PL 20-0587:

REQUEST: Addition to a Local Register / Mills Act property in the Old Escondido Neighborhood

ZONING/LOCATION: R-1-6 (Single-family Residential, minimum lot size 6,000 SF) / 323 East 10th Avenue

APPLICANT: Jason and Allison Vanderwarker

STAFF: Grant Ruroede, Development Technician II

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

COMMISSIONER ACTION:

Moved by Commissioner Correll, to approve the application as written with the alteration that there needs to be some “differentiation” between the two structures (the existing home and the new addition) seconded by Commissioner Spann. Motion carried unanimously (6-0-0, Breitenfeld was absent).

4. DISCUSSION – ENVIRONMENTAL REVIEW PROCEDURES:

REQUEST: Discuss environmental review procedures related to historic resources

STAFF: Adam Finestone, Principal Planner

COMMISSION ACTION:

No action taken, discussion only.

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS:

Chair Rea announced that while the Escondido History Center was closed due to COVID, the director Robin Fox was responding to phone calls and emails and that they would have the 2021 calendar out soon.

ADJOURNMENT:

The meeting was adjourned at 4:40 p.m. to the next regularly scheduled Historic Preservation Commission Meeting on January 21, 2021.

Adam Finestone, Secretary to the
Historic Preservation Commission

Joanne Tasher, Minutes Clerk

HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name

Ser.No.

Nat'l. Reg. Status

Local Designation

Local Ranking Significant

2. Common or Current Name

3. Number & Street ~~1407-1417-1447~~ South Escondido Blvd.

1405

Cross-Corridor

City: Escondido Vicinity Only

Zip 92025 County: San Diego

4. UTM zone A E4929.80

B N36631.00

C Zone 11

D

5. Quad map No.

Parcel No. 236-172-15

Other

DESCRIPTION

6. Property Category

If district, number of documented resources

7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This large, plain California Bungalow has a gabled roof (gable facing the street) with a recessed porch running the full length of the front. The house is clad in narrow overlap siding and rests on a concrete foundation. The porch is supported by four square wooden posts with narrow capitals (no plinths) resting on a low siding clad wall. A framed shape echoing the outline of the front of the house contains the attic vents at the point of the gable. Windows are plain and double-hung, except for the large fixed window to the right (south) of the front door. This window has a decorative transom featuring narrow, diamond-shaped panes.

The architectural style is: California Bungalow

The condition is: good

The related features are: none

The surroundings are: residential; commercial; densely built-up

The boundaries are:



8. Planning Agency

City of Escondido

9. Owner and Address

Paul A. Schniepp

525 El Norte Parkway

Escondido

10. Type of Ownership private

11. Present Use residence

12. Zoning

13. Threats private development

HISTORICAL INFORMATION

14. Construction Date(s) c1930s Original location unknown Date moved
15. Alterations & date none apparent
16. Architect unknown Builder unknown
17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture Area
Period Property Type Context formally developed?
19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This structure, while not being of great architectural or historic significance alone, may be a contributing building in the formation of an historic district.

20. Sources

Sarborn Maps
Local Histories

21. Applicable National Register criteria

22. Other Recognition: State Landmark Number

23. Evaluator Date of Evaluation 1990

24. Survey type

25. Survey name

26. Year Form Prepared 1983 By(Name) Donald A. Cotton Associates Organization Revised by AEGIS 1990 Address 111 Spring Street City & Zip Claremont, CA 91711 Phone (714) 621 1207

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

