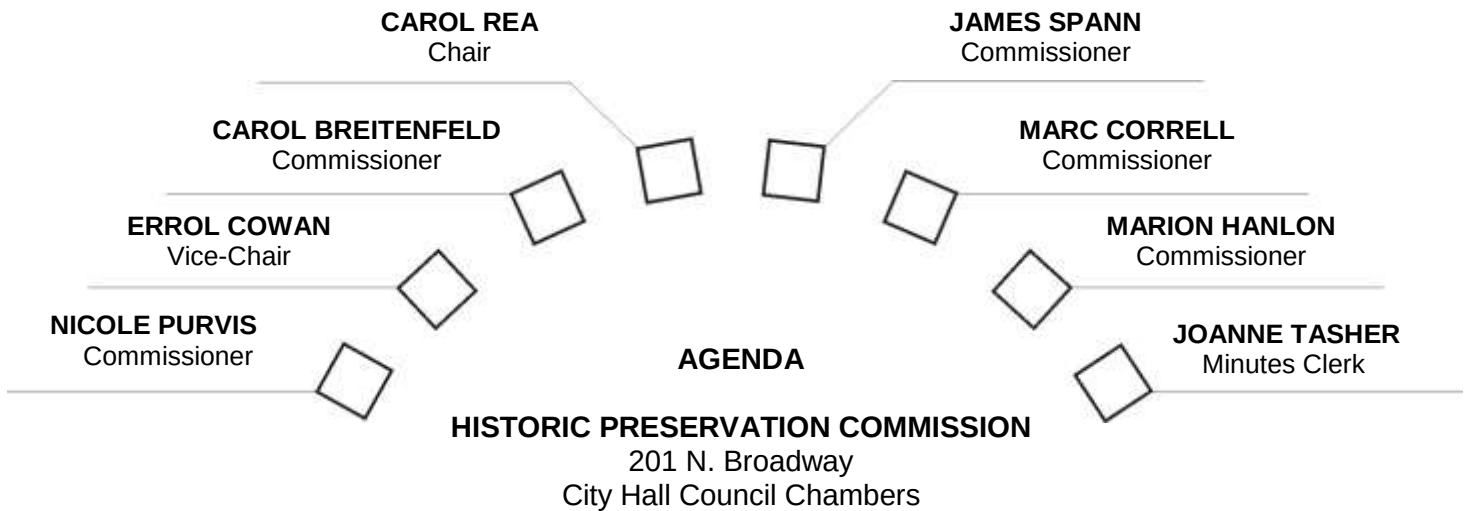


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



VIRTUAL MEETING AT 3:00 P.M.
November 19, 2020

- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. REVIEW OF MINUTES: [September 17, 2020](#)**

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.

Pursuant to Governor Newsom's Executive Orders, including N-25-20 and N-29-20: Certain Brown Act requirements for the holding of a public meeting have been temporarily suspended and members of the Zoning Administrator and staff will participate in this meeting via teleconference. In the interest of reducing the spread of COVID-19, members of the public are encouraged to submit their agenda and non-agenda comments online at the following link <https://www.escondido.org/public-comment-form.aspx>. Council Chambers will be closed, no public allowed.

Public Comment: To submit comments in writing, please do so at the following link: <https://www.escondido.org/public-comment-form.aspx>. If you would like to have the comment read out loud at the meeting (not to exceed three minutes), please write "Read Out Loud" in the subject line. All comments received from the public will be made a part of the record of the meeting. The meeting will be available for viewing via public television on Cox Communications Channel 19 (Escondido only). The meeting will also be live streamed online at the following link: <https://www.escondido.org/> and click on the graphic showing "live stream - meeting in progress".

To watch the archived Historic Preservation Commission meeting(s) please visit:
<https://escondido.12milesout.com/presentations/boards-and-commissions-and-state-of-the-city-videos>

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Historic Preservation 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 to individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

E. WRITTEN COMMUNICATION:

"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 COMMUNICATION:

"Under State law, all items under Oral Communications can have no action and will 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:

1. MILLS ACT – Case No. PL 20-0562

REQUEST: Local Register and Mills Act request for a 1964 Adobe known as "The Castle"
ZONING/LOCATION: RE-30 / 2775 Las Palmas Avenue
APPLICANT: Camille Helminski
STAFF: Paul Bingham, Assistant Planner II
STAFF RECOMMENDATION: Approval

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

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 / 323 East 10th Avenue
APPLICANT: Jason and Allison Vanderwarker
STAFF: Grant Ruroede, Development Technician II
STAFF RECOMMENDATION: Approval

4. DISCUSSION – Environmental Review Procedures

REQUEST: Discuss environmental review procedures related to historic resources
STAFF: Adam Finestone, Principal Planner

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.

I. ORAL COMMUNICATION:

"Under State law, all items under Oral Communication can have no action, and will 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.

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED MEETING ON JANUARY 21, 2021

CITY OF ESCONDIDO

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

September 17, 2020

The regular meeting of the Historic Preservation Commission was called to order at 3:30 p.m. (*late due to technical difficulties*) by Chair Rea in Council Chambers, 201 North Broadway, Escondido, California.

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

Commissioners absent: James Spann, Commissioner; Carol Breitenfeld, Commissioner; and Nicole Purvis, Commissioner.

Staff present: Adam Finestone, Principal Planner; Paul Bingham, Assistant Planner II; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Cowan, seconded by Commissioner Hanlon, to approve the minutes of the July 16, 2020 meeting with the following correction regarding nominations - Commissioner Hanlon nominated Commissioner Cowan for Vice-Chair (not Chair Rea as noted in minutes). Motion carried (4-0; Commissioner Breitenfeld, Commissioner Purvis and Commissioner Spann were absent).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. MILLS ACT – Case No. PL 20-0562:

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

ZONING/LOCATION: RE-30 / 2775 Las Palmas Avenue

APPLICANT: Camille Helminksi

STAFF: Paul Bingham, Assistant Planner II

COMMISSIONER ACTION: Moved by Chair Carol Rea, seconded by Commissioner Correll to bring the item back to HPC with the required DPR Primary Record form completed, the Mills Act Improvements List modified to include changing out the existing front vinyl windows to period appropriate windows, and the Local Register listing to include criteria #2 and potentially #1 after the additional research for the DPR form is done. Motion approved (4-0; Commissioner Breitenfeld, Commissioner Purvis and Commissioner Spann were absent).

2. AD HOC SUBCOMMITTEE REPORT – Downtown Specific Plan Amendment related to design review requirements for construction activities

PRESENTED BY: Chairperson Carol Rea (presentation prepared with help from Commissioners Purvis and Cowan)

COMMISSIONER ACTION: Moved by Vice-Chair Errol Cowan, seconded by Commissioner Marc Correll to authorize staff to bring recommendations to City Council. Motion approved (4-0; Commissioner Breitenfeld, Commissioner Purvis and Commissioner Spann were absent).

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS: Chair Rea said the Escondido History Center would be reopening September 19, 2020, Tuesday through Saturday, 10 a.m.- 4:00 p.m. to assist with research.

ADJOURNMENT: The meeting was adjourned at 4:27 p.m. until the next regularly scheduled HPC Meeting on November 19, 2020.

Kirsten Peraino, *Administrative
Coordinator* Minutes Clerk

Adam Finestone, *Principal Planner*
Witness

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: November 19, 2020

TO: Historic Preservation Commission

FROM: Paul Bingham, Assistant Planner II

REQUESTS: Residence addressed as 2775 Las Palmas Avenue (case number PL 20-0562)

1. Local Register listing request,
2. Mills Act contract request and
3. Consideration of the proposed CEQA exemption

RECOMMENDATION: Forward recommendations of approval to the City Council

PREVIOUS ACTION:

On September 17, 2017, the Historic Preservation Commission directed the applicant to work with staff to provide additional information and bring the application back to the Commission for further consideration.

BACKGROUND:

City of Escondido Historical/Cultural Resources Survey

A City of Escondido Historical/Cultural Resources Survey was completed in 1990 (Agis, May 1990). Close to 1,000 resources were inventoried in the survey for their significance. The Survey of 1990 was conducted in compliance with procedures established by the U.S. Department of the Interior, National Park Service and the State Office of Historic Preservation. A Historical/Cultural Resources Survey is a collection of information that identifies documents and describes the historical resources in the community. The survey also associates the resources with historical events and/or people. Among other preservation programs, the survey serves as the basis for historic preservation plans. The survey also fulfills a higher level of historic nomination requirements (Local, State and National), it allows for the applicability of Historic Building Code in regard to rehabilitation/renovation of structures, and justifies local, state and federal funding assistance.

Local Register of Historic Places Listing

The City of Escondido's zoning code Article 40 (Historical Resources), Section 33-794 identifies the process and criteria for listing historic structures on the City's Local Register. Requests for listing on the Local Register require approval by the Historic Preservation Commission at a public meeting. The historic resource is evaluated against seven criteria and must meet at least two of the seven.

Mills Act Contract and Property Applying

The Mills Act is a state law that enables owners of designated historic properties to enter into a preservation contract with their local legislative body and receive a substantial reduction in the property taxes. One of the incentives for the preservation of historic and/or cultural resources, approved in 1989, allows property owners of designated historic resources to enter into a Mills Act contract with the City. City Council Resolution 92-409, adopted on October 28, 1992, clarified that a property owner may apply for a Mills Act contract if the resource has been listed as a Local Register property. The current owner is requesting that the subject property be approved for Local Register listing.

The subject property at 2775 Las Palmas Avenue (APN 239-181-07-00) consists of 1.63 acres with a single story Weir Brothers Adobe residence known as “The Castle” and serpentine garden walls and other features displaying distinctive artisan craftsmanship. The residence was originally built in 1964 of adobe bricks made on site and is part of Longview Acres, a subdivision of adobe homes, some of which are already on the City’s Local Register. The detached garage with guesthouse above was built in 1991 by John & Patti Stires, the owners at that time. This property was on the San Diego County Adobe Home Tour in 2014. In 2015 it was presented with a Preservation Award by the Mayor recognizing its importance in Escondido’s history. The current owner desires to have the property included on the City’s Local Register and to enter into a Mills Act contract for its continued preservation.



ANALYSIS

Escondido Historical/Cultural Resources Survey

The applicant has conducted the required historic research and data collection, and has provided the information on the required State Department of Parks and Recreation forms (attached). The information provided by the applicant, including historical background and descriptive analysis of the architectural style, is adequate for the purpose of determining the appropriateness of adding the structures to the survey.

Local Register of Historic Places Listing

This request by the current owner, Camille Helminski, is to consider placing this resource on Escondido’s Local Register of Historic Places. At least two of seven criteria identified in Article 40

of the Escondido Zoning Code must be met in order to be listed on the Register. The property meets the following four of the criteria, as described below.

Criterion 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.

The subject one story Adobe residence is in its original form and was designed and built by the Weir Brothers.

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

The existing one story Adobe residence was built in 1964 and is currently 56 years old.

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

This residence would be one of several similar adobe properties in the Longview Acres subdivision which have already been listed on the City's Local Register.

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

Only a limited number of adobe structures were built in Escondido, and can no longer be built based on current California Building Code requirements. This residence is one of a few remaining examples of Adobe architecture in the City. It is believed that the Escondido area may have more remaining adobe buildings than any other area in the country outside of New Mexico.

Mills Act Contract

The Mills Act contract is for a minimum of ten years, automatically renewed each year unless a notice of non-renewal is filed. The terms of the contract require that the property owner make a commitment to maintain the structure and surrounding property, per a maintenance schedule that has been included with this report (see attached). All improvements must be performed to the Secretary of the Interior Standards. In addition, the applicant has been informed that all exterior modifications require staff review. Staff feels that the proposed Mills Act Contract is appropriate since the property meets the established criteria for a historic resource, and appropriate improvements have been listed.

PROJECT AND REPORT MODIFICATIONS

Subsequent to the September 17, 2020, Historic Preservation Commission meeting, the applicant did more research and provided staff with a more complete history in the DPR Primary Record form, as requested by the Commission. In addition, the applicant submitted more and better quality photos, a corrected and complete chain of title and modified the Mills Act Improvement List. With this additional information, Planning staff was able to add Criterion 2 to the list of applicable local register criteria.

Respectfully Submitted,

Paul K. Bingham

Paul K. Bingham
Assistant Planner II

Mills Act Application List of Improvements

Property Address: 2775 Las Palmas Avenue

Property Owner: Camille Helminski

1. Repair and repaint adobe garden wall in front of house
2. Upgrade landscape lighting around the house
3. Repair and repaint adobe garden wall along rear patio and repair brick stairs behind the house
4. Repair retaining wall near garage, install weep holes and repaint
5. Repair retaining wall below house and re-landscape to prevent erosion
6. Upgrade chimney caps
7. Repair adobe on chimneys and repaint them
8. Repair/replace broken tiles in front patio courtyard
9. Repair/replace screening on custom exterior master bedroom doors
10. Reseal garage doors
11. Increase berm along southwest edge of driveway and adjacent southern neighbor's driveway to prevent further storm water runoff into driveway.
12. Repair wrought iron gate at northwest corner of back patio
13. Replace two existing vinyl windows with period appropriate replacements.

"THE CASTLE" 2775 LAS PALMAS AVE.
ESCONDIDO, CA 92025

APN 239-181-07-00

CAMILLE ADAMS HELMINSKI
1288 CHEROKEE RD.
LOUISVILLE, KY 40204
831-234-9248; 502-454-7448
camille@skyhighway.com

October 10, 2020

To:
Paul Bingham
Assistant Planner II
Planning Division
City of Escondido
201 North Broadway
Escondido, CA 92025-2798

Hi Paul,

Enclosed are our updated Historic Designation and Mills applications. Please let us know when it has safely arrived. Thank you so much for conferring to get all in order for the presentation — hopefully all will now be readily approved.

As noted, we have updated our improvement list, consolidating and adding the requested front window replacement as #8.

We have also noted that:

Since purchasing the property on February 24, 2020, the owner has already replaced all the old iron piping from the house to the septic system and all the old iron piping in the back (east) guest bathroom, and resealed all the tile floors in the house and installed new garage door openers for the two accessible garage bay doors.

And as you know, we included the owner construction and history details and supplied more labeled photos, etc., updating all the docs as per more detailed instruction and sample. Hopefully all is in order as per your previous review.

So many thanks for all your help!!!

All best wishes,



Camille Helminski



CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671

Page 1 of 11

FOR INTERNAL USE ONLY

Case No.: _____
Date Received: _____
Received By: _____
Fees Received: _____
Date Approved: _____
Application: ☐ Incomplete
☐ Complete

ESCONDIDO HISTORIC DESIGNATION APPLICATION

(Check one) ☐ Historic Landmark ☒ Local Register

Applicant: Camille Adams Helminski
Address: 1288 Cherokee Rd.
City/State/Zip: Louisville, KY 40204
Phone No.: (H) 831 234-9248 (W) _____

Present Property Owner: Camille Helminski 2003 Trust
Address: 1288 Cherokee Rd
City/State/Zip: Louisville, KY 40204
Phone No.: (H) 831 234-9248 (W) _____

Address of Site/Structure: 2775 Las Palmas Ave., Escondido, CA 92025
Assessor Parcel No.: 239-181-07-00
Present Land Use: E2 Estate II
General Plan Designation: _____
Tier/Neighborhood: _____

Common Name/_____
Historic Name: The Castle
Architural Style: adobe, hacienda

Zoning: RE 30
Related Case File: _____

Put answers to questions 1-3 on the reverse side of this form.

1. Please describe historical aspects of the site or structure as well as any other significant factors which may determine this as an Historic Resource (i.e., special aesthetics; cultural, architectural, or engineering factors; and any dates, events, or persons associated with the site or structure).
2. Has the site or structure been altered in any way from its original design? Explain.
3. Are there any known threats to the site or structure? (i.e., private development, zoning, vandalism, public works, structural damage, etc.)

SUBMITTAL REQUIREMENTS:

- ☒ Complete legal description of property
- ☒ List of past and present occupants/owners
- ☒ 1 copy of site plan
- ☒ Photos of exterior of structure/site (See Primary Record pages-523a,b)
- ☒ Evidence that the property owner has consented to designating the Historic/Cultural Resource as an Historic Landmark/Local Register Property
- ☒ Chain of Title
- ☒ State of California Department of Parks and Recreation Forms 523a & b (attached)

Camille Adams Helminski Oct 10, 2020 Camille Adams Helminski Trust Oct 10, 2020
Applicant Signature (Date) Property Owner Signature (Date)

1. Renowned adobe builders, the Weir brothers, constructed this adobe home in 1964 in the adobe only neighborhood of Las Palmas for James V. Jackson and his wife Gretchen. Many of the original features remain. The curved wall turret has earned this iconic adobe home the name of "The Castle". It has been awarded an historic preservation award from the Escondido Historic Preservation Committee and was featured in the 2014 San Diego County Adobe Home Tour. There are custom hand carved wooden doors, original parquet floors, saltillo tile floors, and heavy ceiling beams across airy high ceilings that all lend an elegant grace to this Mexican Hacienda style home with three internal fireplaces and an additional hospitable back patio fireplace. Serpentine adobe garden walls and hand wrought iron gates and detailing complete this architectural gem.

*See attached supplemental pages #3-4 and 2014 Adobe Home Tour brochure featuring "The Castle" House

2. In 1991, then owner, John Stires, converted the attached garage into a master suite. He also then built a two story garage with second floor guest space below the house to the north, on the curve of Las Palmas Ave. He updated the kitchen and added a bar-b-que on the back patio. He improved some of the garden serpentine walls and added wrought iron window details constructed by Mexican artisans. Stires ensured the integrity of the original design in his remodel by echoing the arched window of the main living room with a custom arched French door to a patio outside the new master suite. The Shapards moved the septic tank from under the back brick patio (east side of house) to further down that east slope and added a new cement tile roof. The applicant has replaced the iron sewer pipe from the house to the tank and all the iron sewer piping in the back guest bathroom.

3. Applicant knows of no known threats to the site or structure.

2775 Las Palmas Ave., Escondido, CA 92025

APN #239-181-07-00

The Castle House:**Continuation from page 2 #1, Escondido Historic Designation Application:**

Beginning in the 1940's, The Weir Brothers created the "gold standard" for adobe home construction in Southern California. Excerpts from "Brick by Brick" article featured in San Diego Union Tribune (noted in references):

The Weir homes captured the essence of haciendas and infused them with midcentury and 1970's chic....About 200 of the Weirs' homes are still scattered about North County. Many are in Escondido, where the company was headquartered.

"The brothers helped other adobe companies get started, and as a result, more adobe homes sprang up in the area. It is believed that the Escondido area has more adobe buildings than any other area in the country outside of New Mexico." ~ Tom McCoy,

Adobe is among the oldest construction materials in the world. The thick walls provide insulation that keep the home cool during the day and warm at night.

Larry Weir, a self-taught designer, took inspiration from Cliff May, known as the father of the California ranch house, and the practical simplicity of Frank Lloyd Wright. But Weir homes were also a nod to the romance of early California.

Continuation from page 2, Escondido Historic Designation Application:**List of owners with history and improvement/upgrade notes for #2****Jacksons:**

In 1964: The Weir Brothers constructed this adobe home for a retired couple, **James (Jim) Jackson and his wife, Gretchen**. This home is an excellent example of a Weir Brothers home, stressing originality over tradition in this unique design dominated by an exterior welcoming turret, and sturdy construction. The Jacksons also collaborated on the design with architect Robert Roth of Spring Valley, CA. Jackson had been a cherry grower in Oregon; he and his wife retired in Escondido to this new home. According to Phyllis Jacobs, neighbor adjacent to this property, there were three new homes constructed that year on Las Palmas Avenue including her own.

The large open living room space with distinctive fireplace is unchanged from the original construction. The parquet flooring is also original to this room. The Jacksons selected flooring that was popular at the time and blended the look with traditional elements of Spanish Colonial revival by the use of arches above windows and an arch above the fireplace. A second fireplace mantel made of heavy timber sweeps across the north wall of the room. The commanding fireplace serves as a focal point, and is a popular element in mid-century modern homes as compared to the rustic ranch style fireplaces often seen in a Weir home. The sunken living room, original construction, gives the sense of a place to lounge or have a conversation—another feature of a mid-century modern home, and often adobe homes.

The turret, curves, arches, and white stucco exterior are remnants from the 1920's-1930's Spanish Colonial revival architecture that hit hard in Southern California. However, the turret dominating the design of the structure is a less common feature, though more popular in the recent Spanish Colonial revival.

Just a year after moving in, the Jacksons hosted the annual Christmas Paseada tour of the AAUW

(American Association of University Women), one of four homes showcased on the tour. The newspaper article about the tour visit mentions Gretchen's gift for creativity: she handmade the Christmas decorations for the house and had woven the large 9x12 foot rug warming the floor of the den adjacent to the kitchen. The wrought iron light fixture suspended in the turret enclosure is mentioned; it still hangs there, welcoming. The landscaping description mentions roses, mock orange and native plum and avocado trees, and bright pink geraniums, which the current owner hopes to restore to the garden.

Sims:

By 1970, **Robert and Patti Sims** had purchased the property. Robert Sims was a private investor; Patti a horseback riding enthusiast who had been trained as a teacher. Both were California natives and graduates of Stanford. A former neighbor, Jeanette Regan, said Patti did not keep her horse on the property but at a nearby stable in Rancho San Bernardo. Interested in energy development in the area and investment potentials, Robert Sims was a founding member of the group of seventeen business people called "San Diegans for the Merger" who received financial support from Southern California Edison Co. to attempt to push forward the merger of Southern California Edison with SDG&E. After several years and millions of dollars of effort from Edison, when it failed to comply with the new legal guidelines for energy mergers, the merger was killed—San Diego maintained its independent energy company to the delight of the then mayor. It was around that time that the Sims sold the house to the Stires and left the area. They had changed very little about the home during their time as owners.

Stires:

In 1989, **John Stires III and Patti** purchased the property and undertook improvements, changes, and remodels. John Stires remembered in an interview that the Stires had been introduced to the property through John's then wife while she was playing tennis at Lomas Santa Fe Country Club with Mrs. Sims where the Sims' two sons would sell oranges they had picked from the "Castle" grove to the tennis players for refreshment. The property is about 1.6 acres and originally had 153 orange trees. The trees were expensive to maintain because of the cost of water, however, the oranges produced in the orchard were famous for their taste. Eventually the grove was reduced; now it has about 50 Valencia orange trees.

Stires explained that the *Castle* was a name that had been given to the home by the neighbors because of the tall turret at the home entrance. The Stires installed outdoor lighting to feature the existing palm trees around the house. When they created the serpentine walled patio outside the master bedroom suite (the converted garage) Mexican artisans known for their ironwork crafted all the surrounding metal work to coordinate with the existing metalwork of the original house design. When the former attached garage was converted into the Master bedroom suite, the old master bedroom was converted into the master bath, and the old bathroom was converted into one of the walk-in closets for the master suite. The open beam ceiling is original construction.

In the interview, John mentioned that the adobe for the house had been made on site. Mr. Stires said he purchased the home in 1989 primarily because he loved the architecture of the Mexican hacienda and the appeal of a well-crafted home. At first, John Stires related, they were uncertain if they would stay in Escondido. John, who enjoyed cooking, said the opening of Major Market made a difference by changing the feel of the neighborhood shopping area. His wife Patti was an avid baker. John and Patti remodeled the kitchen (and den area) into a top of the line gourmet kitchen with open family room incorporating the curved corner fireplace, adding a large Wolf range, full standing freezer and separate refrigerator, two dishwashers, built-in spice rack, and wide center island. Patti began a baking business creating specialty cakes and desserts in that Castle House kitchen, and maintained a local following who ordered her delicious treats. John also used a plan in Sunset magazine to create a

homo pizza oven on the additional triangular southern end of the property located across the neighbor's right of way to the south. Here they also grew fresh vegetables in abundance—corn, tomatoes, lettuces, and zucchinis the size of footballs.

Shapards:

In **2002**, **Thomas and Joanne Shapard** purchased the property from the Stires. An avid gardener, Joanne took care of the garden and grove herself. She remembers giving the orange trees a good pruning in the first year they were in residence, to bring them down to a manageable size. In an interview with Tom, he fondly remembered their years in the house and the arrival of their first grandchild while they were there. They made no substantial changes to the home, but honored its historic nature. They opened their home as one of the homes featured in the 2014 Adobe Home Tour and received an historic preservation award from the Escondido Historic Preservation Committee in 2015 (Honoring Significant Adobe Structures and Innovators) for "Exceptional adobe residence", recognizing its unique value. (It, also, is featured in the recently published *Weir Brothers Adobe Homes* by Robert Weir.)

A number of upgrades were accomplished while the Shapards were owners: a new roof in 2014 (changing to more durable cement tiles, though with still the terra cotta hue and character), adding a whole-house fan, and upgrading the heating and cooling systems. They also removed the old septic tank that had been under the brick patio and located a new tank further down the slope.

Helminski:

Since purchasing the property on **February 24, 2020**, the applicant (owner, **Camille Adams Helminski**, Trustee for the Camille Helminski 2003 Trust) has already replaced all the old cast iron piping from the house to the septic system and all the old cast iron piping in the back (east) guest bathroom, and resealed all the tile floors in the house as well as installed new garage door openers. she looks forward to maintaining the historic character of the home, repairing the serpentine walls, and developing the surrounding gardens.

Chain of Title: The Castle House

2775 Las Palmas Ave Escondido, CA ⁹²⁰²⁵ APN 239-181-07-00

Property Ownership title transfers:

1. 1964 James V. Jackson and his wife, Gretchen (*Built by Weir Brothers)
2. 1970: Robert G. and Patricia Sims
3. 1989: John C Stires III and Patti
4. 1995: John C Stires TR
5. 1999: John C Stires III and Patti
6. 2002: Thomas Shapard and Joanne Shapard
7. 2014: T and J Shapard Family Trust
8. 2020: Camille Adams Helminski 2003 Trust
(February 24, 2020: Camille Adams Helminski, as Trustee of the Camille Helminski 2003 Trust dated January 15, 2003 as Amended and Restated Jan. 5, 2016)

Order No.: 19-243897

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 19 OF BLOCK 12 UNIT NO. 3 OF LONGVIEW ACRES, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3384, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 29, 1956.

APN: 239-181-07-00

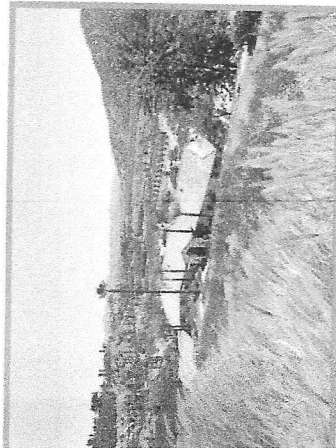
SITE PLAN
2775 LAS PALMAS AVENUE
ESCONDIDO, CA 92025

THE CASTLE
APN: 239-181-07-00

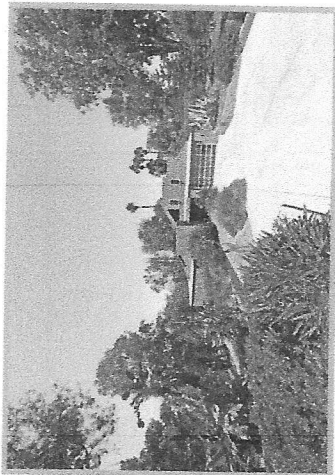


Traci Bass selling adobe homes and
all other properties in

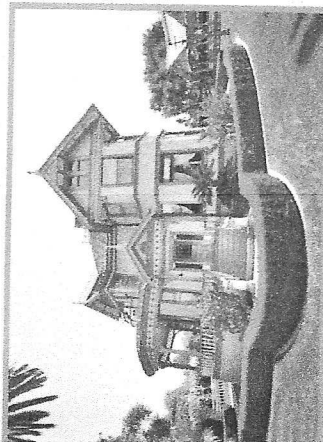
North San Diego County



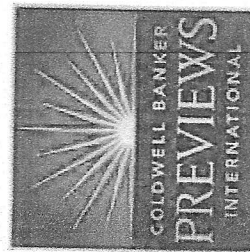
Custom estate on 2.4 acres
\$849,000



Custom Contemporary Estate
\$1,100,000



1896 Queen Ann Victorian
\$1,200,000



Adobe Homes Sold In Escondido

- 3133 El Ku
- 3019 El Ku
- 2740 Las Palmas
- 3155 El Ku



For all of your real estate needs call Traci Bass
760-519-7355
www.Tracibasshomes.com

Adobe

Home Tour



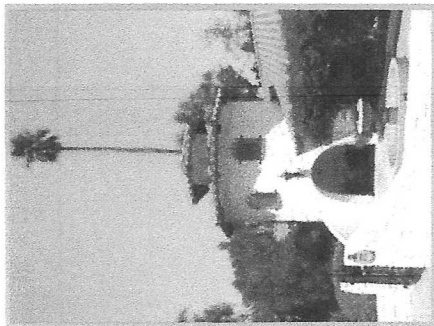
FEATURING! THE CASTLE HOUSE

Sunday Oct. 5, 2014

11am - 4pm



The Jackson "Castle" House

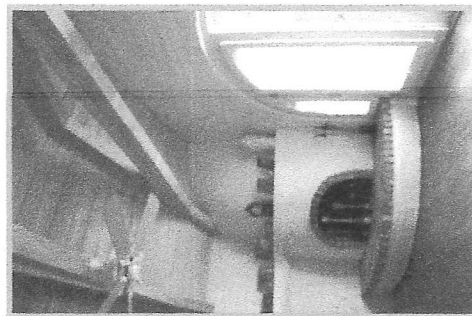


The Weir Brothers constructed this adobe home in 1964, in the "adobe only" neighborhood of Las Palmas. James V. Jackson and his wife, Gretchen, retired cherry growers from Oregon, sold the home by 1975 to John W. and Elizabeth Stevens.

Twenty years later, owner John Stires undertook the newer upgrades and remodels after 1991. Stires explained that because of the tall turret at the home entrance, the neighbors named it The Castle. When Stires purchased the property, it had a grove of 153 orange trees.

Although changes have been made to the home, much of the original architecture remains. Features such as the curved-wall turret, the airy living room, brick fireplace, true parquet flooring and heavy ceiling beams are strong contributors to the Weir construction style. Be sure to ask a docent to point out the "horno" clay oven outside.

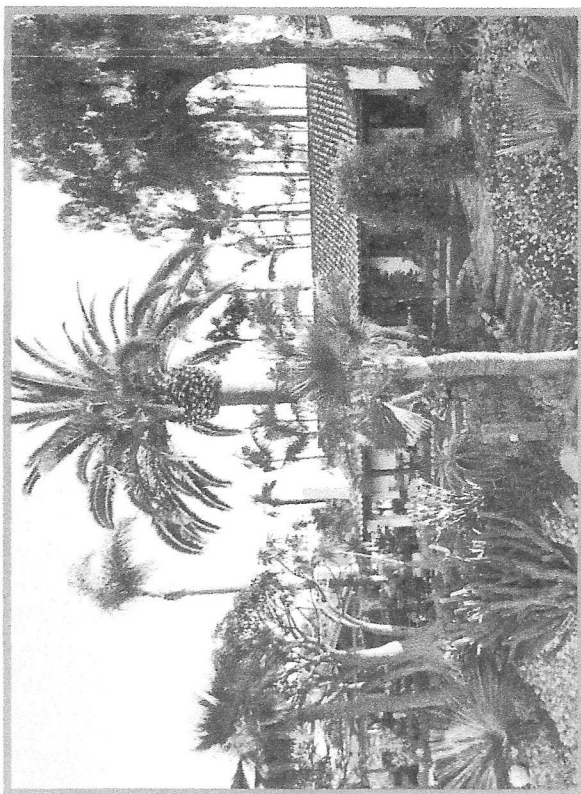
The patio facing the front of the house was added later outside the master bedroom. Notice the wrought iron work done by local Mexican artisans. This wing of the house was originally an attached garage.



MASTER
BEDROOM

2014 ADOBE HOME TOUR BROCHURE
EXCERPT: PG. 8

LAND DOCTOR LANDSCAPING



Land Management
Professional Landscaping
Maintenance ☐ Consulting
Irrigation ☐ Arborist

Shawn Rogers
Owner
760-432-6000

Mention Adobe Tour to receive 20% off any
new landscape installation.

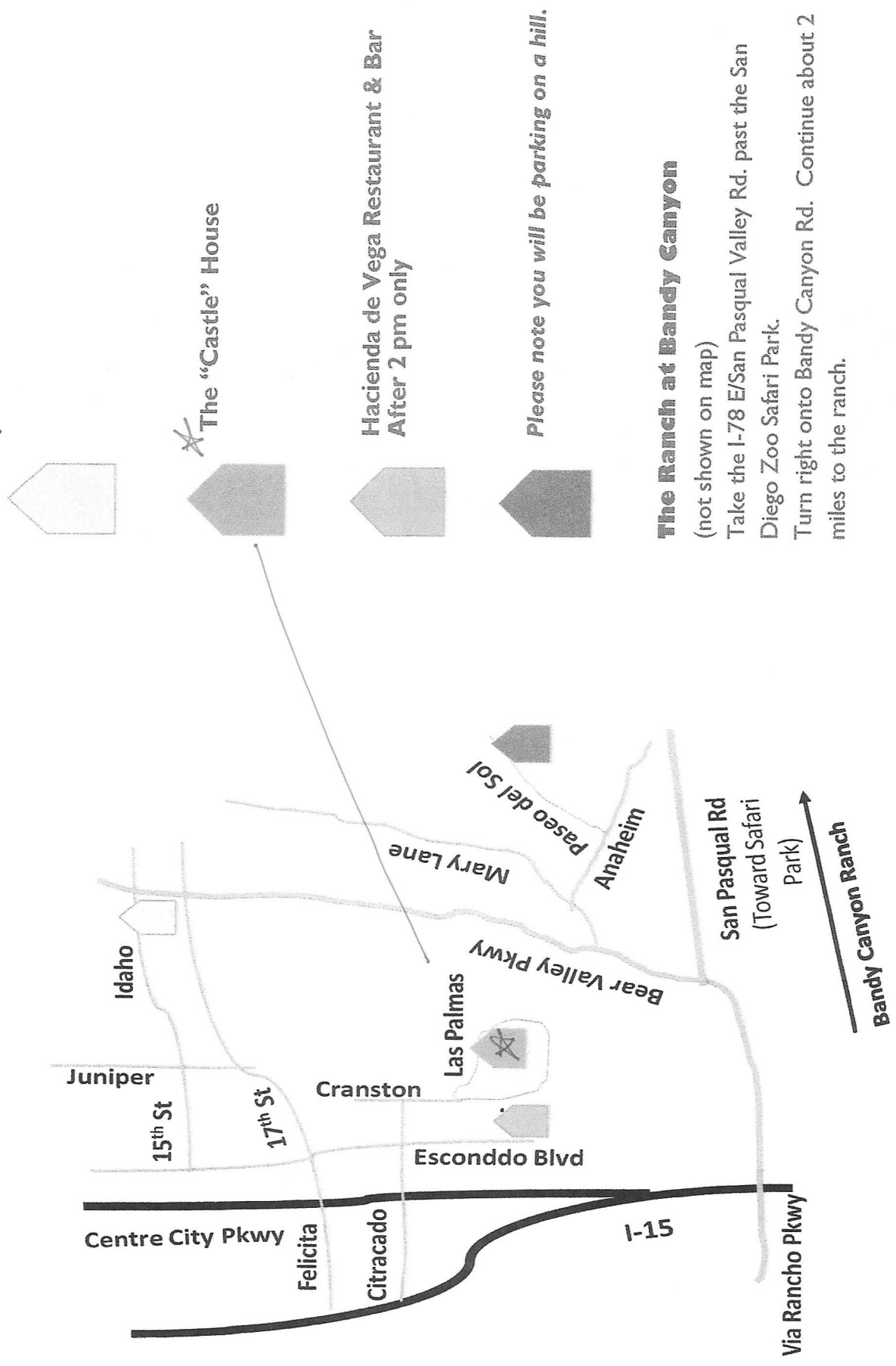
Landdoctorlandscaping.com
Landdoctorlandscaping@gmail.com

The Castle

APN # 239-181-07-00

EHDA pg 10 of 11

Map of Homes





CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
Fax: (760) 839-4313

**HISTORIC PROPERTY PRESERVATION
(MILLS ACT) APPLICATION AND AGREEMENT**

FOR INTERNAL USE ONLY	
Case No. _____	
Date Submitted: _____	
Project Planner: _____	
Fees: _____	
Receipt No.: _____	
☐ Incomplete	Date of Notice _____
☐ Complete	Date _____

APPLICANT/CONTACT PERSON

Name (Print): Camille Adams Helminski
Address: 1288 Cherokee Rd.
City, State, Zip: Louisville, KY 40204
Phone: 831 234-9248
Fax: _____
E-mail: camille@skyhighway.com
Signature: Camille Adams Helminski

OWNER (If multiple owners/addresses, attach additional sheets as necessary.)

Name (Print): Camille Adams Helminski, Trustee
Address: 1288 Cherokee Rd.
City, State, Zip: Louisville, KY 40204
Phone: 831 234-9248
Fax: _____
E-mail: camille@skyhighway.com
Signature: Camille Adams Helminski Trustee
(authorizing applicant to submit application)

SITE INFORMATION

Property Address: 2775 Las Palmas Ave., Escondido, CA-92025
Assessor's Parcel Number: 239-181-07-00
Historic Name: "The Castle" House

LANDMARK/LOCAL REGISTER INFORMATION

Historic Designation:
☒ Local ☐ State ☐ National
Date of Designation: _____
Local Register Listing: ☐ Yes ☐ No
Date of Listing: _____

POTENTIAL STRUCTURE/PROPERTY IMPROVEMENT TIMELINE:

Please list the improvements which are intended to take place over the next 10 years. List them in order of owner's priority. The improvements listed may be as specific or as general as the applicant prefers; however, physical alterations shall comply with the Secretary of Interior standards. Emergency maintenance not identified in this Agreement may be substituted for listed improvements. The listed improvements may be performed out of order, depending on the property owner's financial situation. Visits to the property by City representatives to monitor the progress will be performed every two to three years.

PROPOSED IMPROVEMENTS

1)Repaint and repair adobe garden wall in front of house. 2)Upgrade landscape lighting around the house. 3) Repaint and repair adobe garden wall along rear patio in back of house and repair brick stairs as needed. 4)Repair retaining wall near garage: install weep holes and repaint. 5)Repair retaining wall below house patio as needed and add appropriate plant materials to secure slope 6) Upgrade chimney caps. 7) Repair adobe on chimneys and repaint them 8) Replace front windows of bedroom to right of front entry with period appropriate windows.9)Repair/replace screening on custom exterior doors to master bedroom; refinish/seal small door to master bedroom. 10)Reseal garage three front wooden doors. 11)Increase berm along southwest edge of driveway; 12) repair iron gate NE corner of back patio

Signatures. Applicant and property owner signature lines must be signed, even if the applicant and property owner are the same. The signature of the architect and/or engineer is also required if drawings are submitted by professional architects and/or engineers.

Applicant

As part of this application the applicant hereby agrees to defend, indemnify and hold harmless the City of Escondido, its Council, boards and commissions, officers, employees, volunteers, and agents from any claim, action, or proceeding against the City of Escondido, its Council, boards and commissions, officers, employees, volunteers and agents, to attack, set aside, void or annul an approval of the application or related decision, including environmental documents, or to challenge a denial of the application or related decisions. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth herein. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed.

By signing below, I hereby certify that the application I am submitting, including all additional required information, is complete and accurate to the best of my knowledge. I understand that any misstatement or omission of the requested information or of any information subsequently requested may be grounds for rejecting the application, deeming the application incomplete, denying the application, suspending or revoking a permit issued on the basis of these or subsequent representations, or for the seeking of such other and further relief as may seem proper by the City of Escondido.

Applicant: Camille Adams Helminski

Date: Oct 10 2020

Property Owner

By signing below, I hereby certify under penalty of perjury, that I am the owner of record of the property described herein and that I consent to the action requested herein. All other owners, lenders or other affected parties on the title to the property have been notified of the filing of this application. Further, I hereby authorize City of Escondido employees and officers to enter upon the subject property, as necessary to inspect the premises and process this application.

In order to facilitate the public review process, the City requires that property owners agree to allow any plans or drawings submitted as part of the application to be copied for members of the public. Property owner(s) hereby agree to allow the City to copy the plans or drawings for the limited purpose of facilitating the public review process.

Property Owner: Camille Adams Helminski

Date: Oct 10 2020

Architect/Engineer

In order to facilitate the public review process, the City requires that architects and engineers agree to allow any plans, drawings, studies or reports submitted as part of the application to be copied for members of the public. Architect/Engineer hereby agrees to allow the City to copy the plans, drawings, studies or reports for the limited purpose of facilitating the public review process.

Architect: _____

Date: _____

Engineer: _____

Date: _____

Mills Act Application

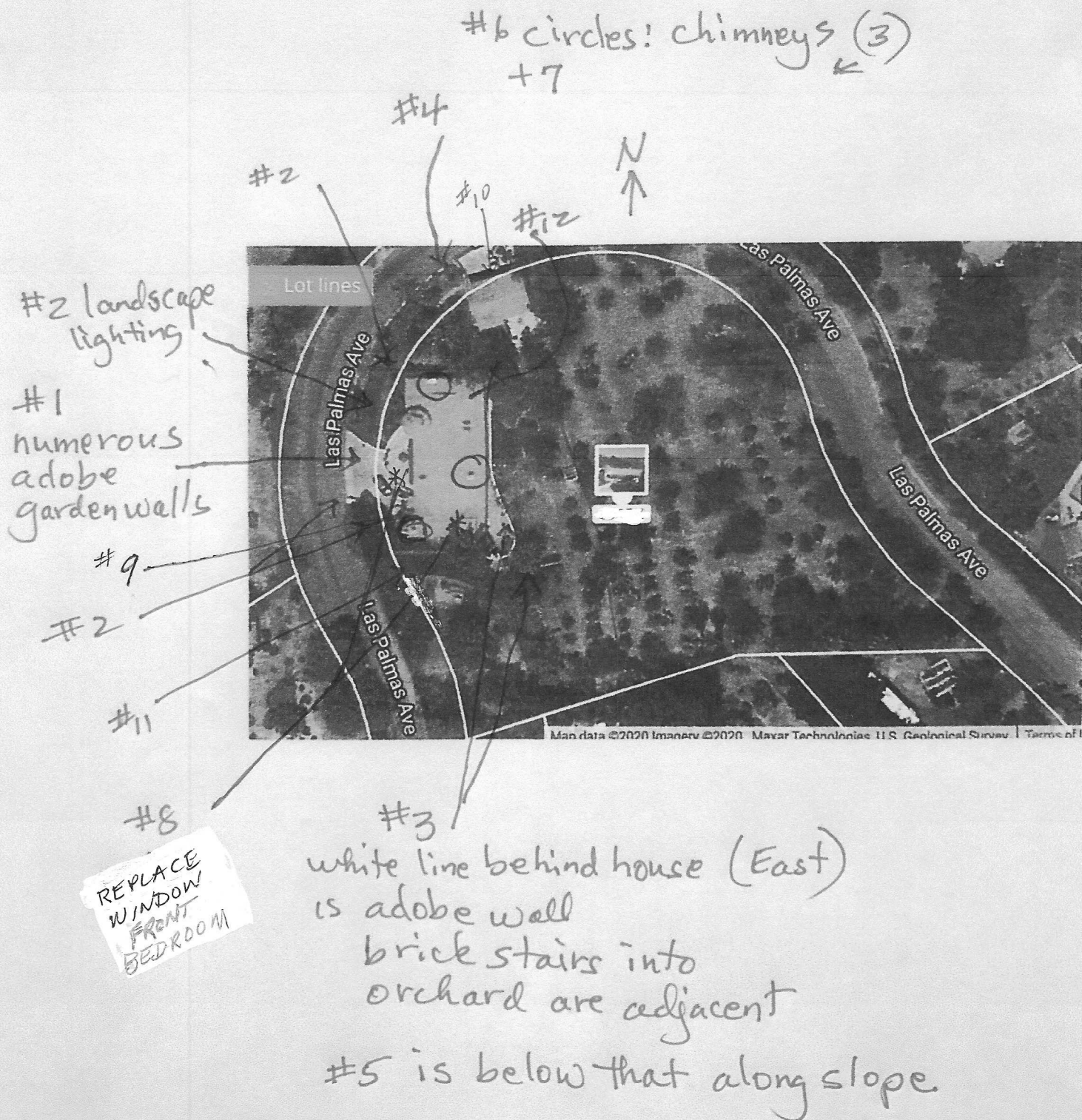
List of improvements: *detail*

Property Address: 2775 Las Palmas Ave Escondido, CA *92025* APN 239-181-07-00
Property Owner: Camille Helminski, Trustee
(for the Camille Adams Helminski 2003 Trust...)

1. Repaint and repair adobe garden wall in front of house
2. Upgrade landscape lighting around the house
3. Repaint and repair adobe garden wall along rear patio in back of house and repair brick stairs as needed
4. repair retaining wall near garage: install weep holes and repaint
5. repair retaining wall below house patio as needed and add landscape plants to hold slope soil better
6. upgrade chimney caps
7. repair adobe on chimneys and repaint them
8. replace front windows of bedroom to right of front entry with period appropriate windows
9. repair/replace screening on custom exterior doors to master bedroom and other doors as needed and refinish small door to master bedroom to seal
10. reseal garage three front wooden doors
11. Increase burm along southwest edge of driveway and adjacent South neighbor's driveway to prevent further storm drainage into driveway.
12. Repair/reset wrought iron gate at northeast corner of back patio so that it will close and be secure and adjust front wrought iron gate as needed for good closure.

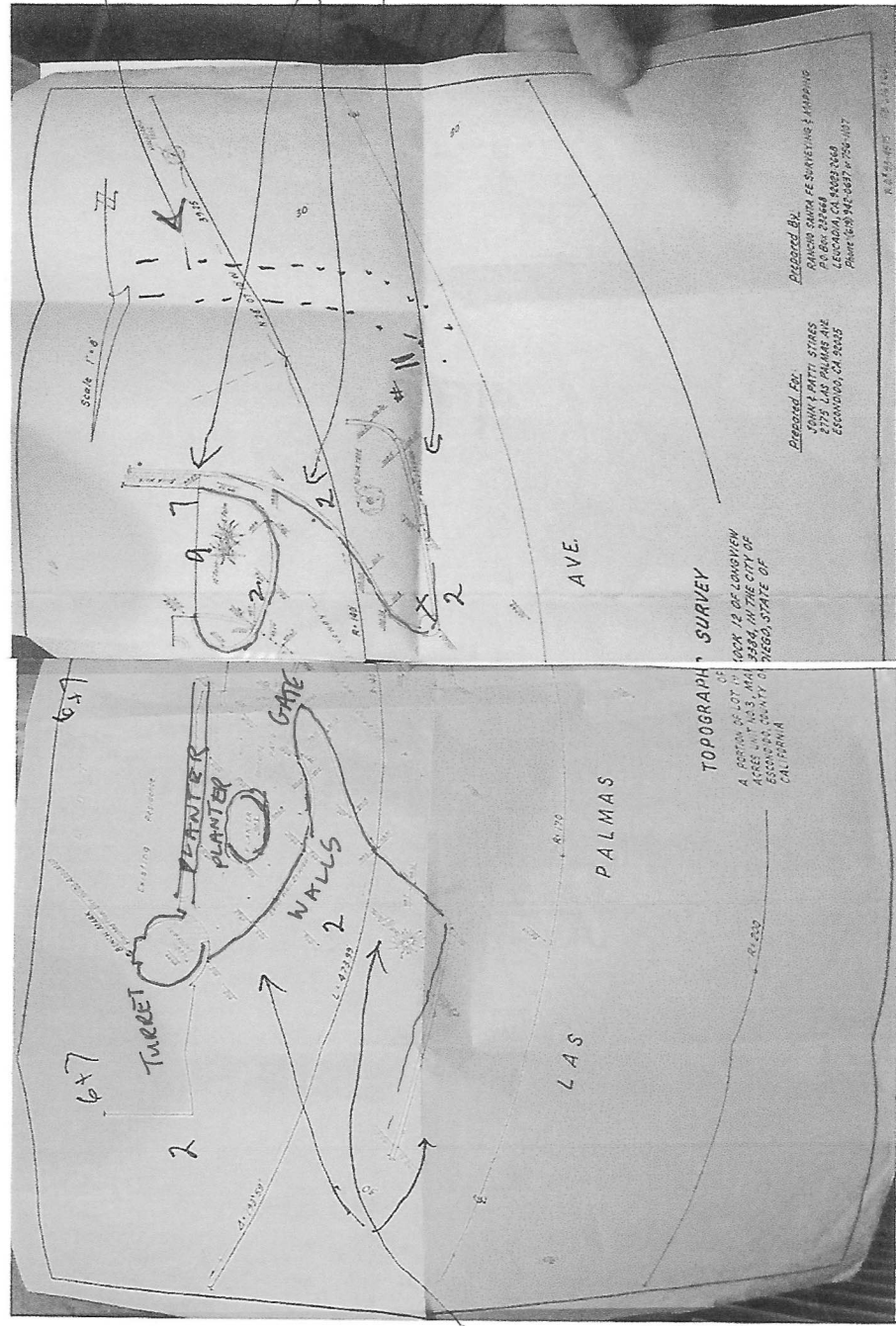
APN # 239-181-07-00 CASTLE HOUSE 2775 LAS PALMAS AVE.

MAP OF PROPOSED MILLS IMPROVEMENTS



APN # 239-181-07-00 CASTLE HOUSE 2775 LAS PALMAS AVE.

Garden Wall Map Front (WEST) Elevation



neighbors right of way drive.

Front Garden Walls (adobe)

#2 tiring lights to replace

#1

Front Garden Walls (adobe)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 18 *Resource Name or #: (Assigned by recorder) Parcel #239-181-07-00

P1. Other Identifier: "The Castle" 2775 Las Palmas Ave., Escondido, CA 92025

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T 12S; R 2W; _____ 1/4 of _____ 1/4 of Sec _____; _____ B.M.

c. Address 2775 La Palmas Ave City Escondido, CA Zip 92025

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 493⁶⁹⁰ mE/ 366⁰⁸³¹ mN

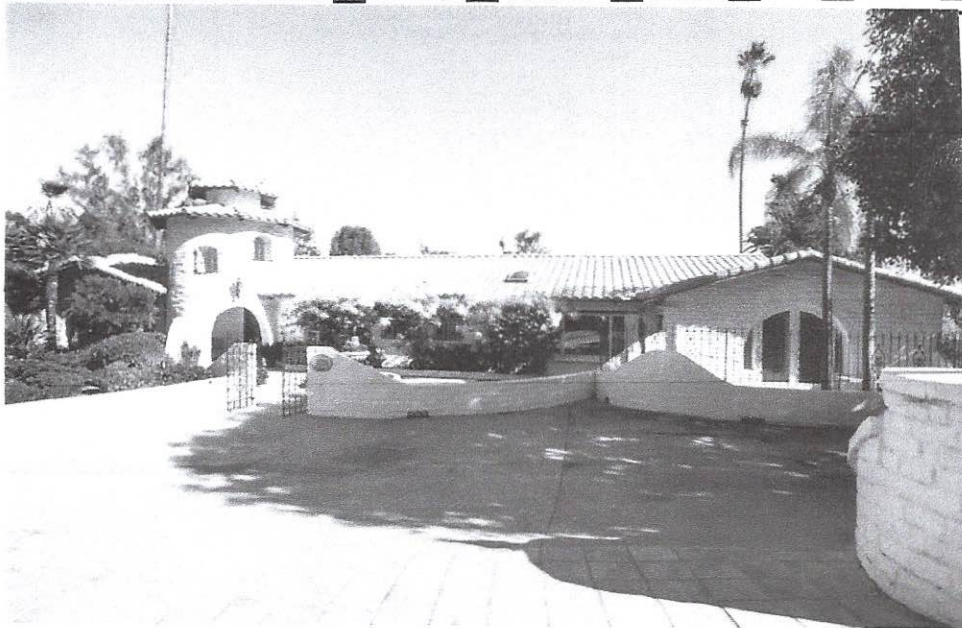
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) (see continuation page 15, 16, 17, 18)

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

The "Castle" house is an iconic example of the Weir brothers adobe homes of the 1960's. A Mexican hacienda style home designed by Robert Roth of Spring Valley in collaboration with the owner, James Jackson, and the Weir Brothers, it won an award in 2015 as an "Exceptional Adobe residence" and is featured in the "Adobe Home Heritage 1835-1985 Presentation by the Historic Preservation Commission to the City Council May 6, 2015. (see continuation page 3+)

*P3b. Resource Attributes: (List attributes and codes) HP2 (single family property) HP44, (adobe building) HP 46 (walls).

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo:
(view, date, accession #) front of house, West
elevation March 2020

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both
1964

*P7. Owner and Address: Camille

Helminski 2003 Trust,
1288 Cherokee Rd, Louisville, KY 40204

*P8. Recorded by:

(Name, affiliation, and address)

Camille Adams Helminski, Trustee

1288 Cherokee Rd, Louisville, KY 40204

*P9. Date Recorded: October 4, 2020

*P10. Survey Type: (Describe) reconnaissance for Mills Act Designation

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") none

*Attachments: ☐ NONE ☒ Location 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): legal description, location maps, list of deeded owners, photo pages

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

*NRHP Status Code _____

Page 2 of 18 *Resource Name or #: (Assigned by recorder)

#239-181-07-00

B1. Historic Name: The Castle
B2. Common Name: The Castle
B3. Original Use: single family residence
B4. Present Use: single family residence
*B5. Architectural Style: adobe hacienda (mid-century)

*B6. Construction History: (Construction date, alterations, and date of alterations)

1964:: house constructed by the Weir Brothers. In 1991: John Stires converted the attached former garage into a master bedroom suite with arched window/French doors echoing the design of the front Living Room arched window, and added a tile patio with hand wrought iron detailing. He then built a two story detached garage. he also remodeled the kitchen. (see continuation sheet, page

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

two story garage with guest suite on second floor; serpentine garden walls and brick patio with adobe fireplace (see continuation sheet p.

B9a. Architect: Robert Roth of Spring Valley (with Jackson and Weirs b. Builder: Weir Brothers

*B10. Significance: Theme adobe hacienda, iconic Weir brothers home Area: South Escondido

Period of Significance: mid-century (1960's) Property Type: single family home Applicable Criteria: _____

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

The Weir Brothers constructed this adobe home in 1964, in the "adobe only" neighborhood of Las Palmas. The Weir homes captured the essence of haciendas and infused them with mid-century and 1970's chic. The third owner, John Stires explained that because of the tall turret at the home entrance, the neighbors had named it The Castle. Although upgrades have been made to the home, the original architecture remains--Features such as the curved-wall turret, the airy living room, brick fireplace, tile floors, true parquet flooring and heavy ceiling beams are strong contributors to the Weir construction style. In addition, there are custom hand-painted tiles and wrought iron work done by local Mexican artisans. This home was featured on the 2014 San Diego County Adobe home Tour, and has been awarded a historic preservation award from the Escondido Historic Preservation Committee. (see continuation sheet page 5

B11. Additional Resource Attributes: (List attributes and codes) HP2 (single family residence), HP44 (adobe building) HP6 (walls)

*B12. References:

Interview with John Stires; Docent notes from 2014 Historic Adobe Home Tour and brochure; 2015 Escondido Historic Designation award Interviews with neighbors: Jeanette Regan, Phyllis Jacobs

B13. Remarks:

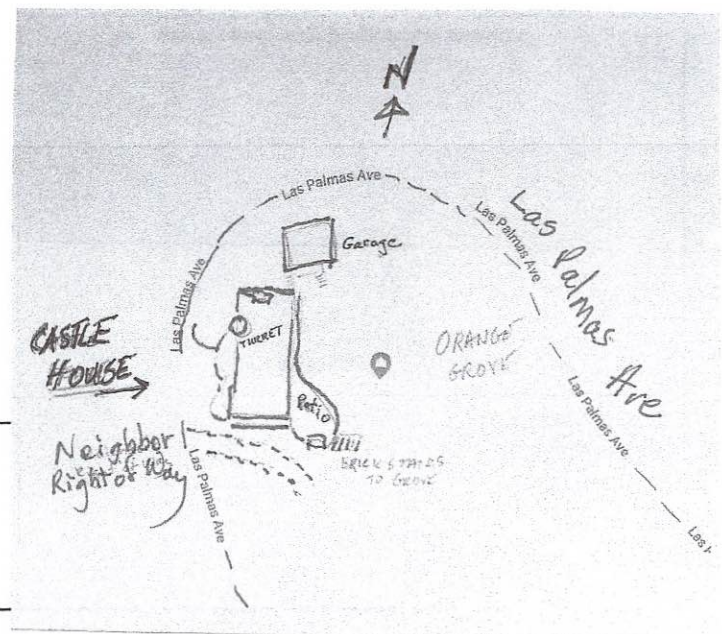
This property is zoned R-E -30. No known threats exist at this time

*B14. Evaluator:

Camille Adams Helminski, 1288 Cherokee Rd.,
Louisville, KY 40204

*Date of Evaluation: October 4, 2020

(This space reserved for official comments)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 8 *Resource Name or #: (Assigned by recorder)

APN #239-181-07-00

Recorded by: Camille Adams Helminski

Date: October 4, 2020

☒ Continuation

☐ Update

Continued from Page 1, P2e, Other Locational data :

LOT 19 OF BLOCK 12 UNIT NO. 3 OF LONGVIEW ACRES, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.3384, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 29,1956.

Property elevation is 560 ft.

Property originally a part of Longview acres: Unit no.3, POR BLK 12 :

see Location maps 1, 2, 3, 4 continuation pages #15, 16, 17, + 18

(including Map 3384, San Diego County Assessor's map Bl 239, pg 18, SHT1 of 2 and 2 of 2 attached, printed 1/2/2019)

Continued from page 1, P3a, Description:

The Castle House, 2775 Las Palmas Ave, house, two story garage and orange grove are located on 1.6 acres on the curved peninsula of Las Palmas Ave. The @3,857 sq. foot house built on a cement slab is rectangular in shape and is now roofed with terra cotta hued cement tile.

"In 1951 when the Weir Brothers Adobe Construction Company moved to Escondido, they soon became one of the most sought-after adobe homebuilders in the region. Their rustic and fashionable designs, especially appealing to gentleman farmers, became identified by their robust construction using thick adobe brick walls and heavy recycled timbers." (Excerpt from 2014 adobe home tour brochure)

This iconic hacienda with a stunning view to the east is in a world of its own on the quiet Las Palmas loop. The 3 bedroom beautiful home with a rear patio view to the eastern hills has original parquet floors, original hand-carved doors, some original tile flooring, as well as original open beam ceilings throughout. Though a number of upgrades and remodels of portions of the house have taken place, the original architecture and footprint remain. The property is in the adobe only area of Las Palmas in south Escondido. This turreted "Castle" home was featured on the 2014 San Diego County Adobe home Tour, and was awarded an historic preservation award from the Escondido Historic Preservation Committee in 2015 (Honoring Significant Adobe Structures and Innovators) for "Exceptional adobe residence". It, also, is featured in the recently published Weir Brothers Adobe Homes by Robert Weir.

West elevation (Entry side):

The west side of the house : at the north-west side of the house is a stunning 22 paned arched window with original glass, featured on the west wall of the main living room, adjacent to the stunning entry turret which is accentuated with three small windows rising on the curved exterior wall as though on a musical scale. This turreted area shelters the main entry with original heavy hand carved wooden door with wrought iron knocker and original wrought iron lamp hanging to illuminate the curved entry area. The front bedroom adjacent to the right of the turret and the hall bath to the right (south) of that, and the master closet all have windows sheltered by a bougainvillea in a planter built attached to the house. Another window and a small carved wooden door further to the south open into the master bedroom/bath suite. The western patio extends around the current master bedroom in the southwest corner (former attached garage) which has arched French door and sidelight windows accessing the front walled patio area; serpentine garden walls accentuate this front driveway /patio area which is adorned with a circular tiled planter (formerly a fountain). within the wrought iron entry gate area.

South elevation: The south side of the house has only one small window (into the master bedroom). A chimney for the master bedroom fireplace is located in the SW corner of the house. The South side serves mostly as a service area—across a narrow path, a shed with tiled roof houses the water heater and electrical wiring and an air conditioner compressor is also located nearby, screened to the south by bushes from the adjacent neighbors right of way. Across the right of way, further to the south is located the small additional triangular portion of the property upon which is the horno oven and a vegetable garden area. At the South east corner of the house is a wooden arched gate from the narrow brick passageway to the back patio.

Page 4 of 18 *Resource Name or #: (Assigned by recorder) APN #239-181-07-00

Recorded by: Camille Adams Helminski Date: October 4, 2020

☒ Continuation ☐ Update

East elevation:

The east side of the house features a large brick patio that wraps around the whole eastern side and features an outdoor fireplace on the southernmost end with serpentine garden walls delineating the edge above the slope into the Orange Grove below. Brick stairs lead from the south east corner of the patio into the lower garden and grove. The eastern wall of the house, sheltered by an overhanging portion of the tiled roof supported by 13 posts, is punctuated by continuous window and sliding doors for the eastern side of the guest bedroom, one window to the adjacent eastern guest bathroom, one small window and single exterior door to the laundry room, continuous window and sliding doors across the eastern face of the den area of the open kitchen, windows over the kitchen sink and continuous single paned windows on either side of the sliding door that illuminate most of the eastern face of the dining area (located to the eastern end of the open livingroom). A wrought iron gate at the northern end of the back patio accesses the north garden area and the stair area to the garage.

North elevation:

The north wall of the house has no windows or doors; the chimney of the living room is featured on this exterior wall with a hand-wrought iron decoration. The adjacent garden area is planted with lemon tree, palm and jade plants among others.

Continuation from page 2, B8

The garage (built by the Stires in 1991) has a cement driveway from Las Palmas (north side of the property), with driveway access continuing around behind the building. There are three paneled doors for the three access bays, though the middle door has been blocked in the interior with shelving. Above the garage (accessed by stairs in the rear of the building) is a guest suite with two large picture windows to the north and a large picture window to the east, two small windows to the west, and one small window to the south. The entry door is on the south side. A raised wooden walkway leads from this south side of the second story guest suite up to wooden stairs into the garden area adjacent to the north side of the main house. The east wall of the ground floor garage has two windows protected with wrought-iron detailing. To the west of the garage is another set of brick stairs that also leads up into the north garden area. On the south side of the garage, across a grassy area, is a small wooden garden shed (below the retaining wall there).

Continuation from page 2, B10

Excerpts from "Brick by Brick" article (noted in B12 cont):

The Weir homes captured the essence of haciendas and infused them with midcentury and 1970's chic....About 200 of the Weirs' homes are still scattered about North County. Many are in Escondido, where the company was headquartered. . . . Adobe is among the oldest construction materials in the world. The thick walls provide insulation that keep the home cool during the day and warm at night. (cont. on next page)

Page 5 of 18 *Resource Name or #: (Assigned by recorder) APN #239-181-07-00

Recorded by: Camille Adams Helminski

Date: October 4, 2020

☒ Continuation

☐ Update

"The brothers helped other adobe companies get started, and as a result, more adobe homes sprang up in the area. It is believed that the Escondido area has more adobe buildings than any other area in the country outside of New Mexico." ~ Tom McCoy,

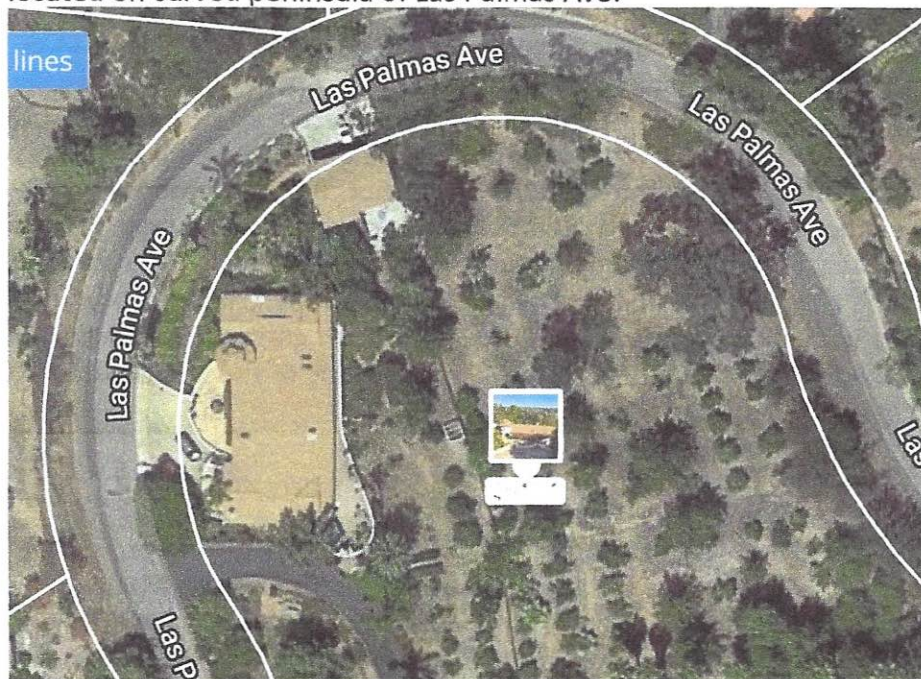
Larry Weir, a self-taught designer, took inspiration from Cliff May, known as the father of the California ranch house, and the practical simplicity of Frank Lloyd Wright. But Weir homes were also a nod to the romance of early California.

The adobe bricks for the Castle house were made on site. In his remodel, John Stires employed local Mexican artisans known for their ironwork to craft all the additional surrounding metal work to coordinate with the existing metalwork of the original house design.

Continuation from page 2, B12

References cont.: *Weir Brothers Adobe Homes* by Robert Weir; "Brick by Brick: Weir Brothers built their adobe homes into a San Diego legacy" article by Martina Schimitschek, San Diego Union Tribune July 4, 2020; Edison merger, Sims wedding announcement, and Jackson AAUW home tour newspaper articles

Aerial location site view: The Castle House, 2775 Las Palmas Ave, house and orange grove located on curved peninsula of Las Palmas Ave:



Page 6 of 18 *Resource Name or #: (Assigned by recorder) APN #239-181-07-00

Recorded by: Camille Adams Helmski

Date: October 4, 2020

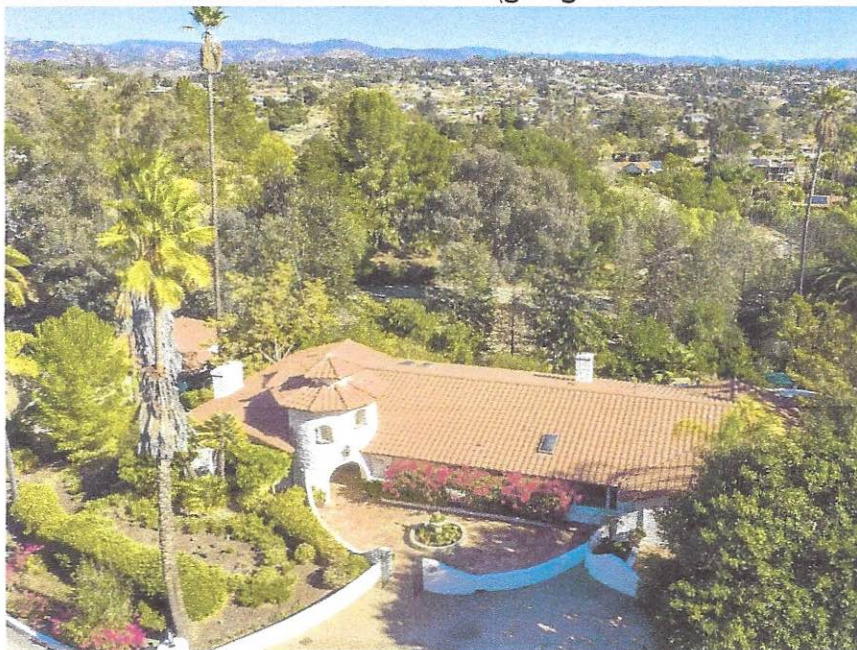
☒ Continuation

☐ Update

Aerial overview; House entry faces West. (Note: **Southern Elevation** side is mostly a service area with water heater and air conditioner compressor and across some shrubbery, the neighbors driveway/right of way on the right, South of house) Two story Garage is the building to the left of the house. Note serpentine garden walls in front and defining back patio and patio fireplace area.



West Elevation aerial: front of house (garage is to the left behind the palm) Turret over entry.



Page 7 of 18 *Resource Name or #: (Assigned by recorder) APN #239-181-07-00

Recorded by: Camille Adams Helminski

Date: October 4, 2020

☒ Continuation

☐ Update

West Elevation: Front entry, from Las Palmas Ave (looking toward north). *Note arched window of main living room/great room to left of turret entry enclosure



West Elevation cont: Master bedroom patio (front of house, former garage area, SW corner of house)
(Custom door constructed to reflect arched window of main living room — left of turret above)



Page 8 of 18 *Resource Name or #: (Assigned by recorder)

APN #239-181-07-00

Recorded by: Camille Adams Helminski

Date: October 4, 2020

☒ Continuation

☐ Update

North Elevation: North facing side of house, Chimney of main livingroom; (steps to garage to left)



Page 9 of 18 *Resource Name or #: (Assigned by recorder) APN #239-181-07-00

Recorded by: Camille Adams Helminski

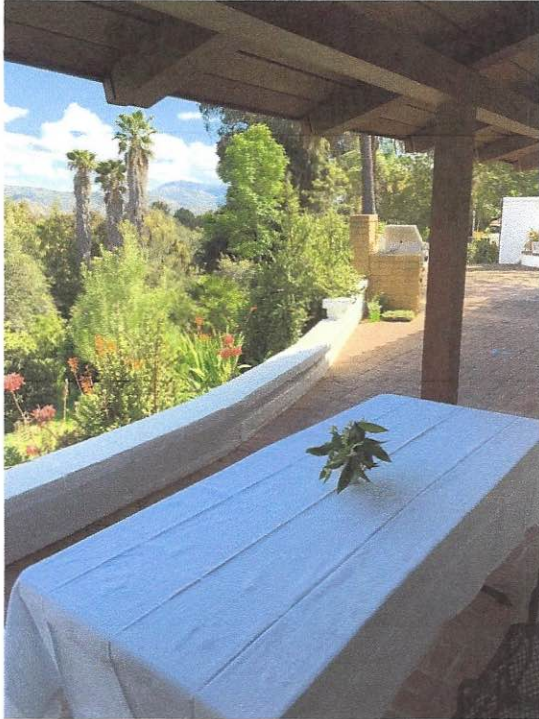
Date: October 4, 2020

☒ Continuation

☐ Update

East Elevation

View from back patio of main house, looking south-east; outdoor fireplace on right edge of photo



Eastern Back patio fireplace at south end of patio: chimney faces north



Page 10 of 18 *Resource Name or #: (Assigned by recorder)

APN #239-181-07-00

Recorded by: Camille Adams Helminski

Date: October 4, 2020

☒ Continuation

☐ Update

East elevation continued:

Eastern side of house looking towards the north and gate to path to garage



Eastern side, looking South(East)



Page 11 of 18 *Resource Name or #: (Assigned by recorder)

APN #239-181-07-00

Recorded by: Camille Adams Helminski

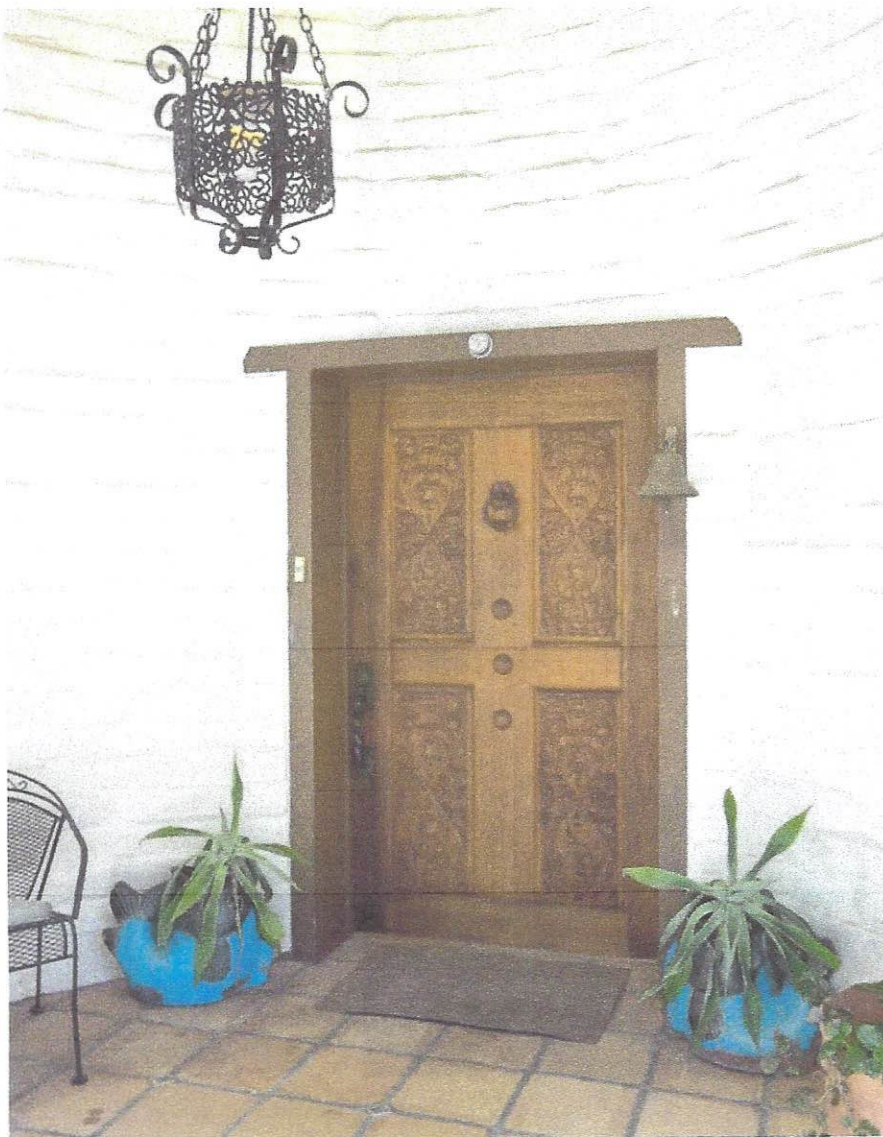
Date: October 4, 2020

☒ Continuation

☐ Update

West entry under Turret

Original Hand Carved Heavy Wooden Main Entry Door with wrought iron knocker; original wrought iron light fixture



Page 12 of 18 *Resource Name or #: (Assigned by recorder)

APN #239-181-07-00

Recorded by: Camille Adams Helminski

Date: October 4, 2020

☒ Continuation

☐ Update



Note original floor,
window, beams, etc.



Main livingroom (



Page 13 of 18 *Resource Name or #: (Assigned by recorder)

APN #239-181-07-00

Recorded by: Camille Adams Helminski

Date: October 4, 2020

☒ Continuation

☐ Update

Garage (with guest space upstairs) North elevation

to north of house (stairs behind garage lead up to north side of house and back patio-east side)
(retaining wall to right of garage needs weep holes and painting; owner has capped it already)



Page 14 of 18 *Resource Name or #: (Assigned by recorder)

APN #239-181-07-00

Recorded by: Camille Adams Helminski

Date: October 4, 2020

☒ Continuation

☐ Update

Chain of Title: The Castle House
2775 Las Palmas Ave Escondido, CA
Property Ownership title transfers:

1. 1964 James V. Jackson and his wife, Gretchen (*Built by Weir Brothers)
2. 1970: Robert G. and Patricia Sims
3. 1989: John C Stires III and Patti
4. 1995: John C Stires TR
5. 1999: John C Stires III and Patti
6. 2002: Thomas Shapard and Joanne Shapard
7. 2014: T and J Shapard Family Trust
8. 2020: Camille Adams Helminski 2003 Trust
(February 24, 2020: Camille Adams Helminski, as Trustee of the Camille Helminski 2003 Trust dated January 15, 2003 as Amended and Restated Jan. 5, 2016)

2775 Las Palmas Ave.

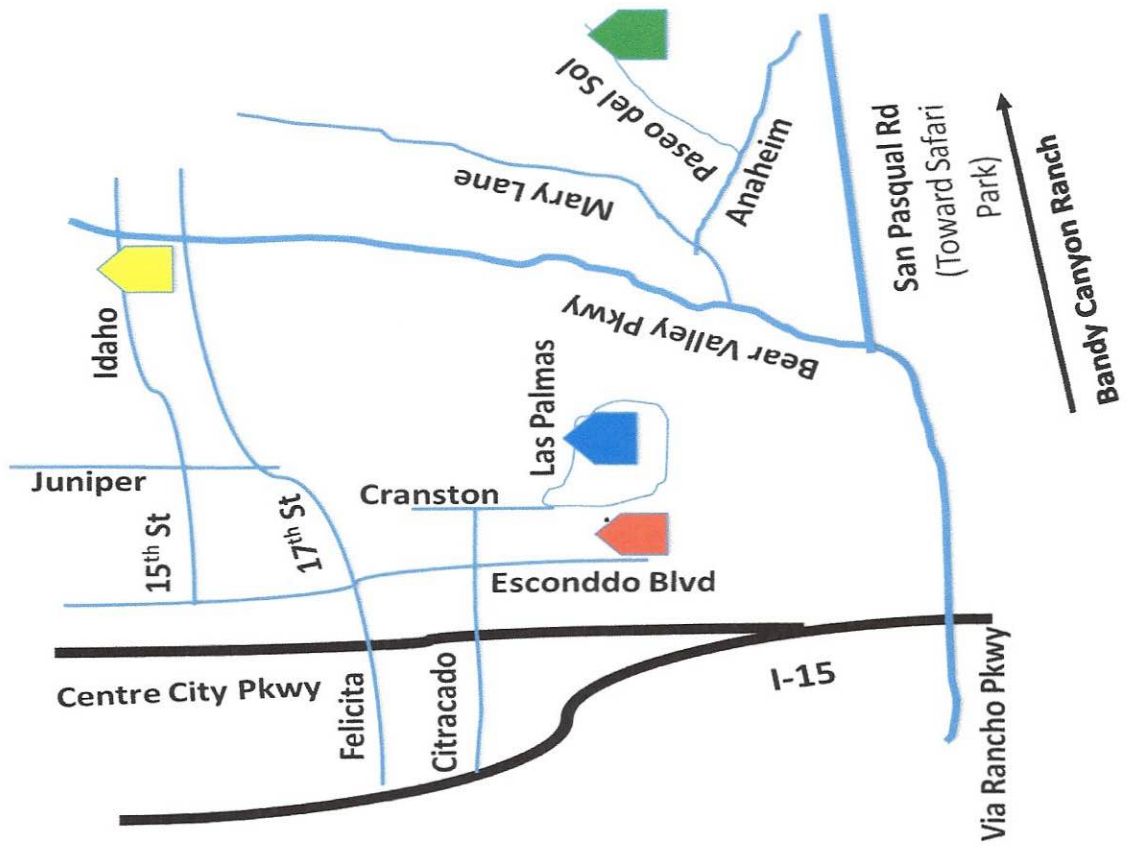
✓ (Cont pg 15 of 18)

ESCONDIDO QUADRANGLE
CALIFORNIA-SAN DIEGO CO.
7.5-MINUTE SERIES



cont. P. 15 of 18

Map of Homes



The "Castle" House

Hacienda de Vega Restaurant & Bar
After 2 pm only

Please note you will be parking on a hill.

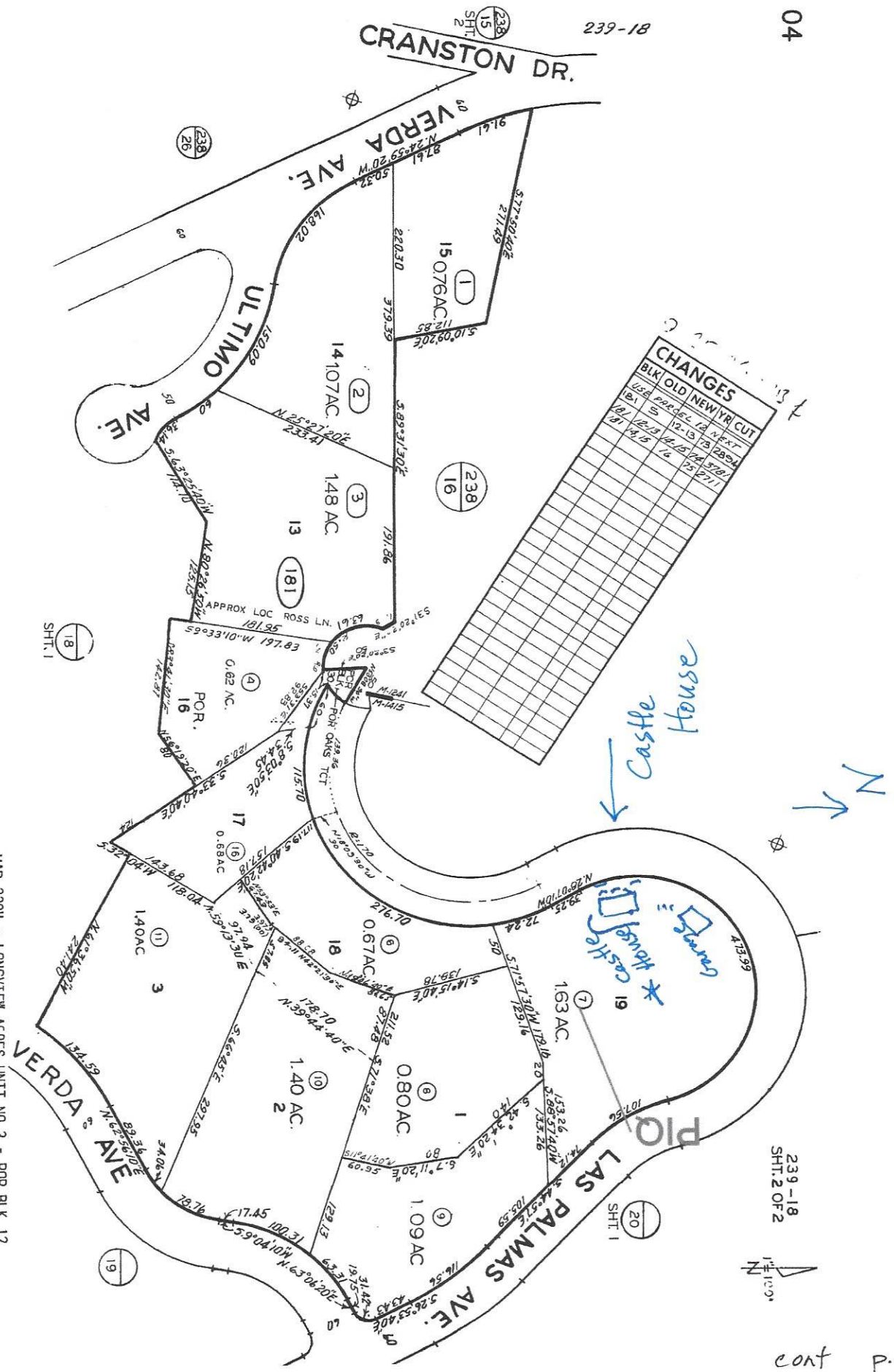
The Ranch at Bandy Canyon

(not shown on map)
Take the I-78 E/San Pasqual Valley Rd. past the San Diego Zoo Safari Park.
Turn right onto Bandy Canyon Rd. Continue about 2 miles to the ranch.

ES
5-6-17
SAN DIEGO COUNTY ASSESSOR'S MAP BK 239 PG 18 - SHT 2 OF 2

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

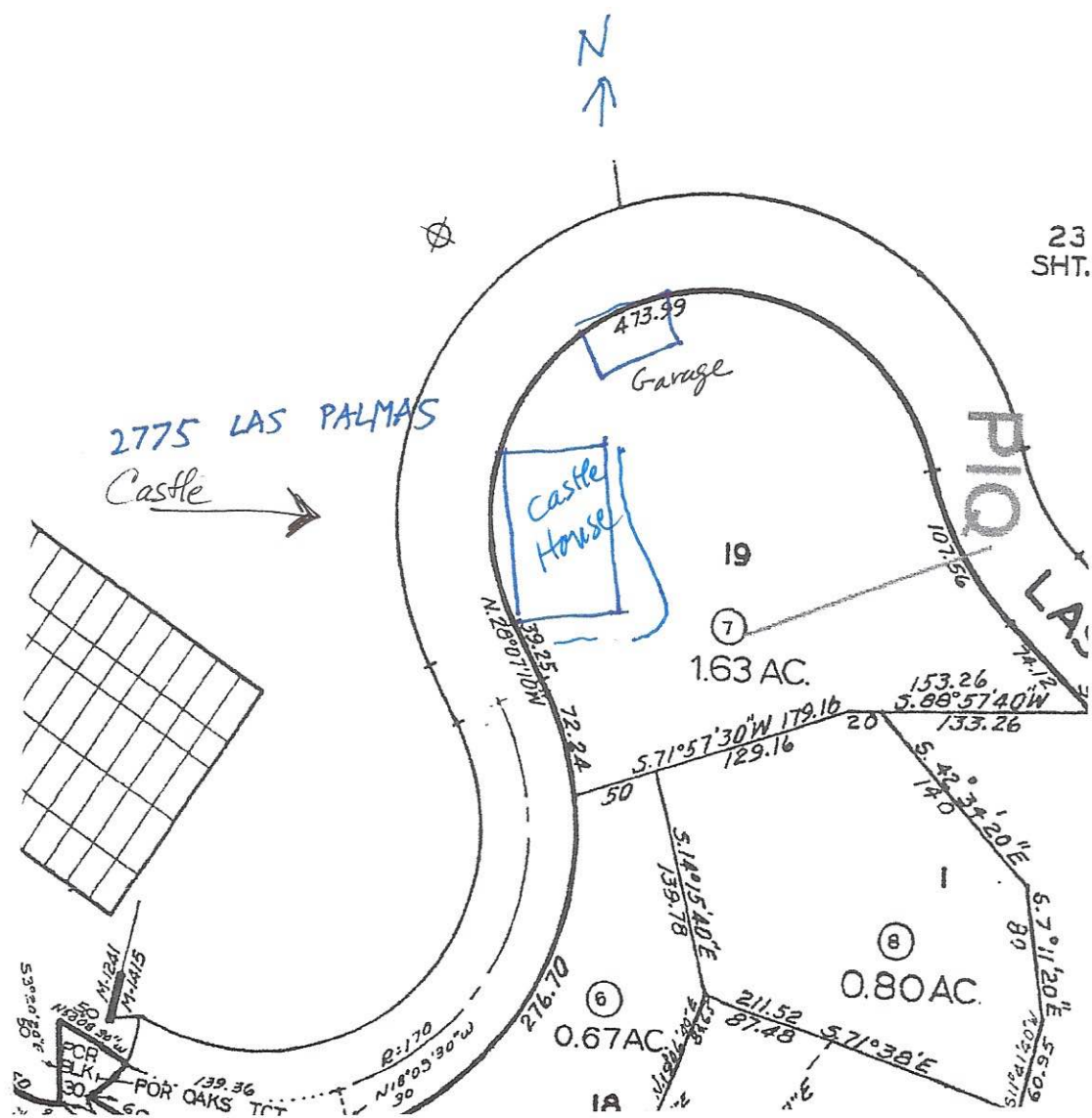
MAP 3384 - LONGVIEW ACRES UNIT NO. 3 - POR BLK 12
MAP 1415 - OAKS TRACT - POR
MAP 1241 - HOMELAND ACRES NO. 2 - POR 9LK 30
RUS 271, 4630, 61+1



2775 LAS PALMAS

SITE MAP

(cont. p. 18 of 18)



cont.
p. 18

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.1
Date: September 17 2020

TO: Historic Preservation Commission

FROM: Paul Bingham, Assistant Planner II

REQUESTS: Residence addressed as 2775 Las Palmas Avenue (case number PL20-0562)

1. Local Register listing request,
2. Mills Act contract request and
3. Consideration of the proposed CEQA exemption

RECOMMENDATION: Forward recommendations of approval to the City Council

BACKGROUND:

City of Escondido Historical/Cultural Resources Survey

A City of Escondido Historical/Cultural Resources Survey was completed in 1990 (Agis, May 1990). Close to 1,000 resources were inventoried in the survey for their significance. The Survey of 1990 was conducted in compliance with procedures established by the U.S. Department of the Interior, National Park Service and the State Office of Historic Preservation. A Historical/Cultural Resources Survey is a collection of information that identifies documents and describes the historical resources in the community. The survey also associates the resources with historical events and/or people. Among other preservation programs, the survey serves as the basis for historic preservation plans. The survey also fulfills a higher level of historic nomination requirements (Local, State and National), it allows for the applicability of Historic Building Code in regard to rehabilitation/renovation of structures, and justifies local, state and federal funding assistance.

Local Register of Historic Places Listing

The City of Escondido's zoning code Article 40 (Historical Resources), Section 33-794 identifies the process and criteria for listing historic structures on the City's Local Register. Requests for listing on the Local Register require approval by the Historic Preservation Commission at a public meeting. The historic resource is evaluated against seven criteria and must meet at least two of the seven.

Mills Act Contract and Property Applying

The Mills Act is a state law that enables owners of designated historic properties to enter into a preservation contract with their local legislative body and receive a substantial reduction in the property taxes. One of the incentives for the preservation of historic and/or cultural resources, approved in 1989, allows property owners of designated historic resources to enter into a Mills Act contract with the City. City Council Resolution 92-409, adopted on October 28, 1992, clarified that a property owner may apply for a Mills Act contract if the resource has been listed as a Local Register property. The current owner is requesting that the subject property be approved for Local Register listing.

The subject property at 2775 Las Palmas Avenue (APN 239-181-07-00) consists of 1.63 acres with a single story Weir Brothers Adobe residence, detached 2-





story adobe garage and serpentine garden walls displaying distinctive artisan craftsmanship. The residence was originally built in 1964 as part of Longview Acres, a subdivision of adobe homes. This property was on the San Diego County Adobe Home Tour in 2014. In 2015 it was presented with a Preservation Award by the City's Mayor recognizing its importance in Escondido's history. The current owner desires to have the property included on the City's Local Register and to enter into a Mills Act contract for its continued preservation.

ANALYSIS

Escondido Historical/Cultural Resources Survey

The applicant has conducted the required historic research and data collection, and has provided the information on the required State Department of Parks and Recreation forms (attached). The information provided by the applicant, including historical background and descriptive analysis of the architectural style, is adequate for the purpose of determining the appropriateness of adding the structures to the survey.

Local Register of Historic Places Listing

This request by the current owner, Camille Helminski, is to consider placing this resource on Escondido's Local Register of Historic Places. At least two of seven criteria identified in Article 40 of the Escondido Zoning Code must be met in order to be listed on the Register. The property meets the following three of the criteria, as described below.

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

The existing one story Adobe residence was built in 1964 and is currently 56 years old.

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

This residence would be one of several similar adobe properties in the Longview Acres subdivision which have already been listed on the City's Local Register.

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

Only a limited number of adobe structures were built in Escondido, and can no longer be built based on current California Building Code requirements. This residence is one of a few remaining examples of Adobe architecture in the City.

Mills Act Contract

The Mills Act contract is for a minimum of ten years, automatically renewed each year unless a notice of non-renewal is filed. The terms of the contract require that the property owner make a commitment to maintain the structure and surrounding property, per a maintenance schedule that has been included with this report (see attached). All improvements must be performed to the Secretary of the Interior Standards. In addition, the applicant has been informed that all exterior modifications require staff review. Staff feels that the proposed Mills Act Contract is appropriate since the property meets the established criteria for a historic resource, and appropriate improvements have been listed.

Respectfully Submitted,

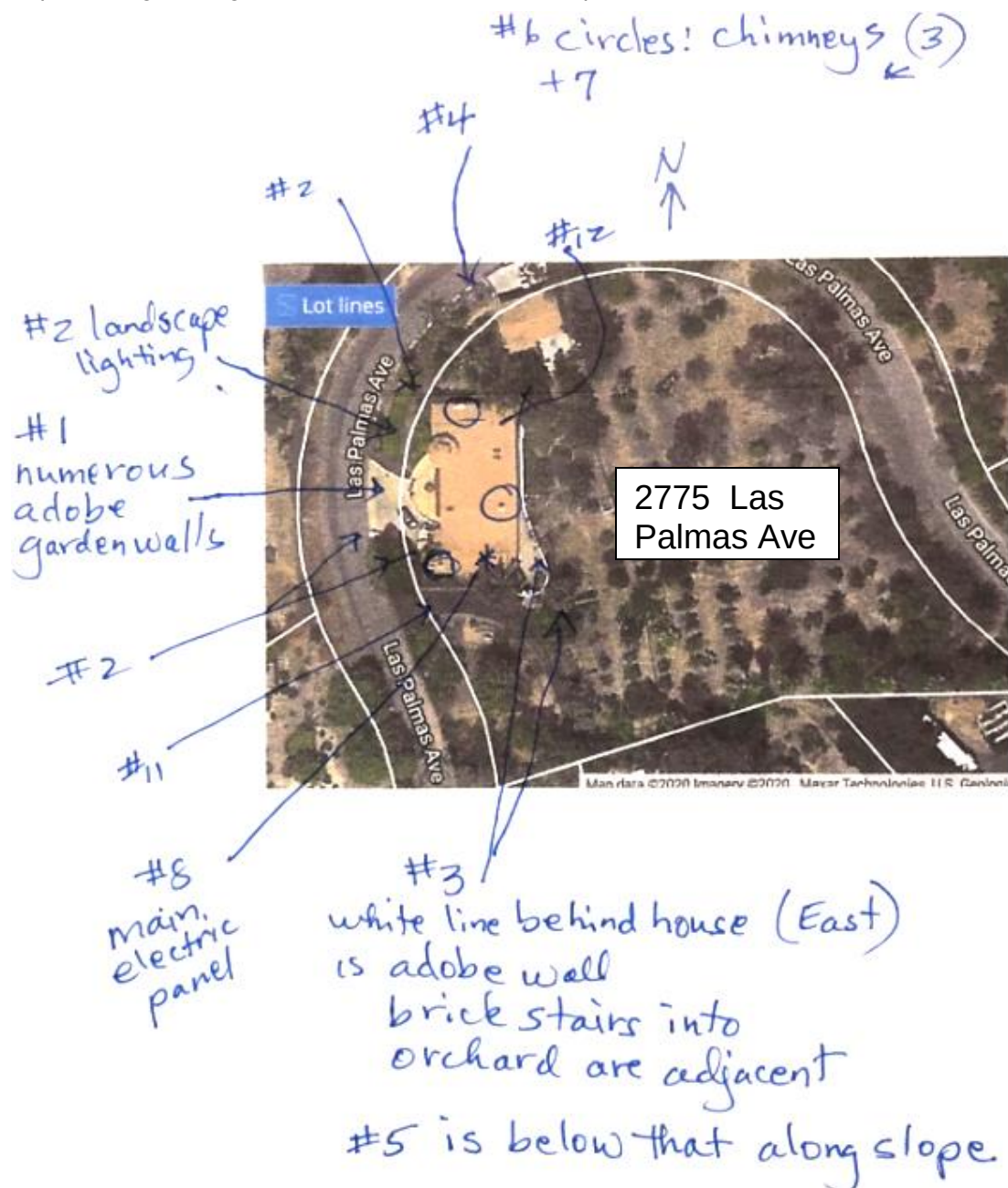
Paul K. Bingham

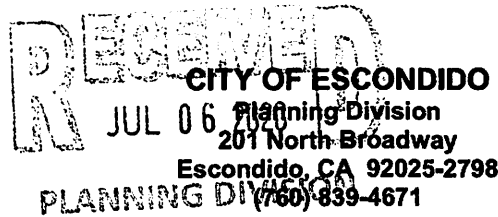
Paul K. Bingham
Assistant Planner II

Mills Act Application List of Improvements

Property Address: 2775 Las Palmas Avenue
Property Owner: Camille Helminski

1. Repair and repaint adobe garden wall in front of house
2. Upgrade landscape lighting around the house
3. Repair and repaint adobe garden wall along rear patio and repair brick stairs behind the house
4. Repair retaining wall near garage, install weep holes and repaint
5. Repair retaining wall below house and re-landscape to prevent erosion
6. Upgrade chimney caps
7. Repair adobe on chimneys and repaint them
8. Repair/replace broken tiles in front patio courtyard
9. Repair/replace screening on custom exterior master bedroom doors
10. Reseal garage doors
11. Increase berm along southwest edge of driveway and adjacent southern neighbor's driveway to prevent further storm water runoff into driveway.
12. Repair wrought iron gate at northwest corner of back patio





FOR INTERNAL USE ONLY	
Case No.:	PL 20-0562
Date Received:	7/6/20
Received By:	P.B.
Fees Received:	NA
Date Approved:	
Application:	☐ Incomplete
	☒ Complete

ESCONDIDO HISTORIC DESIGNATION APPLICATION

(Check one) ☐ Historic Landmark ☒ Local Register

Applicant: Camille Helminski
Address: 1288 Cherokee Road
City/State/Zip: Louisville, KY 40204
Phone No.: (H) 831 234 9248 (W) _____

Present Property Owner: Camille Helminski
Address: 1288 Cherokee Road
City/State/Zip: Louisville, KY 40204
Phone No.: (H) 831 234 9248 (W) _____

Address of Site/Structure: 2775 Las Palmas
Assessor Parcel No.: 239-181-07-00

Present Land Use: E2: Estate II
General Plan Designation: _____
Tier/Neighborhood: _____

Common Name/
Historic Name: The Castle
Architural Style: Adobe

Zoning: RE 30
Related Case File: _____

Put answers to questions 1-3 on the reverse side of this form.

1. Please describe historical aspects of the site or structure as well as any other significant factors which may determine this as an Historic Resource (i.e., special aesthetics; cultural, architectural, or engineering factors; and any dates, events, or persons associated with the site or structure).
2. Has the site or structure been altered in any way from its original design? Explain.
3. Are there any known threats to the site or structure? (i.e., private development, zoning, vandalism, public works, structural damage, etc.)

SUBMITTAL REQUIREMENTS:

- ☒ Complete legal description of property
- ☒ List of past and present occupants/owners
- ☐ 1 copy of site plan
- ☒ Photos of exterior of structure/site
- ☒ Evidence that the property owner has consented to designating the Historic/Cultural Resource as an Historic Landmark/Local Register Property
- ☒ Chain of Title
- ☒ State of California Department of Parks and Recreation Forms 523a & b (attached)

Camille Helminski 6/29/20
Applicant Signature (Date)

Camille Helminski Trustee 6/29/20
Property Owner Signature (Date)

Historic 2775 Las Palmas, Escondido

1. Please describe historical aspects of the site or structure as well as any other significant factors which may determine this as an Historic Resource (i.e., special aesthetics; cultural, architectural, or engineering factors; and any dates, events, or persons associated with the site or structure).

The Weir Brothers constructed this adobe home in 1964, in the “adobe only” neighborhood of Las Palmas. This home was featured on the 2014 San Diego County Adobe home Tour, and has been awarded a historic preservation award from the Escondido Historic Preservation Committee. Twenty years later, owner John Stires undertook the newer upgrades and remodels after 1991. Stires explained that because of the tall turret at the home entrance, the neighbors named it The Castle. When Stires purchased the property, it had a grove of 153 orange trees. Although upgrades have been made to the home, the original architecture remains. Features such as the curved-wall turret, the airy living room, brick fireplace, Saltillo tiles, true parquet flooring and heavy ceiling beams are strong contributors to the Weir construction style. In addition, there are custom hand-painted tiles and wrought iron work done by local Mexican artisans.

1. James V. Jackson and his wife, Gretchen
2. 1975: John W. and Elizabeth Stevens
3. 1991: John Stires
4. 1999: Thomas and Joanne Shapard

2. Has the site or structure been altered in any way from its original design? Explain.

The only change was the conversion by John Stires in 1991 of the attached garage into a master bedroom with arched windows and an outdoor patio.

It is our understanding that at that time the current three-car garage with studio space above was built.

3. Are there any known threats to the site or structure? (i.e., private development, zoning, vandalism, public works, structural damage, etc.)

We are aware of no significant threats to the structure.

To be added:

Complete legal description of property

LOT 19 OF BLOCK 12 UNIT NO. 3 OF LONGVIEW ACRES, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3384, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 29, 1956.

↑
N



EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 19 OF BLOCK 12 UNIT NO. 3 OF LONGVIEW ACRES, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3384, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 29, 1956.

APN: 239-181-07-00

2775 Las Palmas Avenue Chain of Title

Property Ownership title transfers:

1. 1964 James V. Jackson and his wife, Gretchen
2. 1970: Robert G. and Patricia Sims
3. 1989: John C Stires III and Patti
4. 1995: John C Stires TR
5. 1999: John C Stires III and Patti
6. 2002: Thomas Shapard and Joanne Shapard
7. 2014: T and J Shapard Family Trust
8. 2020: Camille Adams Helminski 2003 Trust

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City Clerk
City of Escondido
201 N. Broadway
Escondido, CA 92025

THIS SPACE FOR RECORDER'S USE ONLY

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement is made and entered into by and between the CITY OF ESCONDIDO, a municipal corporation (hereinafter referred to as "the CITY") and [Insert Owners' Names] (hereinafter referred to as "the OWNERS").

Recitals

1. WHEREAS, the OWNERS possess and own real property located within the City of Escondido, which property is more fully described in Attachment "A" to this Agreement (hereinafter "the PROPERTY"); and

2. WHEREAS, the PROPERTY is a qualified historical property in that it is privately owned, it is not exempt from property taxation, and it is listed in the Local Register of Historic Places; and

3. WHEREAS, both the CITY and the OWNERS desire to carry out the purposes of Article 12 (commencing with section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code and Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code; and

4. WHEREAS, both the CITY and the OWNERS desire to limit the use of the PROPERTY and to preserve the PROPERTY so as to retain its characteristics as a property of cultural, architectural, and historical significance.

Agreement

NOW THEREFORE, both the CITY and the OWNERS, in consideration of the mutual promises, covenants, and conditions contained herein and the substantial public benefits to be derived therefrom, do hereby agree as follows:

1. Applicability of Government Code and Revenue and Taxation Code. This Agreement is made pursuant to Article 12 (commencing with section 50280) of Chapter 1 of Part 1 of Division 1 of Title 5 of the California Government Code and Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code and is subject to all of the provisions of these statutes.

2. Preservation/Rehabilitation and Maintenance of Property. During the term of this Agreement, the PROPERTY shall be subject to the following conditions, requirements, and restrictions:

a. The OWNERS agree to preserve/rehabilitate and maintain the cultural, historical, and architectural characteristics of the PROPERTY during the term of this Agreement as set forth in the attached schedule of improvements identified as Attachment B.

b. The OWNERS shall maintain all buildings, structures, yards, and other improvements in a manner which does not detract from the appearance of the immediate neighborhood. Prohibited property conditions include, but are not limited to:

- i. Dilapidated, deteriorating, or unrepaired structures, such as fences, roofs, doors, walls, and windows;
- ii. Scrap lumber, junk, trash, or debris;
- iii. Abandoned, discarded, or unused objects or equipment, such as automobiles, automobile parts, furniture, stoves, refrigerators, cans, containers, or similar items;
- iv. Stagnant water or excavations, including swimming pools or spas; and
- v. Any device, decoration, design, or structure, or vegetation which a reasonable person would determine to be unsightly by reason of its height, condition, or its inappropriate location.

c. All improvements and work performed on the PROPERTY shall meet, at a minimum, the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, the State Historical Building Code, and the applicable development codes of the City of Escondido.

d. If a code enforcement action has been instituted by the CITY, the CITY may request, and the OWNERS shall submit within thirty (30) days, documentation of expenditures incurred and work performed by the OWNERS within the last 24 months to accomplish items from the list of scheduled improvements for the PROPERTY as set forth in Attachment B of this Historic Property Preservation (Mills Act) Agreement. If the OWNERS perform

work on the PROPERTY, rather than contracting with a third-party, the value of their labor shall be calculated at the market rate for such work performed. The OWNERS shall be in substantial compliance with the scheduled improvements set forth in Attachment B when the expenditures incurred and work performed to accomplish the improvements are equal to or greater than the OWNERS' annual property tax savings for the last 24 months, as determined by the CITY, based upon the County Tax Assessor's valuation of the PROPERTY using the process set forth in Article 1.9 (commencing with section 439) of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

e. OWNERS shall, within thirty (30) days after written notice from the CITY, furnish the CITY with any information the CITY shall require to enable the CITY to determine (i) the PROPERTY'S present state; (ii) the PROPERTY'S continued eligibility as a qualified historic property; and (iii) whether the OWNERS are in compliance with this Agreement.

CAH _____ OWNERS' INITIALS

3. Inspections. The OWNERS agree to permit periodic examinations/inspections of the interior and exterior of the PROPERTY by the CITY, the County Assessor, the Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the OWNERS' compliance with this Agreement.

CAH _____ OWNERS' INITIALS

4. Term of Agreement. This Agreement shall be effective and shall commence on January 1st of the year following the successful recordation of this document by the County Recorder's Office and shall remain in effect for a period of ten (10) years thereafter.

5. Automatic Renewal. On the tenth (10th) anniversary of this Agreement and on each successive anniversary date (hereinafter referred to as "the RENEWAL DATE"), one (1) year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is given as provided in Paragraph 6 below.

6. Notice of Nonrenewal. If, in any year, either the CITY or the OWNERS desire not to renew this Agreement, that party shall serve a written notice of nonrenewal on the other party. If the OWNERS elect to serve a notice of nonrenewal, the notice must be served on the CITY at least ninety (90) days prior to the RENEWAL DATE, otherwise one (1) additional year shall automatically be added to the term of this Agreement. Conversely, if the CITY elects to serve a notice of nonrenewal, the notice must be served on the OWNERS at least sixty (60) days prior to the RENEWAL DATE, otherwise one (1)

additional year shall automatically be added to the term of this Agreement. The CITY may issue a notice of nonrenewal if the CITY determines improvements, maintenance, rehabilitation, renovation, and/or restoration of the PROPERTY is required for the PROPERTY'S continued eligibility as a qualified historic property. Upon receipt by the OWNERS of a notice of nonrenewal from the CITY, the OWNERS may make a written protest of the nonrenewal. The CITY may, at any time prior to the RENEWAL DATE, withdraw its notice of nonrenewal.

7. Effect of Notice of Nonrenewal. If, in any year, either party serves a notice of nonrenewal as provided in Paragraph 6 above, this Agreement shall remain in effect for: (1) the balance of the period remaining under the initial term of this Agreement; or (2) the balance of the period remaining since the last automatic renewal, whichever the case may be.

8. Cancellation. The CITY may cancel this Agreement if the CITY determines the OWNERS: (a) have breached any of the conditions or covenants of this Agreement; (b) have allowed the PROPERTY to deteriorate to the point that it no longer meets the standards of a qualified historical property as defined in California Government Code section 50280.1; or (c) if the OWNERS have failed to restore or rehabilitate the PROPERTY in the manner specified in Paragraph 2 of this Agreement.

CAH _____ OWNERS' INITIALS

9. Notice of Cancellation. Notwithstanding the above, this Agreement cannot be cancelled until after the CITY has given notice and has held a public hearing as required by California Government Code section 50285.

10. Cancellation Fee. If the CITY cancels this Agreement in accordance with Paragraph 8, the OWNERS shall pay those cancellation fees set forth in California Government Code sections 50280 et seq., described herein. Upon cancellation, the OWNERS shall pay a cancellation fee of twelve and one-half percent (12-1/2%) of the current fair market value of the PROPERTY, which is to be determined by the County Assessor as though the PROPERTY were free and clear of any of the restrictions pursuant to this Agreement. The cancellation fee shall be paid to the County Auditor at the time and in the manner that the County Auditor shall prescribe and shall be allocated by the County Auditor to each jurisdiction in the tax rate area in which the PROPERTY is located in the same manner as the County Auditor allocates the annual tax increment in that tax area that fiscal year.

CAH _____ OWNERS' INITIALS

11. No Compensation. The OWNERS shall not receive any payment from the CITY in consideration for the obligations imposed under this Agreement. The parties recognize and agree that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to the OWNERS as a result of assessed value of the PROPERTY because of the restrictions this Agreement imposes on the use and preservation of the PROPERTY.

12. Enforcement of Agreement. As an alternative to cancellation of the Agreement for breach of any condition as provided in Paragraph 8, the CITY may, in its sole discretion, specifically enforce, or enjoin the breach of the terms of this Agreement. In the event of a default, under the provisions of this Agreement by the OWNERS, the City shall give written notice to the OWNERS by registered or certified mail. If such violation is not corrected to the reasonable satisfaction of CITY within thirty (30) calendars days after the date of notice of violation, or within such reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within thirty (30) calendar days and thereafter diligently pursued to completion), the CITY may, without further notice, declare the OWNERS to be in breach under the terms of this Agreement, and may bring any action necessary to specifically enforce the obligations of the OWNERS growing out of the terms of this Agreement or apply for such other relief as may be appropriate under local, state, or federal law.

13. Indemnification. OWNERS shall indemnify, defend (with counsel reasonably acceptable to CITY) and hold harmless the City of Escondido, and all of its boards, commissions, departments, agencies, agents, officers, and employees from and against any and all actions, causes of actions, liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses (collectively the "Claims") incurred in connection with or arising in whole or in part from this Agreement, including without limitations:

- a. any accident, injury to or death of a person, loss of or damage to property incurring in or about the PROPERTY;
- b. the use or occupancy of the PROPERTY by the OWNERS,
their agents or invitees;
- c. the condition of the PROPERTY;
- d. any construction or other work undertaken by the OWNERS of the PROPERTY.

This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, experts and the CITY'S cost for investigating any Claims. The OWNERS shall defend the CITY and all of its boards, commissions, departments, agencies, agents, officers, and employees from any and all Claims

even if such Claim is groundless, fraudulent, or false. The OWNERS' obligations under this Paragraph shall survive termination of this Agreement.

CAH _____ OWNERS' INITIALS

14. Remedy If Agreement Not An Enforceable Restriction. In the event it is finally determined by a court of competent jurisdiction that this Agreement does not constitute an enforceable restriction within the meaning of the applicable provisions of the California Government Code and the California Revenue and Taxation Code, except for an unenforceability arising from the cancellation or nonrenewal of this Agreement, for any tax year during the life of this Agreement, then this Agreement shall be null and void and without further effect and the PROPERTY shall from that time forward be free from any restriction whatsoever under this Agreement without any payment or further act by the parties.

15. Condemnation Proceedings. If condemnation proceedings are filed against the PROPERTY, or if the PROPERTY is acquired by a public agency in lieu of condemnation proceedings, this Agreement shall be null and void. If the condemnation proceedings are subsequently abandoned or the acquisition rescinded, this Agreement shall be reactivated retroactively and shall be in full force and effect without the need for any further act by the parties.

16. Destruction of Property; Eminent Domain. If the PROPERTY is destroyed by fire or other natural disaster such that in the opinion of the CITY the historic value of the structure has been lost and a majority of the structure must be replaced, this Agreement will be cancelled. If the PROPERTY is acquired in whole or in part by eminent domain or other acquisition by an entity authorized to exercise the power of eminent domain, and the acquisition is determined by the CITY to frustrate the purpose of the Agreement, this Agreement shall be cancelled. No cancellation fee as set forth in Paragraph 10 above and pursuant to California Government Code sections 50280 et seq. shall be imposed if the Agreement is cancelled pursuant to this Paragraph.

17. Entire Agreement. This instrument and its attachments constitute the entire agreement between the parties. The parties shall not be bound by any terms, conditions, statements, or representations, oral or written, not contained in this Agreement. Each party hereby acknowledges that in executing this Agreement, the party has not been induced, persuaded, or motivated by any promise or representation made by the other parties, unless expressly set forth in this Agreement. All previous negotiations, statements, and preliminary instruments by the parties or their representatives are merged in this instrument and are of no force and effect.

18. Attorney's Fees. In the event legal proceedings are brought by any party or parties hereto, to enforce or restrain a violation of any of the covenants,

reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover its reasonable attorney's fees in addition to court costs and other relief ordered by the court.

19. Modification. No modification of this Agreement shall be valid or binding unless the modification is in writing, signed by all parties, and recorded with the County Recorder for the County of San Diego.

20. Binding Effect. This Agreement shall be binding on and inure to the benefit of all parties herein, their heirs, successors-in-interest, legal representatives, assigns and all persons acquiring any part or portion of the PROPERTY, whether by operation of law or otherwise, and that any such person(s) shall have the same rights and obligations under this Agreement.

21. Choice of Law and Forum. This Agreement and the legal relations between the parties shall be governed by and construed in accordance with the laws of the State of California. Any action or proceeding to enforce any provision of this Agreement shall be brought in the San Diego Superior Court, North County Division.

22. Sale. If the PROPERTY is sold, the OWNERS shall notify the CITY of the sale and present to the CITY a signed statement from the new owners indicating that a copy of this Agreement, the list of scheduled improvements for the PROPERTY as set forth in Attachment B of this Agreement, and any amendments to this Agreement were provided to them.

23. Headings. The headings of the paragraphs of this Agreement are inserted for convenience only. They do not constitute part of this Agreement and shall not be used in its construction.

24. Waiver. The waiver by any party to this Agreement of a breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach of that or any other provision of this Agreement.

25. Severability. The invalidity in whole or in part of any provision of this Agreement will not void or affect the validity of any other provisions of this Agreement.

26. Notices. Any notice, delivery or other communication pursuant to this Agreement shall be in writing and shall be given to:

CITY: City Clerk
 City of Escondido
 201 N. Broadway
 Escondido, CA 92025

OWNERS: [Insert Owners' Names & Mailing Addresses]

Any party may change his/her/its address by giving written notice to the other parties in the manner provided in this paragraph. Any notice, delivery, or other communication shall be effective and shall be deemed to be received by the other parties within five (5) business days after the notice has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above.

27. Notice to Office of Historic Preservation. The OWNERS or an agent of the OWNERS shall provide written notice of this Agreement to the Office of Historic Preservation within six months of entering into this Agreement. A copy of this notice shall also be provided to the CITY.

(Remainder of page left intentionally blank.)

28. Counterparts. This Agreement may be executed in any number of counterparts or by facsimile transmission, each of which will be deemed an original with the same effect as if all signatures were on the same instrument.

IN WITNESS WHEREOF, the CITY and the OWNERS have executed this Agreement as of the date set forth below.

CITY OF ESCONDIDO

Dated: _____

By: _____
Sam Abed, Mayor
(This signature must be notarized.)

Dated: _____

By: _____
Diane Halverson, City Clerk
(This signature must be notarized.)

OWNERS

Dated: _____

By: CAMILLE HELMINSKI Trustee
[Insert Owner's Name]
(This signature must be notarized.)

Dated: _____

By: _____
[Insert Owner's Name]
(This signature must be notarized.)

Dated: _____

By: _____
[Insert Owner's Name]
(This signature must be notarized.)

Dated: _____

By: _____
[Insert Owner's Name]
(This signature must be notarized.)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
JEFFREY R. EPP, City Attorney

By: _____

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

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County Escondido and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 2775 Las Palmas Ave, City Escondido Zip 92025

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 239-181-07-00

LOT 19 OF BLOCK 12 UNIT NO. 3 OF LONGVIEW ACRES, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3384, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 29, 1956.

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

The Weir Brothers constructed this adobe home in 1964, in the "adobe only" neighborhood of Las Palmas. This home was featured on the 2014 San Diego County Adobe home Tour, and has been awarded a historic preservation award from the Escondido Historic Preservation Committee. Twenty years later, owner John Stires undertook the newer upgrades and remodels after 1991. Stires explained that because of the tall turret at the home entrance, the neighbors named it The Castle. When Stires purchased the property, it had a

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

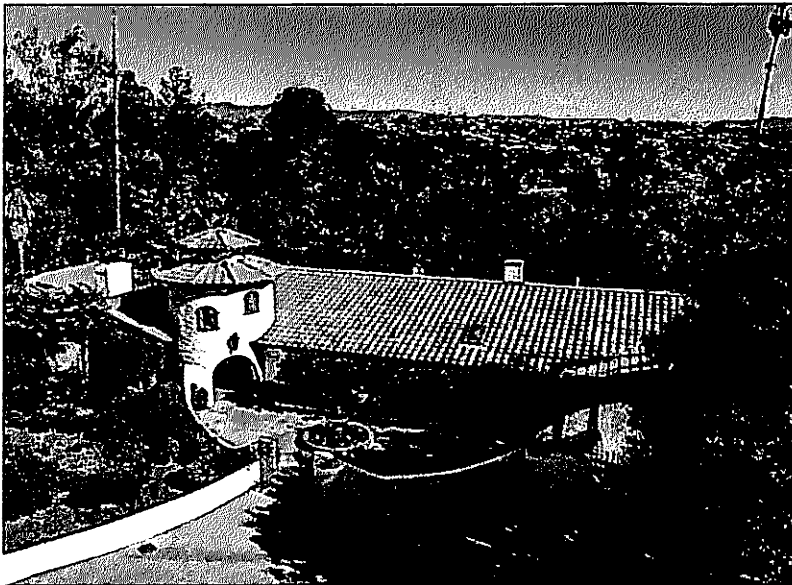
grove of 153 orange trees. Although upgrades have been made to the home, the original architecture remains. Features such as the curved-wall turret, the airy living room, brick fireplace, Saltillo tiles, true parquet flooring and heavy ceiling beams are strong contributors to the Weir construction style. In addition, there are custom hand-painted tiles and wrought iron work done by local Mexican artisans.

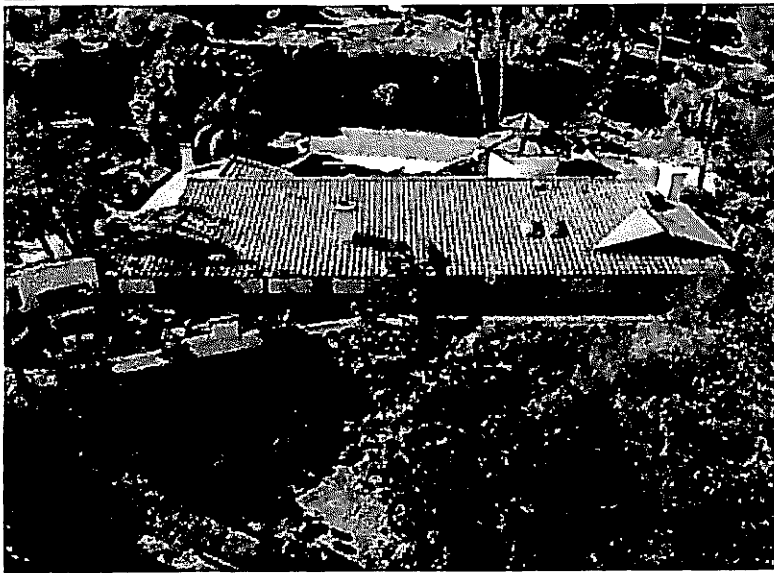
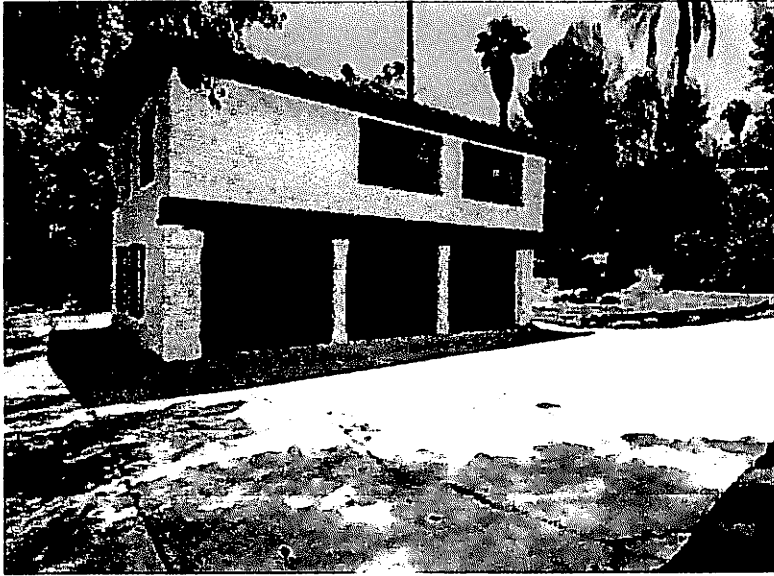
*P3b. Resource Attributes: (List attributes and codes) _____

*P4. Resources Present: * Building * Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

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

*P6. Date Constructed/Age and Source: * Historic ☐ Prehistoric _____





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

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 2 of 2

*Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____

☐ Both

*P7. Owner and Address:

Camille Helminski, 1288 Cherokee Rd., Louisville, KY 40204

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

*P9. Date Recorded: _____

*P10. Survey Type: (Describe) _____

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

*Attachments: ☐ NONE ☐ Location 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

*Resource Name or # (Assigned by recorder) _____ *NRHP Status Code _____
Page 1 of 2

B1. Historic Name: _____
B2. Common Name: The Castle
B3. Original Use: Residence B4. Present Use: Residence
*B5. Architectural Style: Adobe
*B6. Construction History: (Construction date, alterations, and date of alterations)

House Constructed in 1964 by Weir Brothers

John Stires in 1991 converted the attached garage into a master bedroom with arched windows and an outdoor patio.

It is our understanding that at that time the current three-car garage with studio space above was built downhill from the main house.

*B7. Moved? *☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:
Garden walls and brick patio with adobe fireplace

B9a. Architect: Weir Brothers b. Builder: Weir Brothers
*B10. Significance: Theme Historic Adobe Area Escondido

Period of Significance _____ Property Type Residence Applicable Criteria _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

2775 Las Palmas, Escondido. The Weir Brothers constructed this adobe home in 1964, in the "adobe only" neighborhood of Las Palmas. This home was featured on the 2014 San Diego County Adobe home Tour, and has been awarded a historic preservation award from the Escondido Historic Preservation Committee. Twenty years later, owner John Stires undertook the newer upgrades and remodels after 1991. Stires explained that because of the tall turret at the home entrance, the neighbors named it The Castle. When Stires purchased the property, it had a grove of 153 orange trees. Although upgrades have been made to the home, the original architecture remains. Features such as the curved-wall turret, the airy living room, brick fireplace, Saltillo tiles, true parquet flooring and heavy ceiling beams are strong contributors to the Weir construction style. In addition, there are custom hand-painted tiles and wrought iron work done by local Mexican artisans.

see attached

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

N
↑





CITY OF ESCONDIDO
PLANNING DIVISION
201 NORTH BROADWAY
ESCONDIDO, CA 92025-2798
(760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
Attn: Chief Deputy Recorder Clerk
1600 Pacific Highway, Room 260
San Diego, CA 92101

From: City of Escondido
201 North Broadway
Escondido, CA 92025

Project Title/Case No.: Local Register & Mills Act Request / PL20-0562

Project Location - specific: Addressed as 2775 Las Palmas Avenue (APN 239-181-07-00), located on the south side of Las Palmas Avenue just east of the intersection of Ross Lane and Las Palmas Avenue

Project Location - City: Escondido

Project Location - County: San Diego

Description of Project:

The project is a proposal to add the 1.63 acres property in the RE-30 (Residential Estates, Single-Family, 30,000 SF minimum lot size) zone, located in the E2 (Estate II) designation of the General Plan to the City's Local Register of Historic Places and to enter into a Mills Act contract for future preservation.

Name of Public Agency Approving Project: City of Escondido

Name of Persons or Agency Carrying Out Project:

Name: Camille Helminski

Telephone: (831) 234-9248

Address: 1288 Cherokee Road, Louisville, KY 40204

☒ Private entity ☐ School district ☐ Local public agency ☐ State agency ☐ Other special district

Exempt Status:

Categorical Exemption: CEQA Section 15331 Class 31, "Historic Resources Restoration/Rehabilitation"

Reasons why project is exempt:

1. The project is within the RE-30 zone and the E2 designation of the General Plan and no variances are required.
2. The project will be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.
3. The project will not be limited by the factors in section 15300.2 and will not adversely change the significance of a historical resource.

Lead Agency Contact Person: Paul K. Bingham

Area Code/Telephone/Extension (760) 839-4306

Signature: Paul K. Bingham
Assistant Planner II

September 17, 2020
Date

☒ Signed by Lead Agency

Date received for filing at OPR:

☐ Signed by Applicant

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.

ATTACHMENTS:

1. *Historical Assessment of the 1405 South Escondido Boulevard Buildings*, Scott Moomjian; November, 2015
2. *Historic Structure Assessment for 1405 South Escondido Boulevard*, Brian F. Smith and Associates, Inc.; August 10, 2020

*HISTORICAL ASSESSMENT OF THE
1405 SOUTH ESCONDIDO BOULEVARD BUILDINGS
ESCONDIDO, CALIFORNIA 92025*

Submitted To:

The City of Escondido

Planning Division

201 North Broadway

Escondido, California 92025

Prepared For:

Mr. Glen Schniepp

11201 Avenida Thomas

La Mesa, California 91941

Prepared By:

Scott A. Moomjian

Attorney at Law

5173 Waring Road, #145

San Diego, California 92120

November 2015

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APPENDICES

APPENDIX A	SAN DIEGO COUNTY ASSESSOR'S OFFICE; RESIDENTIAL BUILDING RECORDS
APPENDIX B	CITY OF ESCONDIDO, HISTORIC RESOURCES INVENTORY FORM
APPENDIX C	CITY OF ESCONDIDO, BUILDING PERMIT RECORDS
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APPENDIX E	GRANT DEED DATING FROM THE DATE OF CONSTRUCTION
APPENDIX F	U.S.G.S. QUADRANGLE MAP
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APPENDIX H	CURRENT PHOTOGRAPHS
APPENDIX I	RESUME OF SCOTT A. MOOMJIAN, ESQ.

APPENDIX J

CALIFORNIA DEPARTMENT OF PARKS & RECREATION (DPR)
FORMS

*HISTORICAL ASSESSMENT OF THE
1405 SOUTH ESCONDIDO BOULEVARD BUILDINGS
ESCONDIDO, CALIFORNIA 92025*

I. EXECUTIVE SUMMARY

This Historical Assessment was prepared at the request of Mr. Glen Schniepp in order to determine the potential historical and/or architectural significance of a one-story, single-family residence with associated garage structure, located at 1405 South Escondido Boulevard in the City of Escondido, California ("Property").

The Property was designed and built as a one-story, Craftsman style single-family residence with associated garage in 1913. Over the years, both buildings were substantially modified and altered. Further, both structures have experienced steady deterioration such that they are in poor condition today. As a result, the Property no longer possesses original integrity.

Historical research indicates that the Property is not historically or architecturally significant. Over the course of their existence, the buildings were not associated with any important events or individuals in terms of local, state, or national history. In addition, the buildings do not embody the distinctive characteristics of a type, period, or method of Craftsman construction (in part due to the alterations and modifications sustained over the years); do not represent the work of a master architect, builder, craftsman, or important, creative individual; do not possess high artistic values; and do not have any further information potential. The Property is not eligible for listing on any local, state, or national registers.

II. INTRODUCTION

Historical research indicates that the 1405 South Escondido Boulevard residence and garage were built in 1913. Since structures that are at least 45 years of age may be considered historically significant under the California Environmental Quality Act (CEQA), this historical evaluation was researched and evaluated as a potential historical/cultural resource in accordance with National Register of Historic Places Criteria, the California Register of Historic Places Criteria, and the City of Escondido's Criteria for Local Register Listing by Scott A. Moomjian, Esq., Historical Property Consultant, between March and November 2015. Historical research indicates that the Property is not historically and/or architecturally significant and does not merit inclusion on the City of Escondido's Local Register, nor the National Register of Historic Places or the California Register of Historical Resources.

III. METHODOLOGY

Scott A. Moomjian first visited the Property on August 21, 2015. At this time, a detailed inspection of the overall site and buildings was undertaken. Photographs were taken and field notes were made. Scott A. Moomjian conducted all of the archival research for the Property, with the exception of the Chain of Title which was prepared by California Lot Book, Inc. The archival record search largely included information identified and obtained from the Escondido History Center Archives and Photographic Collections; the Escondido Public Library "Pioneer Room" Archives; the San Diego History Center Archives; the San Diego Public Library, California Room Archives; and the City of Escondido Planning & Zoning Departments. In addition, authoritative histories, books,

articles, manuscripts, catalogues, and studies and oral interviews related to Escondido's history were reviewed and utilized as part of the present study. Historic aerial photographs of the Property were also reviewed and analyzed.

This Historical Assessment contains supporting Appendices, including Appendix A (San Diego County Assessor's Office, Residential Building Records); Appendix B (City of Escondido, Historic Resources Inventory form); Appendix C (City of Escondido, Building Permit Records); Appendix D (Chain of Title, Prepared by California Lot Book, Inc.); Appendix E (Grant Deed dating from the date of construction); Appendix F (U.S.G.S. Quadrangle Map); Appendix G (Escondido Subdivision Map); Appendix H (Current Photographs); Appendix I (Resume of Scott A. Moomjian, author/historian of report); and Appendix J (California Department of Parks & Recreation (DPR) forms).

The criteria for historical significance was obtained from the National Register of Historic Places Criteria for Evaluation, the Instructions for Recording Historical Resources prepared by the State of California Department of Parks and Recreation, California Environmental Quality Act (CEQA) code provisions and guidelines, and the City of Escondido's Local Landmark Designation Criteria.

IV. PROPERTY SETTING

The Property is located on Lot 8 and the easterly ½ of Lot 7, Block 219 of Escondido, according to Map Number 336, filed on July 10, 1886, Assessor's Parcel Number 236-172-15-00. The legal parcel associated with the Property is today addressed as 1401-1447 South Escondido Boulevard, Escondido, California 92025. The site is rectangular in shape and consists of approximately 44,431 total square feet of space (1.02 acres). While the site contains the two buildings under evaluation, identified as 1405 South Escondido Boulevard, which are located toward the center of the property, it also contains a third structure which is identified as 1417 South Escondido Boulevard. This structure is a commercial store and was built in 1950. It is not part of the present Historical Assessment.

The Property is located at the northwest intersection of South Escondido Boulevard and West 15th Avenue. It is bounded by West 13th Avenue to the north, South Orange Street to the west, South Maple Street to the east, and West 15th Avenue to the south. The area surrounding the Property consists of different buildings and structures dedicated to commercial, residential, religious, and fraternal (social) uses. Most of the development in the nearby area appears to have occurred after the Second World War with an emphasis upon a variety of different commercial and residential land uses.

V. HISTORICAL ANALYSIS

Brief History Of Escondido

The Property is located in the City of Escondido, California. The history of Escondido is well-documented. For much of its early history, the City served as a rich agricultural area in northern San Diego County, mainly centered on crop production, such as citrus and grape, and not on cattle farming. In later years, the City evolved from an agricultural community to a rapidly growing and diverse service and manufacturing center.

From an American historic perspective, the town of Escondido (which means "Hidden" in Spanish) was first settled by O.S. Witherby, who purchased a portion of the Rincon del Diablo Rancho from Maria Antonia Alvarado Clayton and Guadalupe Alvarado Orosco in 1855. Witherby, who farmed and ranched the land, eventually purchased the entirety of the Rincon del Diablo holdings. He also mined for gold on the property.

In 1868, Witherby's property was purchased by brothers John, Josiah, and Matthew Wolfskill, and Edward McGeary. The land was used for raising sheep and farming, and the Wolfskills built a house and various outbuildings to accommodate their needs. For the most part, the Wolfskills' ranch was an isolated outpost until the California land boom of the 1880s. In 1883, a group of land speculators from Stockton purchased the Escondido valley and formed the Escondido Company, with the intent of promoting the land. They were followed three years later by the Thomas Brothers, who, as the Escondido Land and Town Company, took over the Wolfskill Ranch and proceeded to draw up a town site. To promote its holdings, the company enticed the San Diego Central Railroad to extend a line from the coast to the new town and with it came newcomers eager for their piece of the California dream promised by the land speculators. In two short years, on October 8, 1888, Escondido was able to incorporate. At the time, it was the fourth incorporated City in San Diego County.

At the time of its incorporation, Escondido was largely rural in nature. As an agrarian community, farms covered most of the city. The original grant boundary had taken advantage of the flatlands and most of the land inside the city was level. The hills were reserved for groves of fruit bearing citrus trees. The small town grew slowly but steadily, relying on the richness of the land to found (and fund) their economy. The area gained a reputation as a center for fine citrus production, particularly after the Atchison, Topeka, and Santa Fe Railroad arrived in Escondido to help send its produce to markets across the country. Other food crops included grain, grapes and grape products (wine and raisins), and honey. In later years, avocados were introduced and became as important as citrus. The town's emphasis on citrus and produce ranching, as well as produce processing and shipping, made it a service and commercial center for the outlying region. Residential neighborhoods grew up around the groves and packing plants, housing workers associated with the industry. Today, Escondido retains its distinction as a service and commercial center, although in more recent decades its economy has expanded, as would be expected, to include a far greater variety of business, including industrial development. Now a city, Escondido also retains a rural character that adds distinctive charm to the community.

Property History

The Property under evaluation is located on Lot 8 and the easterly ½ of Lot 7, Block 219 of Escondido, according to Map Number 336, filed on July 10, 1886, Assessor's Parcel Number 236-172-15-00. It is identified as 1401-1447 South Escondido Boulevard. However, the buildings under evaluation correspond to the property address of 1405 South Escondido Boulevard.

As an initial matter, the 1405 South Escondido Boulevard buildings were first identified by the City of Escondido, in conjunction with a local historic resource survey undertaken originally by David A. Cotton Associates in 1983 and then revised by AEGIS in 1990. These surveys classified the residence as a "California Bungalow" which was constructed c.1930s. At the time, the building was found to be in good condition. In terms of its "local importance" the survey determination stated that, "This structure, while not being of great architectural or historic significance alone, may be a

contributing building in the formation of an historic district.” To date, no historic district, including the Property as a contributing element, has been established.

Historical research indicates that undeveloped property was acquired by T.H. Coomer from The Escondido Land and Town Company in February 1908. Several months later, T.H. and C.A. Coomer sold the property to Emmaline A. Sweet. In March 1911, Emmaline and C.T. Sweet conveyed the land to Helen E. Hanchett. Hanchett owned the property until she transferred it to Marcus W. Robbins in April 1919.

Historical research indicates that the 1405 South Escondido Boulevard residence and garage were built in 1913 for Helen Hanchett. This date of construction is supported by the Residential Building Record. Unfortunately, a Notice of Completion was not filed for the construction of the buildings and the County Lot Book Page was unavailable. Further, Sanborn Fire Insurance Maps do not include this area of Escondido and no Building Permits were issued for construction prior to 1953. In any event, Marcus Robbins owned the property only briefly until he sold it to Inez Adkins in September 1919. Thereafter, the Property was owned by Inez and Oscar Adkins (1919-1924); W.E. So Relle (1924); Jess and Ida Hicks (1924-1925); and John and Grace Shelby (1925-1931). In March 1931, the property was sold to Charles and Margaret Cox. Inspection of a City of Escondido Building Permit Application in 1953 indicates that at this time the home was altered. While it not known precisely what improvements were undertaken at this time, it appears that the home was converted into a rental property. With the death of Margaret Cox in 1953, the property passed to her husband, Charles. Upon his death in 1963, the property was acquired by Paul A. Schniepp. Since this time, the Property has been owned by members of the Schniepp family. Today, the Property is owned by the Schniepp Family 1984 Trust and is tenant occupied.

VI. ARCHITECTURAL ANALYSIS

Description Of Physical Appearance

The Property largely consists of two structures—(1) a one-story, Craftsman style single-family residence, and (2) a detached, one-story, automobile garage. Both structures were erected in 1913. The garage is located behind the home, toward the western property boundary. 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 eave overhang, and horizontal and vertical wood siding. Along the north elevation, the building was subject to a shed roof addition. It is not known when this addition was constructed. Garage doors consist of vertical wood. Overall, the structure appears to be in poor condition.

Of standard, wood-frame construction, the residence is set on a rock and wood foundation with floor joists. 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. The home has a living room, dining room, two bedrooms, kitchen, and bathroom.

The roof is moderately-pitched and front-gabled, with a modest eave overhang and exposed roof rafters. The home has no chimney. Underneath the roofline, the structure has a pediment with

slender vertical wooden slats. The exterior consists of horizontal wood siding. 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 horizontally clad, wooden base 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. Overall, the home appears to be in poor condition. It appears to have undergone substantial deterioration from the time that it was initially identified as part of the City of Escondido Historic Resources Inventory (c.1983-1990).

VII. APPLICATION OF NATIONAL AND CALIFORNIA REGISTER CRITERIA

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation—A, B, C, or D. The National Register of Historic Places and California Register of Historic Resources Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. The California Register utilizes National Register Criteria, with slight modifications, for determinations of significance in order to form a foundation for the historic evaluation of properties. The California Register's modification of National Register criteria was not relevant to the subject Property in so far as the California Register substitutes the term "work of an important creative individual" for the term "work of a master," and deals with sites pertaining to the cultural heritage of succeeding generations. In addition, a property must not only be shown to be significant under the National and California Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Criterion A: Event

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.

Historical research indicates that the Property does not qualify under National Register Criterion A: Event, as historical research failed to reveal any historically significant events at either the local, state, or national levels associated in any manner with the Property. The Property's loss of original integrity, coupled with its deteriorated condition, also precludes a consideration of significance under this Criterion.

Criterion B: Person

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period

when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.

A person's home at the time he or she achieved significance will usually represent any significant accomplishments that occurred while the individual was living in that home. Historic character and associations are embodied in and conveyed by the physical features of a resource. All properties change over time, but a "basic test" of the integrity of a property significant under National Register Criterion B is whether the significant person(s) associated with the resource would recognize it as it exists today.

Historical research has determined that Property does not qualify under National Register Criterion B: Person, as historical research failed to reveal any historically significant owners/occupants at either the local, state, or national levels associated in any manner with the Property. The Property's loss of original integrity, coupled with its deteriorated condition, also precludes a consideration of significance under this Criterion.

Criterion C: Design/Construction

Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.

Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

The Property consists of a one-story, Craftsman style single-family residence with associated, detached garage. Both structures were built in 1913. In their current condition, neither building is considered to be a representative example of the Craftsman architectural style. In this regard, the buildings do not embody the distinctive characteristics of a type, period, or method of Craftsman construction.

The Craftsman architectural style was a product of Southern California's concept of sunshine, ease of living, and a desire to connect with a more natural environment. It was popular between 1905-1930. Partially a reaction to the machine age and excesses of Victorian architecture, the Craftsman style also reflected the 20th century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate

natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing “ultimate bungalows” for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic style became very popular from 1905 through the late 1920s and early 1930s. Early “arts and crafts” styled homes, however, existed in the 1880s and 1890s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. 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. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally, one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams, as well as triangular knee braces, are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times, the columns have sloping or battered sides. Large numbers of windows that vary in size and shape are used to continue the airy, natural feeling of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

In its current appearance, the 1405 South Escondido residence features several physical characteristics which support a Craftsman classification. These elements include its one-story form; front-gabled roof with eave overhang and exposed roof rafters; horizontal wood siding; wood double-hung windows; and full-length porch area. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks projecting decorative or false beams; triangular knee braces; a chimney; a low-pitched roof; a large number of windows that vary in size and shape; and integrated landscaping. The porch columns are not particularly distinctive, nor are they massive. In addition, the home has been altered by the in-filling of the rear/corner porch by means of introducing alternative window treatments (wood casements) and wooden door. The building is also in poor condition, having deteriorated steadily over the years. As a result, the Property is not architecturally significant.

Representing The Work Of A Master (National Register) And/Or Important, Creative Individual (California Register)

Historical research did not ascertain the identity of the architect or individual responsible for the design of the Property (if one was retained). Similarly, the identity of the builder could not be ascertained. As such, the Property does not represent the work of a master architect, builder, craftsman, and/or important, creative individual. The Property’s loss of original integrity, coupled with its deteriorated condition, also precludes a consideration of significance under this Criterion.

Possessing High Artistic Values

The Property does not qualify under National Register Criterion C: Design/Construction as buildings which possesses high artistic values. The buildings do not articulate a particular concept of design to the extent that an aesthetic ideal is expressed. This is particularly true considering the changes and modifications that the buildings have sustained over time, as well as their state of deterioration which have contributed to a lack of original integrity.

Criterion D: Information Potential

Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

Subsequent study of the Property is not likely to lead to further information important in terms of prehistory or history. The Property's loss of original integrity, coupled with its deteriorated condition, also precludes a consideration of significance under this Criterion.

VIII. INTEGRITY

In addition to determining the significance of a property under National, State, and Local Register criteria, a property must also must possess integrity. Integrity is defined by the National Register as the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under National, State, and Local criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven (7) key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Today, the Property only retains its integrity of location and feeling (two elements), and lacks integrity of design, setting, materials, workmanship, and association (five elements).

Location

Location is the place where the historic property was constructed or the place where the historic event occurred.

The Property has remained in its original location since the buildings were originally constructed in 1913. The Property, therefore, retains its location element for integrity purposes.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Over the years, the Property has been modified and altered. At an unknown date, a rear corner porch along the northwest elevation was in-filled by means of adding a total of five square, wood casement windows, and a single wood door with fixed glass pane. Similarly, also at an unknown date, a shed-roof addition was constructed along the north elevation of the garage. These changes have compromised the original form, plan, space, structure, and style of both the residence and garage. Both buildings have also deteriorated over time. As a result, the Property does not possess its original design element for integrity purposes.

Setting

Setting is the physical environment of a historic property.

The surrounding area in and around the Property was originally characterized by rural agricultural development, typified by open fields, farm land, and sparse residential and commercial development. Over the years, the physical environment has changed to include a variety of different buildings and structures dedicated to commercial, residential, religious, and fraternal (social) uses. Most of the development in the nearby area appears to have occurred after the Second World War with an emphasis upon a variety of different commercial and residential land uses. Since the physical environment has changed substantially over the years, the Property no longer possesses its original setting element for integrity purposes.

Materials

Materials are 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.

The Property does not boast any unusual materials used in its construction. The materials used in the buildings have been identified as normal, customary types of wood construction elements. Existing original materials have either been removed or greatly deteriorated, and are in poor condition today. Therefore, the Property does not retain a sufficient degree of its original materials element for integrity purposes.

Workmanship

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship demonstrated in the construction of the Property is apparent from the materials analysis above. The overall original workmanship is of fair quality. Since the buildings no longer retain a sufficient degree of original materials elements, and the fact that the remaining features have deteriorated such that the buildings are in poor condition, the Property does not retain its workmanship element for integrity purposes.

Feeling

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

In its current condition, the Property conveys a sense of the period during which it was constructed (i.e. 1913). As such, the Property retains its feeling element for integrity purposes.

Association

Association is the direct link between an important historic event or person and a historic property.

The Property has not been determined not to have been directly linked to important historic events or individuals. Consequently, the building has never possessed, nor does it now possess, an associative element for integrity purposes.

IX. APPLICATION OF THE ESCONDIDO LOCAL LANDMARK DESIGNATION CRITERIA

According to the Escondido Municipal Code, Chapter 33 (Zoning), Article 40 (Historical Resources), Section 33-794 (d), a building may be eligible for listing as a local, historical resource if it meets one or more of the following criteria:

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

No historical evidence was identified which would support the determination that the Property was ever strongly identified with a person or persons who significantly contributed to the culture, history, pre-history, or development of the City of Escondido, region, state or nation. The Property does not qualify under this Criterion.

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;

No historical evidence was identified which would support the determination that the Property embodies the distinguishing characteristics of an architectural type, specimen, or is representative of a recognized architect's work. No recognized architect or builder was identified in conjunction with the design of any of either the residence or garage. Most important is the fact that because the Property has been substantially altered and modified over the years, thereby contributing to a loss of original integrity, coupled with the poor condition and deterioration the Property has sustained, it is not considered architecturally significant.

The Property consists of a one-story, Craftsman style single-family residence with associated, detached garage. Both structures were built in 1913. In their current condition, neither building is considered to be a representative example of the Craftsman architectural style. In this regard, the buildings do not embody the distinctive characteristics of a type, period, or method of Craftsman construction.

The Craftsman architectural style was a product of Southern California's concept of sunshine, ease of living, and a desire to connect with a more natural environment. It was popular between 1905-1930. Partially a reaction to the machine age and excesses of Victorian architecture, the Craftsman style also reflected the 20th century trend away from live-in household help who could handle the heavy cleaning chores associated with Victorian architecture. The Craftsman style focused on a simpler environment which offered an ease of maintenance combined with a desire to incorporate natural elements into the design. The work of two brothers, Charles Sumner Greene and Henry Mather Greene, was built on the foundation of the Arts and Crafts movement begun by such luminaries as William Morris, Gustav Stickley, and Elbert Hubbard. The Greene brothers worked in Pasadena designing "ultimate bungalows" for wealthy clients. As their work migrated into popular magazines of the day, their designs filtered down to more modest clients and the simple, naturalistic

style became very popular from 1905 through the late 1920s and early 1930s. Early “arts and crafts” styled homes, however, existed in the 1880s and 1890s.

The Craftsman style features long, horizontal lines combined with a use of natural materials such as cobble stones, clinker brick, wood shingles, and boulders. 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. The more modest, simpler homes use the same materials but combine them in a much more restrained fashion. The typical Craftsman residence usually includes a low-pitched, gabled roof with a wide, unenclosed eave overhang with multiple roof planes. Occasionally, one sees a hipped roof with this style. Roof rafters are generally exposed and decorative or false beams, as well as triangular knee braces, are often added under the gables. Many times the roof is supported by tapered square columns which often rest on solid piers of various types. Porches are common and can be full or partial-width across the main elevation. Many times the roof of the porch forms a cross-gable section with the main roof area. Columns for supporting the porch roofs are distinctive and many times include short, square upper columns that rest upon more massive piers, or upon a solid porch balustrade. Many times, the columns have sloping or battered sides. Large numbers of windows that vary in size and shape are used to continue the airy, natural feeling of the house. Foundations may be sloped and walls are clad with shingles, stucco, or shiplap siding. Brick and stone are used extensively on chimneys, foundations, and as decorative elements.

In its current appearance, the 1405 South Escondido residence features several physical characteristics which support a Craftsman classification. These elements include its one-story form; front-gabled roof with eave overhang and exposed roof rafters; horizontal wood siding; wood double-hung windows; and full-length porch area. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. For example, the structure lacks projecting decorative or false beams; triangular knee braces; a chimney; a low-pitched roof; a large number of windows that vary in size and shape; and integrated landscaping. The porch columns are not particularly distinctive, nor are they massive. In addition, the home has been altered by the in-filling of the rear/corner porch by means of introducing alternative window treatments (wood casements) and wooden door. The building is also in poor condition, having deteriorated steadily over the years. As a result, the Property is not architecturally significant.

3. Escondido historical resources that are connected with a business or use that was once common but is now rare;

No historical evidence was identified which would support the determination that the Property was connected with a business or use that was once common but is now rare. The Property was developed as a single-family residence with an associated automobile garage. It was never connected with a business, and single-family residential use is extremely common and is not rare. The Property does not qualify under this Criterion.

4. Escondido historical resources that are the sites of significant historic events;

No historical evidence was identified which would support the determination that the Property was ever the site of significant historic events. The Property does not qualify under this Criterion.

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

No historical evidence was identified which would support the determination that the Property is fifty (50) years of age, or has achieved historical significance within the past (50) years. The buildings were constructed in 1913 and, therefore, are approximately 102 years of age. They have not achieved historical significance at any time, including any time at, or after, the year 1965 (50 years ago). The Property does not qualify under this Criterion.

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

No historical evidence was identified which would support the determination that the Property is an important, key focal point in the visual quality or character of a neighborhood, street, area or district. Today, the visual quality and character of the surrounding neighborhood, street, area, and district is rather eclectic, typified by a wide assortment of different buildings. Moreover, the Property is in poor condition and has deteriorated over the years. Today, the Property is not an important, key focal point in the visual quality and character of the South Escondido Boulevard neighborhood, street, or district. The Property does not qualify under this Criterion.

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

No historical evidence was identified which would support the determination that the Property is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type. The Property consists of a Craftsman style single-family residence with associated garage. This architectural style is extremely common in the City of Escondido. The Property does not qualify under this Criterion.

8. *Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered;*

This Criterion is inapplicable to the Property. The Property has no signage.

9. *Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Moderne style and later styles;*

This Criterion is inapplicable to the Property. The Property has no signage.

10. *Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;*

This Criterion is inapplicable to the Property. The Property has no signage.

11. *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;*

This Criterion is inapplicable to the Property. The Property is not an Escondido landscape feature and is not associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness or aesthetic qualities.

12. *Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory;*

This Criterion is inapplicable to the Property. The Property is not an Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory.

13. *Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests.*

This Criterion is inapplicable to the Property. The Property is not an Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests.

X. CONCLUSION

The Property was designed and built as a one-story, Craftsman style single-family residence with associated garage in 1913. Over the years, both buildings were substantially modified and altered. Further, both structures have experienced steady deterioration such that they are in poor condition today. As a result, the Property no longer possesses original integrity.

Historical research indicates that the Property is not historically or architecturally significant. Over the course of their existence, the buildings were not associated with any important events or individuals in terms of local, state, or national history. In addition, the buildings do not embody the distinctive characteristics of a type, period, or method of Craftsman construction (in part due to the alterations and modifications sustained over the years); do not represent the work of a master architect, builder, craftsman, or important, creative individual; do not possess high artistic values; and do not have any further information potential. The Property is not eligible for listing on any local, state, or national registers.

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APPENDIX A

SAN DIEGO COUNTY ASSESSOR'S OFFICE
RESIDENTIAL BUILDING RECORDS

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	
		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 7 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 9th Spec								
Apartment	X	Wood	Sub-Floor	Stone	Shake		Oil Burner							
Flat-Court		Piers	Concrete Floor	WINDOWS	Tile	y Sink								
Motel	X	Rock		X DH Casement	Tile Trim	y Laundry	M-B T U							
			Insulated Ceiling	Metal Sash	X Comp, 77	X Water Htr Auto	Fireplace		Kitchen	1				
			Insulated Walls	X Screens	Compo Shingle	Water Softner			Drain Bd	Material	LINO	Lgth	Ft	Splash

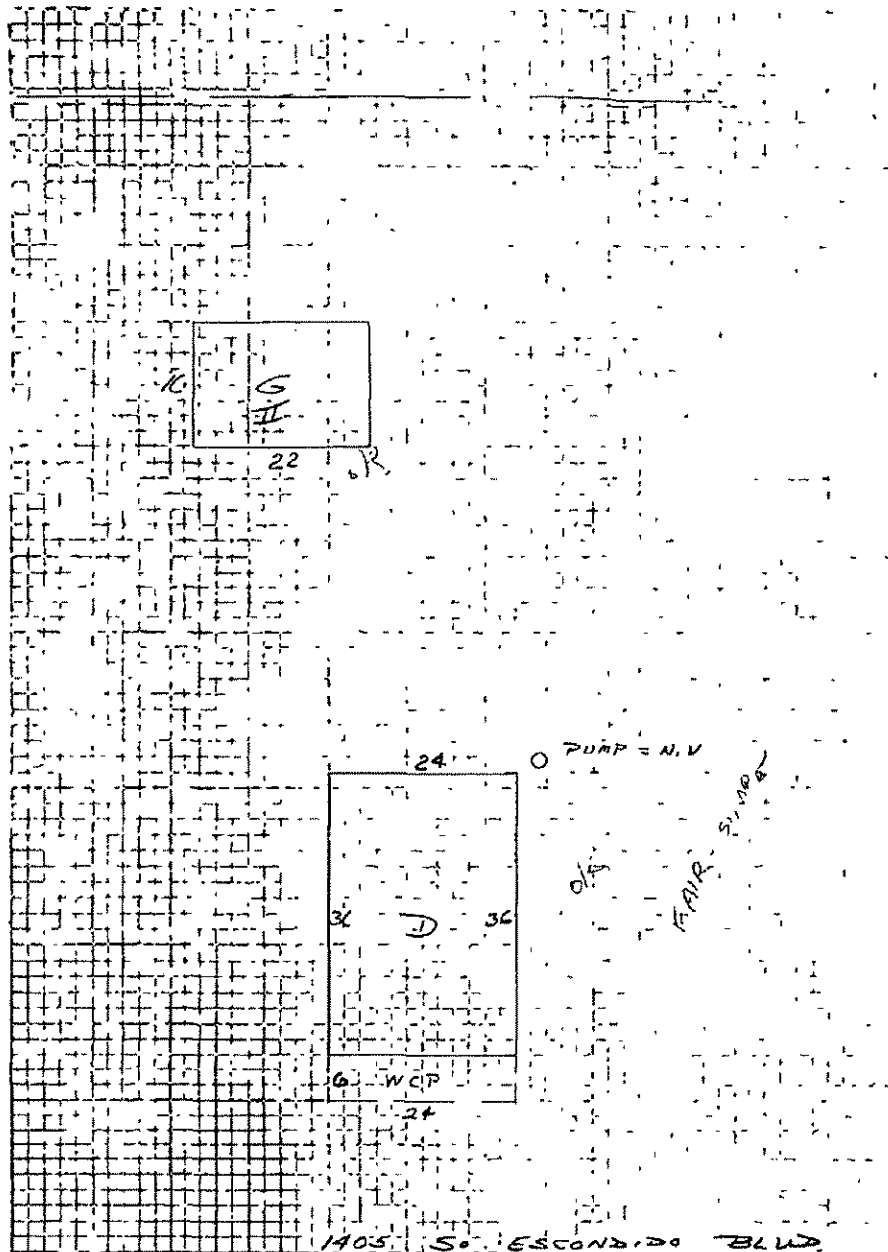
CONSTRUCTION RECORD				EFFEC. YEAR	APPR YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)						BATH DETAIL													
Permit No	For	Amount	Date			Age	Remaing Life	Table	%	Cond	Arch Attr	Func Plan	Con- form	Storage Cupbd	Space Closet	Work- manshp	FI	No	FINISH		FIXTURES							
																			Floors	Walls	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	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		7480												
NORMAL % GOOD			41		41												
RCLND			2812		3002												



MISCELLANEOUS STRUCTURES

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

COMPUTATIONS

24 x 36 = 864/sq B.F. = 650
 CORN. = 0.00
 650

Remarks:

Account No. _____

Parcel No. 236-172-15

NAME ~~(vacant)~~ - BRASSIOWN

ADDRESS 1417 So. Escondido Blvd

Community ESCONDIDO

SHEET 25 OF 46

CLASS & SHAPE		FRAME		TRUSSES		EXT FINISH		ROOF		LIGHTING		FRONT		INTERIOR CONSTRUCTION									
STORY		Wood	Concrete Reinf	Light	Heavy	FLR	FLR	Flat	Standard	Type	NUMBER OF ROOMS				MATERIALS								
Stories	1	Steel	Span Spaced			Stucco	Shed	Below Standard			Desc	B	M	1	2	3	FLOORS	GD	WALLS	GD	FIN		
Bam	Mazz	No Frame	FLOORS		Veneer	Gable	FIXTURES		Glass in	All							CONC		PL		PL		
USE	DESIGN	FLR	WALLS	3	X	Concrete	Wood	Wood	Fluorescent	Metal / Wood													
Garage			X	Wood		Wood	Metal	Incandescent	Glass Doors	SALES													
X Store	Y	X	Brick	Sub-Floor		Unfinished	Concrete			Auto No	STRG												
Office	X	X	Conc Blk	Elevation	X	PAINT		Quality	Bulkhead	Office													
Factory			Metal				ROOF COVER	Quantity	Back Trim	Lobby													
Warehouse			Tilt Up	FOUNDATION		WINDOWS	Y	Composition	PLUMBING	Lighting	Hall												
			Pilasters	Concrete Reinf		Metal	Built-Up	Fixtures	Drop Ceiling	Bath													
			Party	Masonry	Y	Wood	Metal	Quality	Disp Platform	Restroom													
								Sprinklers	Quality	SPECIAL FEATURES													

CONSTRUCTION RECORD				EFFECTIVE YEAR	APPROVED YEAR	NORMAL % GOOD				RATING (E, C, G, P)					ITEM	NO-CAPACITY	MATERIAL OR TYPE
No	Permit For	Amount	Date			Age	Rem Life	Table	%	Cond	Arch Attr	Func Plan	Adm. Quality	Wkm-ship			
2904	STORE	6000	1950	'50	'64	14	26	28-40	78					Air Cond			
				50	68	18	27	28-46	66								
					78					A+	A	A	A				
														Doors			
														Sky-Lites			
														Elevator			

[illegible]

Scale 1 = 100

STRUCTURE	FOUND	FLOOR	CONST	EXT	ROOF	DIM	AREA/UNIT
-----------	-------	-------	-------	-----	------	-----	-----------

MISCELLANEOUS STRUCTURES

COMPUTATIONS

$$2 \times 25 = 1850 \quad 3.7 \quad 6.57$$
$$P = 205 / \text{HGT} \cdot (-1/2 \cdot 4.65) = 0.10$$

1862
= 0 15

PL 35 = 041

57025 0.00

703

~~2078 1501 19~~

647

AT 100 149

677

7 PART 13

14. 30127

+ 18.05

[Faint handwritten notes at the bottom of the page]

25-12-2 3100

1944

to the following notes marked 1-20-61

③ REMODELED - NICE APPEARANCE INSIDE, TENANT

(Grass Town) Paid for removal 1-22-71

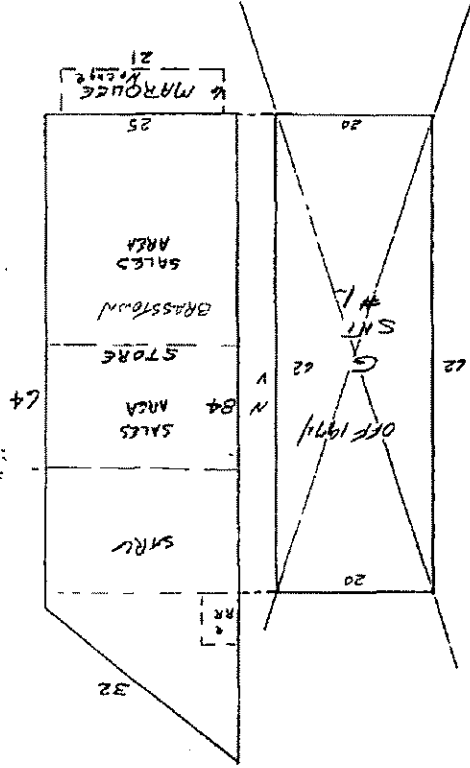
[illegible][illegible]

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

.....

ATTILIO GIACOMINI, *Università degli Studi di Milano, Dipartimento di Economia e Statistica*

.....



1417 So. ESCONDIDO BLVD,

APPENDIX B

CITY OF ESCONDIDO
HISTORIC RESOURCES INVENTORY FORM (1990)

City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name

2. Common or Current Name

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

1405

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

Cross-Corridor

Other

Ser.No.

Natl. Reg. Status

Local Designation

Local Ranking Significant

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

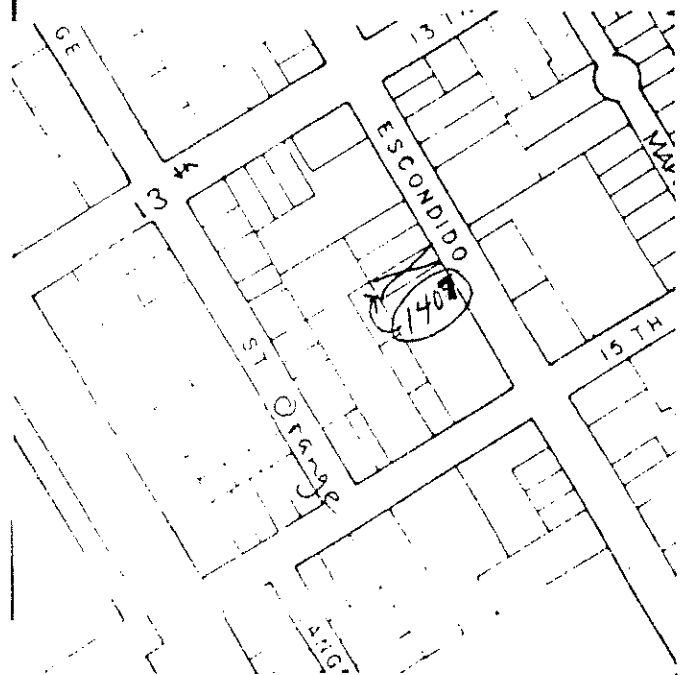
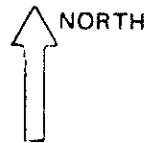
23. Evaluator Date of Evaluation 1990

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 C

CITY OF ESCONDIDO
BUILDING PERMIT RECORDS

☐ 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

Type Permit

Permit No.

Date

Contractor

Building

4100

17 Oct 53

Owner

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

Location

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>
	City <u>Escandido</u> Tel. No. _____
Contractor	Name <u>C.E. Heart Plumbing Inc.</u>
	Address <u>145 W. C. 10</u>
	City <u>Escandido</u> Tel. No. <u>545-6252</u>
	Licenses: State <u>35012</u> City <u>355</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

APPENDIX D

CHAIN OF TITLE
PREPARED BY CALIFORNIA LOT BOOK, INC.

Property Detail Report

For Property Located At :
1401-1447 S ESCONDIDO BLVD, ESCONDIDO, CA 92025



CoreLogic
RealQuest Professional

Owner Information

For Sale

Owner Name: SCHNIEPP FAMILY 1984 TRUST
Mailing Address: 11201 AVENIDA THOMAS, LA MESA CA 91941-7313 C056
Vesting Codes: // TR

Location Information

Legal Description:	E 1/2 /EXC N 45 FT/ LOT 7 & /EXC N 45 FT/ LOT 8 BLK 219 TR 336	
County:	SAN DIEGO, CA	APN: 236-172-15-00
Census Tract / Block:	206.01 / 3	Alternate APN:
Township-Range-Sect:		Subdivision: ESCONDIDO
Legal Book/Page:	236-17	Map Reference: 22-E4 /
Legal Lot:	7	Tract #: 336
Legal Block:	219	School District: ESCONDIDO UN
Market Area:		School District Name:
Neighbor Code:		Munic/Township:

Owner Transfer Information

Recording/Sale Date:	09/20/1963 /	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	C	Acres:	1.02	County Use:	STORE BLDG MISC (621)
Lot Area:	44,431	Lot Width/Depth:	x	State Use:	
Land Use:	STORE BUILDING	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$193,729	Assessed Year:	2015	Property Tax:	\$2,182.84
Land Value:	\$179,528	Improved %:	7%	Tax Area:	04223
Improvement Value:	\$14,201	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$193,729				

California Lot Book, Inc.
dba California Title Search Co.
P.O. Box 9004
Rancho Santa Fe, CA 92067
(858) 278-8797 Fax (858) 278-8393
info@lotbook.com
WWW.LOTBOOK.COM

Chain of Title Report

Scott A. Moomjian
5173 Waring Road, #145
San Diego, CA 92120

CTS Reference No.: 0815459

Title Search Through: August 5, 2015

Property Address: 1401-1447 S Escondido Blvd.
Escondido, CA 92025

Assessor's Parcel No.: 236-172-15-00

Assessed Value: \$193,729

Exemption: None

Use: Property Characteristics
Store Building

Improvements:

Short Legal Description

LOT 8 AND THE EASTERLY ½ OF LOT 7 IN BLOCK 219 OF ESCONDIDO, AS PER MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, JULY 10, 1886.

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 0815459

Chain of Title
(February 29, 1908 through August 5, 2015)

1. Deed
Grantor: The Escondido Land and Town Company
Grantee: T. H. Coomer
Recorded: February 29, 1908, #2891, Book 431, Page 284, of Deeds
2. Deed
Grantor: T. H. Coomer and C. A. Coomer
Grantee: Emmaline A. Sweet
Recorded: May 20, 1908, #6992, Book 438, Page 391, of Deeds
3. Deed
Grantor: Emmaline A. Sweet and C. T. Sweet
Grantee: Helen E. Hanchett
Recorded: March 21, 1911, #6059, Book 512, Page 351, of Deeds
4. Deed
Grantor: Helen E. Hanchett
Grantee: Marcus W. Robbins
Recorded: April 28, 1919, #9717, Book 776, Page 388, of Deeds
5. Deed
Grantor: Marcus W. Robbins and Ella S. Robbins
Grantee: Inez Adkins
Recorded: September 19, 1919, #18771, Book 769, Page 467, of Deeds
6. Deed
Grantor: Inez Adkins and Oscar S. Adkins
Grantee: W. E. SoRelle
Recorded: November 7, 1924, #29624, Book 866, Page 251, of Deeds
7. Deed
Grantor: W. E. So Relle
Grantee: Jess Hicks
Recorded: November 28, 1922, #36810, Book 913, Page 213, of Deeds

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Deed
Grantor: Jess Hicks and Ida Hicks
Grantee: John Shelby and Grace Shelby
Recorded: February 28, 1925, #9581, Book 1079, Page 161, of Deeds

9. Grant Deed
Grantor: John Shelby and Grace Shelby
Grantee: Charles C. Cox and Margaret G. Cox
Recorded: March 20, 1931, #18132, Book 1871, Page 220, of Deeds

10. Decree Establishing Death of Joint Tenant
In the Matter of
the Petition of: Charles C. Cox
To Establish
Fact of Death of: Margaret G. Cox
Recorded: June 5, 1953, #77584, Book 4881, Page 489

11. Order Confirming Sale of Real and Personal Property as a Unit
In the Matter of
the Estate of: Charles C. Cox, Deceased
Recorded: September 20, 1963, Records File No. 63-168357

12. Executor's Deed
Grantor: William M. Hawkes, Executor
Grantee: Paul A. Schniepp
Recorded: September 20, 1963, Records File No. 63-168358

13. Individual Quicclaim Deed
Grantor: Paul A. Schniepp
Grantee: Paul A. Schniepp and M. Ruby Schniepp, Trustees
Recorded: January 12, 1984, Records File No. 84-12661

- Continued -

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

14. Affidavit - Death of Trustee

Decedent: Paul A. Schniepp

Recorded: June 15, 2001, Records File No. 01-404568

– End of Report –

Note: We find no recorded evidence of a Notice of Completion.

Note: We searched for a Lot Block Book Page, but could not locate one.

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

[illegible]

1.02 AC.

8

7

28

BLVD.

AVE. 6

N 30° 47' 44" W

N 59° 10' 20" E

18

22

SHT 2

MAP 15434 - ESCONDIDO TCT NO 908
MAP 10367 - ESCONDIDO TCT NO 506
MAP 336 - ESCONDIDO - POR BLK 219
ROS 9975, 10722

APPENDIX E

GRANT DEED DATING FROM THE DATE OF CONSTRUCTION

Mr. Tolson & Mr. Keith
Washington D. C. Oct 27, 1936

The Commission of Forest and
68 Forest and Rangeland
Bureau, San Diego County,
California

For and in consideration of the sum of Ten # (\$1000) with us, I hereby Grant to Mrs. Helen E. Harkett,

County of Sonoma

Black Oak bounded by the river & the city of
across the county of Van Wert, Ohio, containing
according to map of State Feb. 28. filed in the office
of the County Recorder, said Van Wert County,
July 10th. 1896

To have and to hold the above ~~granted~~ und described premises, unto the said Litanies ~~and~~ heirs and assigns forever.

1941 27th Nov 2nd 1941

Signed and executed in presence of

1911
JAN 11

of
and seal
this

2nd
day of
March

Dominique & Co.
of New York

(S) 1078
(S) 1078
(L) 1078

(1978)
(1975)
1974
1961

STATE OF CALIFORNIA,
County of San Diego.

On this 3rd day of March, A. D. nineteen hundred and sixteen, before me, J. N. Brown, a Notary Public in and for said County, residing therein, duly commissioned and sworn, personally appeared *William and Emma*, the person *mentioned in* whose names 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 of office in and for the County of San Diego, State of California, this day and year in this certificate first above written.

J. B. Hale
Notary Public in and for the County of Warren, State of California

at 5 mile post / 2'clock, at 6³⁰ m.

[illegible]

SECRETARY GENERAL

APPENDIX F

U.S.G.S. TOPOGRAPHICAL MAP
ESCONDIDO



Houses of worship, schools, and other labeled buildings within 1

MOR GRID AND 1965 MAGNETIC NORTH

DECLINATION AT CENTER OF EARTH



DEPARTMENT OF HEALTH AND HUMAN SERVICES

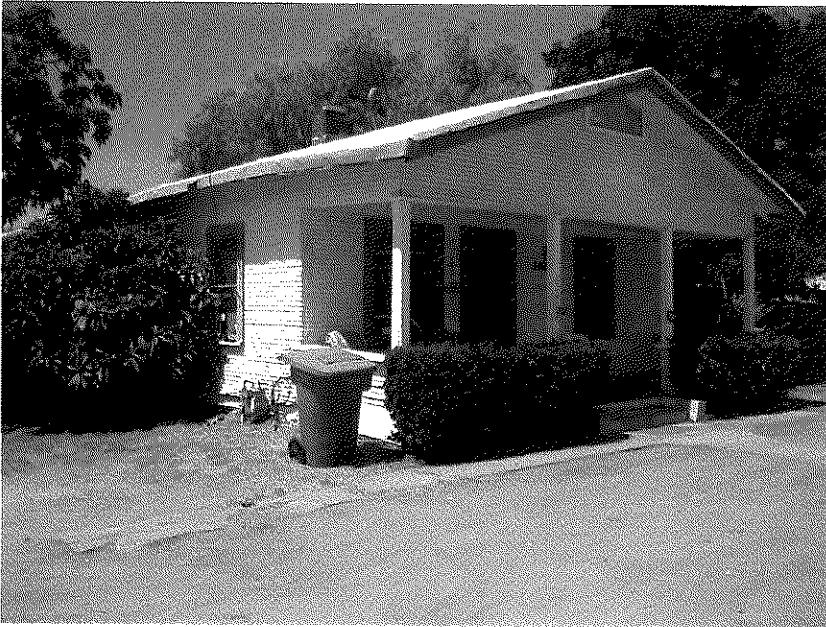
APPENDIX G
ESCONDIDO SUBDIVISION MAP

MAP 336

APPENDIX H
CURRENT PHOTOGRAPHS

1405 South Escondido Boulevard

Photograph #1
East & South Elevations
View Facing Northwest



Photograph #2
East Elevation
View Facing West



1405 South Escondido Boulevard

Photograph #3
East Elevation
View Facing West

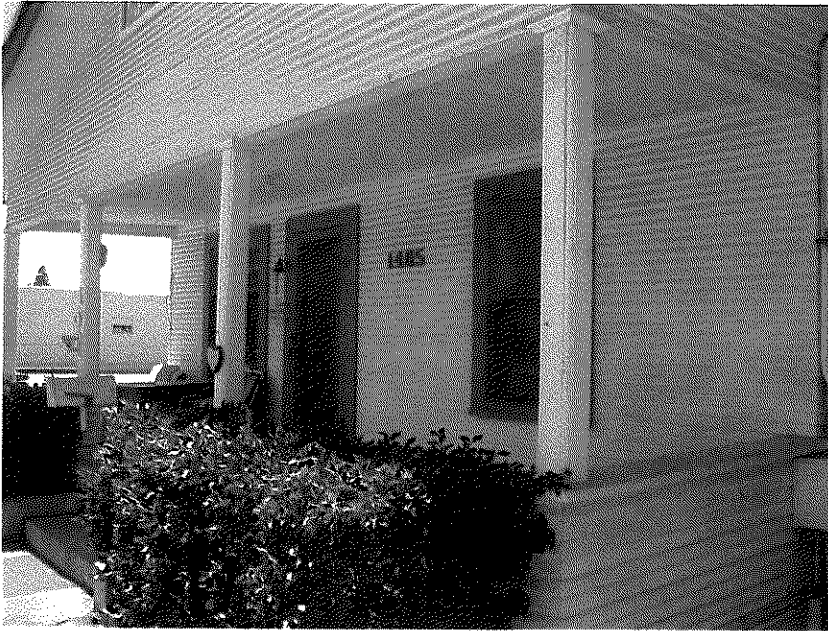


Photograph #4
East & North Elevations
View Facing Southwest

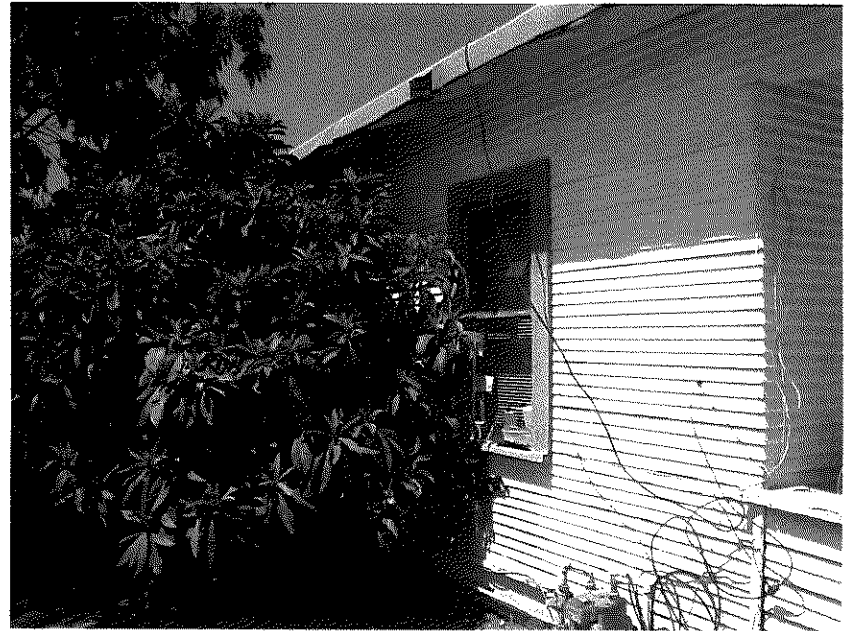


1405 South Escondido Boulevard

Photograph #5
East Elevation; Porch Area Detail
View Facing South



Photograph #6
South Elevation
View Facing West



1405 South Escondido Boulevard

Photograph #7

South Elevation

View Facing East



Photograph #8

West Elevation

View Facing Northeast



1405 South Escondido Boulevard

Photograph #9

West Elevation; View Facing Northeast

Note Northwest Corner Porch In-Filled



Photograph #10

West Elevation; View Facing Northeast

Northwest Corner Porch In-Fill Detail

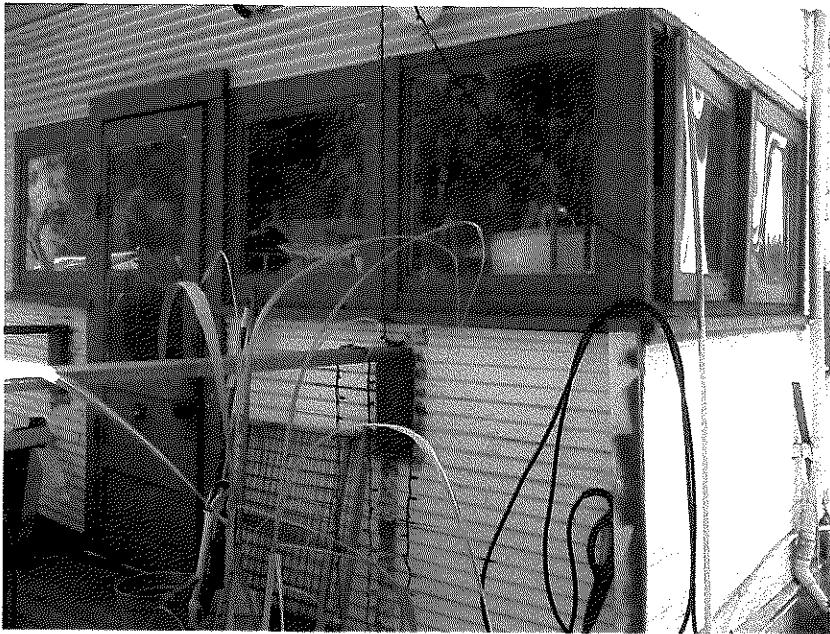


1405 South Escondido Boulevard

Photograph #11

Northwest Elevation; View Facing South

Porch In-Fill Detail



Photograph #12

North Elevation

View Facing East



1405 South Escondido Boulevard

Photograph #13

Northwest Elevation; View Facing Southwest

Porch In-Fill Detail



Photograph #14

North Elevation

View Facing South



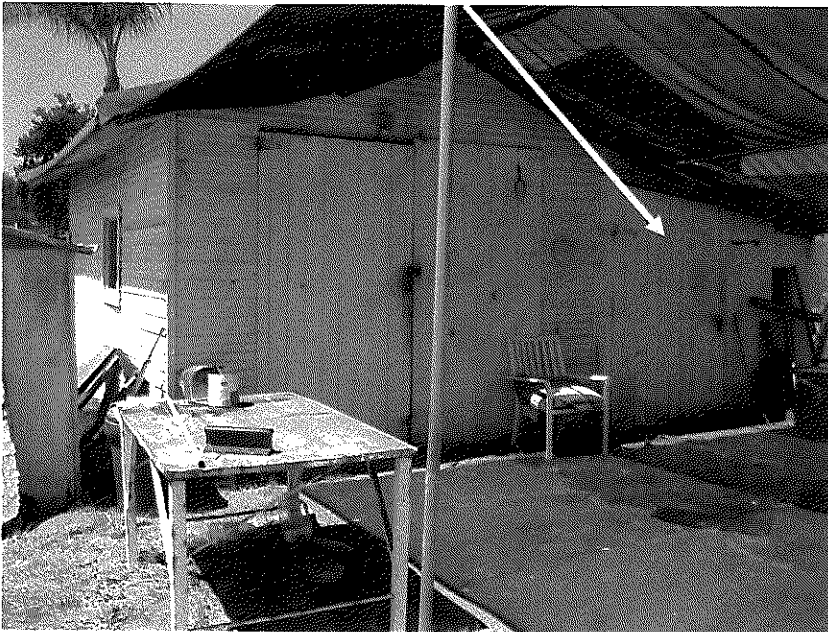
1405 South Escondido Boulevard

Photograph #15

Detached Garage

South & East Elevations; View Facing West

Addition Detail



Photograph #16

Detached Garage

East & North Elevations; View Facing Southwest



1405 South Escondido Boulevard

Photograph #17

West Elevation; View Facing East

Addition Detail



APPENDIX I

RESUME OF SCOTT A. MOOMJIAN

SCOTT A. MOOMJIAN
ATTORNEY AT LAW
5173 WARING ROAD, #145
SAN DIEGO, CALIFORNIA 92120
TELEPHONE (619) 230-1770
FACSIMILE (619) 785-3340 smoomjian@earthlink.net

Education:

- *Bachelor of Arts, History, 1990; University Of California, Davis (With Honors)
- *Master of Arts, History; 1993; University Of San Diego
- *Juris Doctor, 1997; California Western School Of Law, ABA/ AALS
 - *Best Appellate Brief Award, Spring 1996
 - *American Jurisprudence Award, Environmental Law Seminar, Spring 1997

Professional Background:

Between 1990-1995, Mr. Moomjian worked as both an historian and archaeologist in the San Diego area. During this period, he worked as a historian at the University of San Diego, a social studies instructor at two private elementary and secondary schools, and as a historian and archaeologist for a cultural resource management firm. In 1995, while attending law school, Mr. Moomjian became affiliated with the firm of Marie Burke Lia, Attorney at Law. His law school internship was with SANDAG (The San Diego Association of Governments) where complex environmental, land use, energy, transportation, housing, and municipal issues were studied. Today, in addition to his own practice, Mr. Moomjian continues to associate with Ms. Lia in the field of land use law, with a particular emphasis upon historic properties and cultural resources.

For the past fifteen years, Mr. Moomjian has been extensively involved in the field of land use law, emphasizing historic properties and cultural resources. His experience includes effectuating compliance with Section 106 (36 CFR 800) of the National Historic Preservation Act; the preparation of historic preservation components of environmental impact reports, historical assessment technical reports, and Historic American Building Survey (HABS) documentation, required by the California Environmental Quality Act (CEQA); nominating historic properties to the local, state, and national registers; completing certification application procedures and securing the federal tax incentives with the State Office Of Historic Preservation and National Park Service; obtaining development permits of various types; and representation before municipal bodies such as the San Diego Historical Resources Board, San Diego County Historic Site Board, San

APPENDIX J

CALIFORNIA DEPARTMENT OF PARKS & RECREATION (DPR)
FORMS

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #: _____ HRI #: _____ Trinomial: _____ NRHP Status Code: <u>6Z</u> Other Listings: _____ Review Code: _____ Reviewer: _____ Date: _____
---	--

Page 1 of 4

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: 1996

c. **Address:** 1405 South Escondido Boulevard City: Escondido

Zip: 92025

d. **UTM:**

e. **Other Locational Data** (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

Lot 8 and the easterly ½ of Lot 7, Block 219, Map 336, APN 236-172-15-00

P3a. **Description:**

The Property largely consists of two structures—(1) a one-story, Craftsman style single-family residence, and (2) a detached, one-story, automobile garage. Both structures were erected in 1913. The garage is located behind the home, toward the western property boundary. 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 eave overhang, and horizontal and vertical wood siding. Along the north elevation, the building was subject to a shed roof addition. It is not known when this addition was constructed. Garage doors consist of vertical wood. Overall, the structure appears to be in poor condition.

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:**

P6. **Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1913

Residential Building Records

P7. **Owner and Address:**

Schniepp Family 1984 Trust

11201 Avenida Thomas

La Mesa, CA 91941

P8. **Recorded by:**

Scott A. Moomjian, Esq.

5173 Waring Road, #145

San Diego, CA 92120

P9. **Date Recorded:** November 2015

P10. **Survey Type** (Describe):

Intensive

P11. **Report Citation:** Historical Assessment Of The 1405 South Escondido Boulevard Buildings, Escondido, California 92025

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):

State of California — The

Primary #: _____

Resources Agency

Trinomial: _____

DEPARTMENT OF PARKS AND
RECREATION

**BUILDING, STRUCTURE,
AND OBJECT RECORD**

NRHP Status Code: 6Z

Page 2 of 4

Resource Name or #: 1405 South Escondido Boulevard

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential

B4. Present Use: Residential

B5. Architectural Style: Craftsman

B6. **Construction History:** Constructed in 1913. Rear/corner porch along northwest elevation in-filled (closed), Date Unknown; Addition constructed along north elevation of garage, Date Unknown.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

B10. **Significance: Theme:** N/A

Area: Escondido

Period of Significance: N/A

Property Type: Residential

Applicable Criteria: N/A

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

The Property under evaluation is located on Lot 8 and the easterly ½ of Lot 7, Block 219 of Escondido, according to Map Number 336, filed on July 10, 1886, Assessor's Parcel Number 236-172-15-00. It is identified as 1401-1447 South Escondido Boulevard. However, the buildings under evaluation correspond to the property address of 1405 South Escondido Boulevard.

As an initial matter, the 1405 South Escondido Boulevard buildings were first identified by the City of Escondido, in conjunction with a local historic resource survey undertaken originally by David A. Cotton Associates in 1983 and then revised by AEGIS in 1990. These surveys classified the residence as a "California Bungalow" which was constructed c.1930s. At the time, the building was found to be in good condition. In terms of its "local importance" the survey determination stated that, "This structure, while not being of great architectural or historic significance alone, may be a contributing building in the formation of an historic district." To date, no historic district, including the Property as a contributing element, has been established.

B11. Additional Resource Attributes: (List attributes and codes)

B12. **References:** Moomjian, Scott A., *Historical Assessment Of The 1405 South Escondido Boulevard Buildings, Escondido, California 92025*, November 2015.

B13. Remarks:

B14. **Evaluator:** Scott A. Moomjian, Esq.

B15. **Date of Evaluation:** November 2015



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 4 *Resource Name or # (Assigned by recorder) 1405 South Escondido Boulevard
*Recorded by Scott A. Moomjian, Esq. Date November 2015

☒ Continuation ☐ Update

P3a. Description:

Of standard, wood-frame construction, the residence is set on a rock and wood foundation with floor joists. 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. The home has a living room, dining room, two bedrooms, kitchen, and bathroom.

The roof is moderately-pitched and front-gabled, with a modest eave overhang and exposed roof rafters. The home has no chimney. Underneath the roofline, the structure has a pediment with slender vertical wooden slats. The exterior consists of horizontal wood siding. 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 horizontally clad, wooden base 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. Overall, the home appears to be in poor condition. It appears to have undergone substantial deterioration from the time that it was initially identified as part of the City of Escondido Historic Resources Inventory (c.1983-1990).

B10. Significance:

Historical research indicates that undeveloped property was acquired by T.H. Coomer from The Escondido Land and Town Company in February 1908. Several months later, T.H. and C.A. Coomer sold the property to Emmaline A. Sweet. In March 1911, Emmaline and C.T. Sweet conveyed the land to Helen E. Hanchett. Hanchett owned the property until she transferred it to Marcus W. Robbins in April 1919.

Historical research indicates that the 1405 South Escondido Boulevard residence and garage were built in 1913 for Helen Hanchett. This date of construction is supported by the Residential Building Record. Unfortunately, a Notice of Completion was not filed for the construction of the buildings and the County Lot Book Page was unavailable. Further, Sanborn Fire Insurance Maps do not include this area of Escondido and no Building Permits were issued for construction prior to 1953. In any event, Marcus Robbins owned the property only briefly until he sold it to Inez Adkins in September 1919. Thereafter, the Property was owned by Inez and

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 4 *Resource Name or # (Assigned by recorder) 1405 South Escondido Boulevard

*Recorded by Scott A. Moomjian, Esq. Date November 2015

☒ Continuation ☐ Update

Oscar Adkins (1919-1924); W.E. So Relle (1924); Jess and Ida Hicks (1924-1925); and John and Grace Shelby (1925-1931). In March 1931, the property was sold to Charles and Margaret Cox. Inspection of a City of Escondido Building Permit Application in 1953 indicates that at this time the home was altered. While it not known precisely what improvements were undertaken at this time, it appears that the home was converted into a rental property. With the death of Margaret Cox in 1953, the property passed to her husband, Charles. Upon his death in 1963, the property was acquired by Paul A. Schniepp. Since this time, the Property has been owned by members of the Schniepp family. Today, the Property is owned by the Schniepp Family 1984 Trust and is tenant occupied.

Historical research indicates that the Property is not historically or architecturally significant. Over the course of their existence, the buildings were not associated with any important events or individuals in terms of local, state, or national history. In addition, the buildings do not embody the distinctive characteristics of a type, period, or method of Craftsman construction (in part due to the alterations and modifications sustained over the years); do not represent the work of a master architect, builder, craftsman, or important, creative individual; do not possess high artistic values; and do not have any further information potential. The Property is not eligible for listing on any local, state, or national registers.

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:

Glen Schniepp
11201 Avenida Thomas
La Mesa, California 91941

Prepared by:

Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064



Brian F. Smith, M.A.
Consulting Historian



Jennifer R.K. Stropes, M.S., RPA
Project Historian



August 10, 2020

Archaeological Database Information

Author(s): J.R.K. Stropes, M.S., RPA, Project Historian, and Brian F. Smith, M.A., Consulting Historian

Consulting Firm: Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064
(858) 484-0915

Report Date: August 10, 2020

Report Title: Historic Structure Assessment for 1405 South Escondido Boulevard, Escondido, California (APN 236-172-15)

Prepared for: Glen Schniepp
11201 Avenida Thomas
La Mesa, California 91941

Submitted to: City of Escondido
201 North Broadway
Escondido, California 92025

USGS Quadrangles: Escondido, California (7.5 minute)

Study Area: 1405 South Escondido Boulevard

Key Words: USGS Escondido, California 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). A railroad line was extended from the coastal city of Oceanside to Escondido in 1887 because the ELTC needed to move their agricultural products. The ELTC was influential in getting the town incorporated in 1888 and drilled several wells to provide water for the surrounding farms and new city. In 1887, the Escondido Irrigation District was formed to build the Lake Wohlford dam and reservoir. Later, the district was reorganized and named the Escondido Mutual Water Company (Moyer 1969).

The grape harvest in Escondido was historically plentiful and to celebrate, the city began an annual Grape Day celebration on September 9, 1908. 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).

In the 1950s, the city experienced a building boom. 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 the 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.



Plate 1
1939 Aerial Photograph
1405 South Escondido Boulevard

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).

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



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

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 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.



Legend

 Project Boundary



Plate 3

1976 Aerial Photograph

1405 South Escondido Boulevard

**Legend**

 Project Boundary

**Plate 4****1980 Aerial Photograph**

1405 South Escondido Boulevard

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
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). 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].



Plate 6

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

1405 South Escondido Boulevard

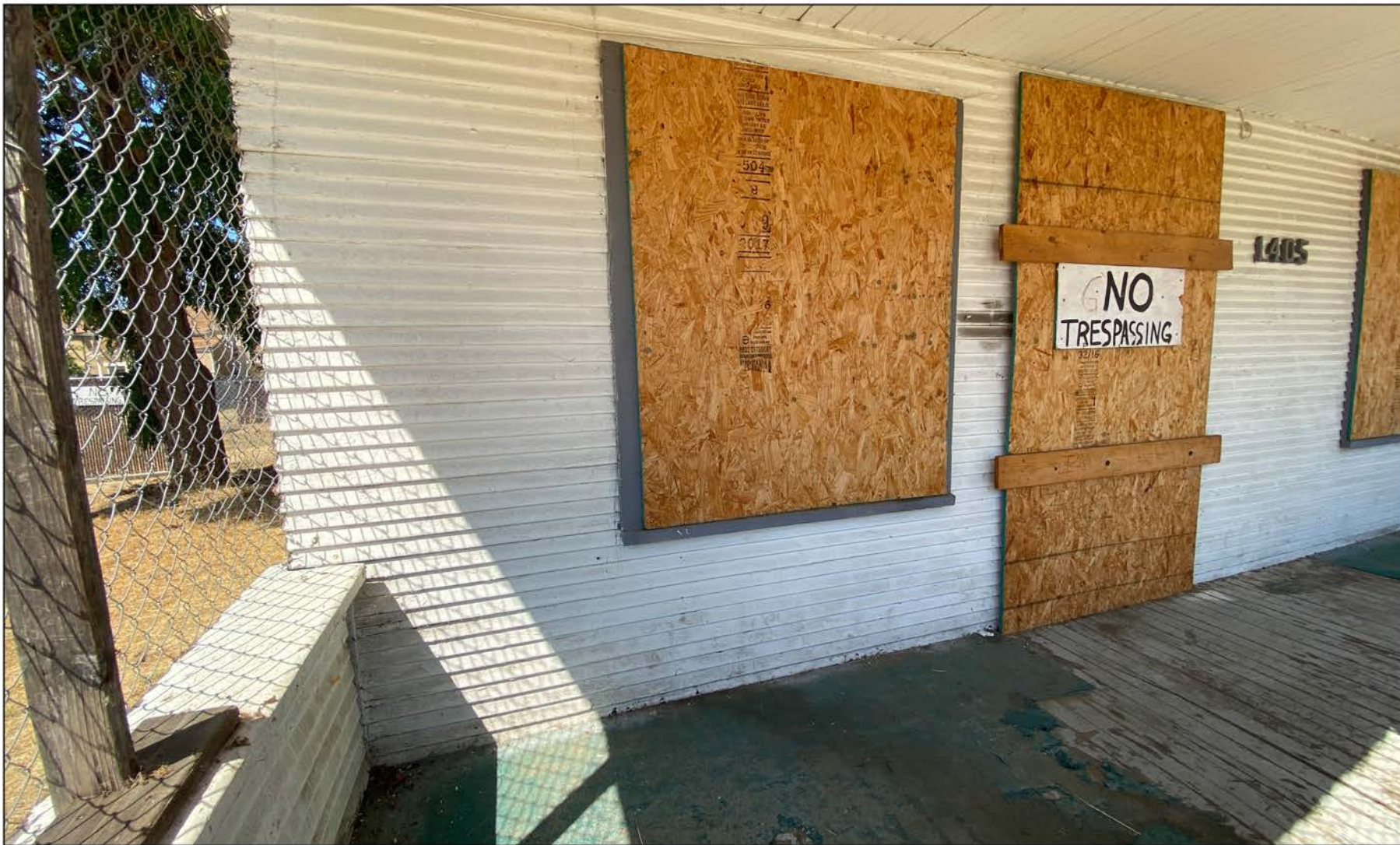


Plate 7

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)



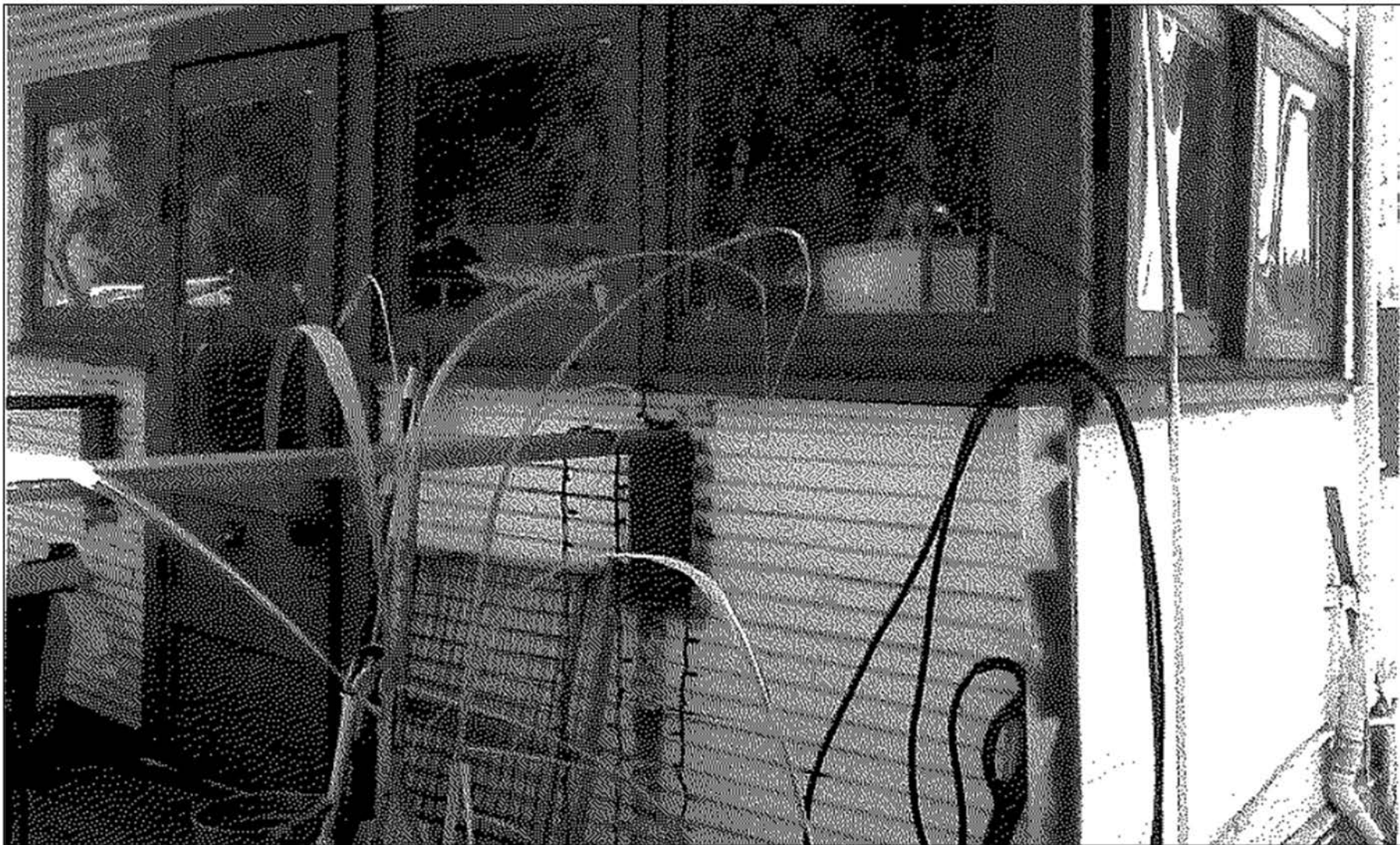


Plate 9

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

1405 South Escondido Boulevard

(Photograph courtesy of Moomjian 2015)



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.

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.



Plate 10

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

1405 South Escondido Boulevard



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

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):

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, the 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 patio 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.

**Legend** Project Boundary**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)



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. The only subsequent modifications made to residence include the construction of a rear deck on the infilled patio 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.
 - o 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 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.
 - o 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.
 - o 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 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. 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 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, with the loss of the buildings’ original historic context due to the demolition of the gas/service station 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 a Craftsman-style bungalow after the 1925 remodel, this style is “well represented in Escondido” (City of Escondido 1990). However, since the detached garage was designed in an unknown architectural style and both buildings are not 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



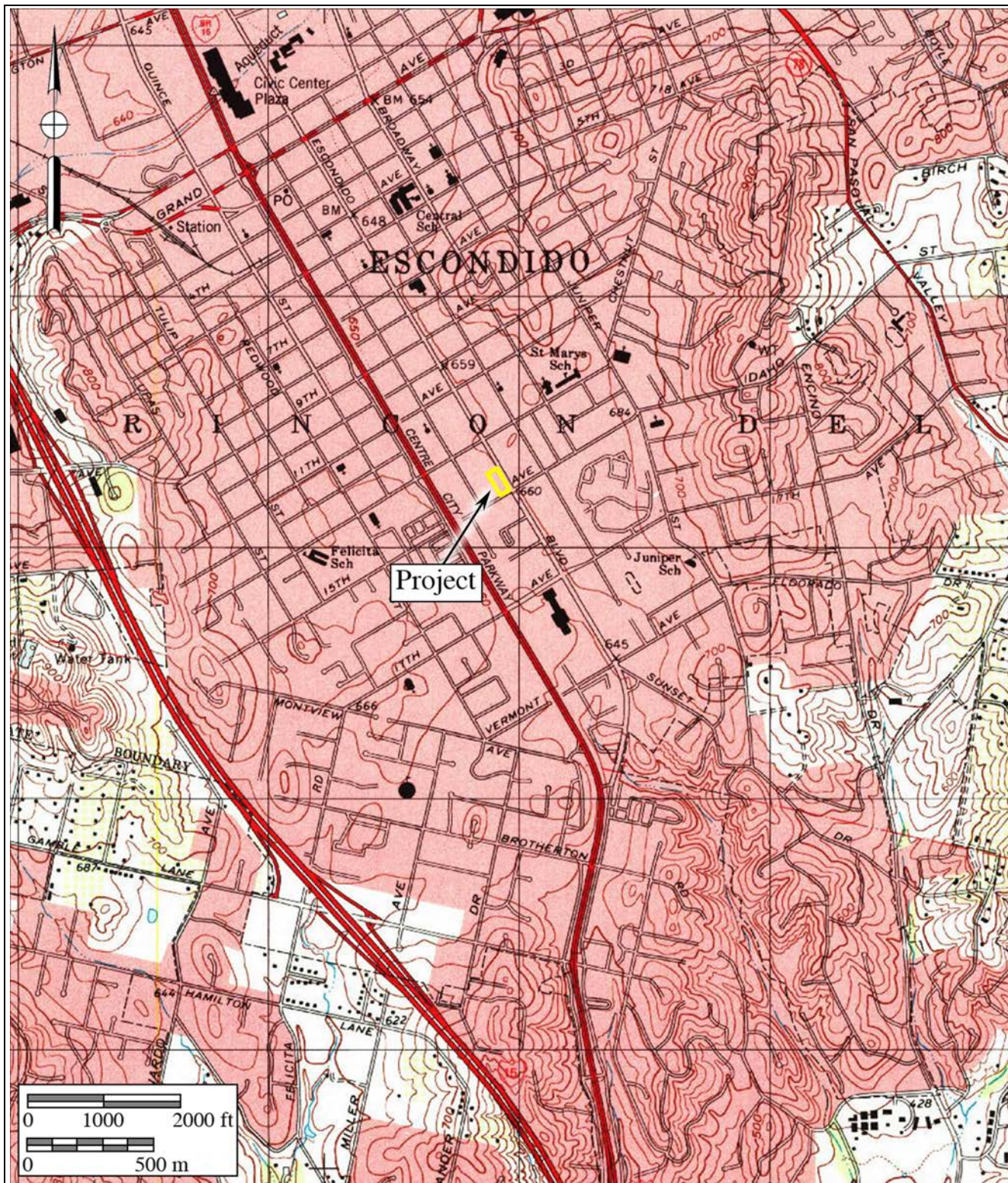
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Page 3 of 3

*Resource Name or #: 1405 South Escondido Boulevard

*Map Name: USGS Escondido, California Quadrangle (7.5-minute series) *Scale: 1:24,000 *Date of Map: NA (Digital)



APPENDIX B

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



Mike Strong
Director of Community Development
201 North Broadway, Escondido, CA 92025
Phone: 760-839-4671 Fax: 760-839-4313

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 A ARCHITECTURE	Light	X	Frame	Stucco on	Flat	X	Wiring	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR F.					
	Sub-Standard		"x"	"x"	X	Gable 4/12	X	Conduit	Forced	Clean	B	1	2	Material	Grade	TRIM	Walls	Ce.	
	Standard	X	Sheathing	X	Siding "x"	Hip	A	B x	Cable	Gravity	Humid	All	X		OP	A	S	PL 32	
	Above Standard		Concrete Block			Shed	A		Fixtures	Wall Unit									
Stories	Special		B & B	T & G		Cut Up		Few	X	Cheap	X	77		Ent Hall					
TYPE	Brick		Shingle		Dormers	X	Avg	Med	Floor Unit					Living					
Use	Design	FOUNDATION	Adobe	Shake	X	Raft "x"		Many	Special	Zone Unit				Dining					
X	Single	X	Concrete	X	Floor Joist	B & B	T & G		Gutters					Bed					
	Double		Reinforced	X	1st "x"									Bed					
	Duplex		Brick	2nd "x"		Brick		Shingle		Pair	X	Sh	Spec						
	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								
	Units	Light	Heavy	Insulated Ceiling		Metal Sash	X	Compo, 77		X	Water Htr Auto			Fireplace					
				Insulated Walls	X	Screens		Compo Shingle			Water Softner								
														Kitchen					
														Drain Bd	Material	LINO	Lgth	Ft	Splash

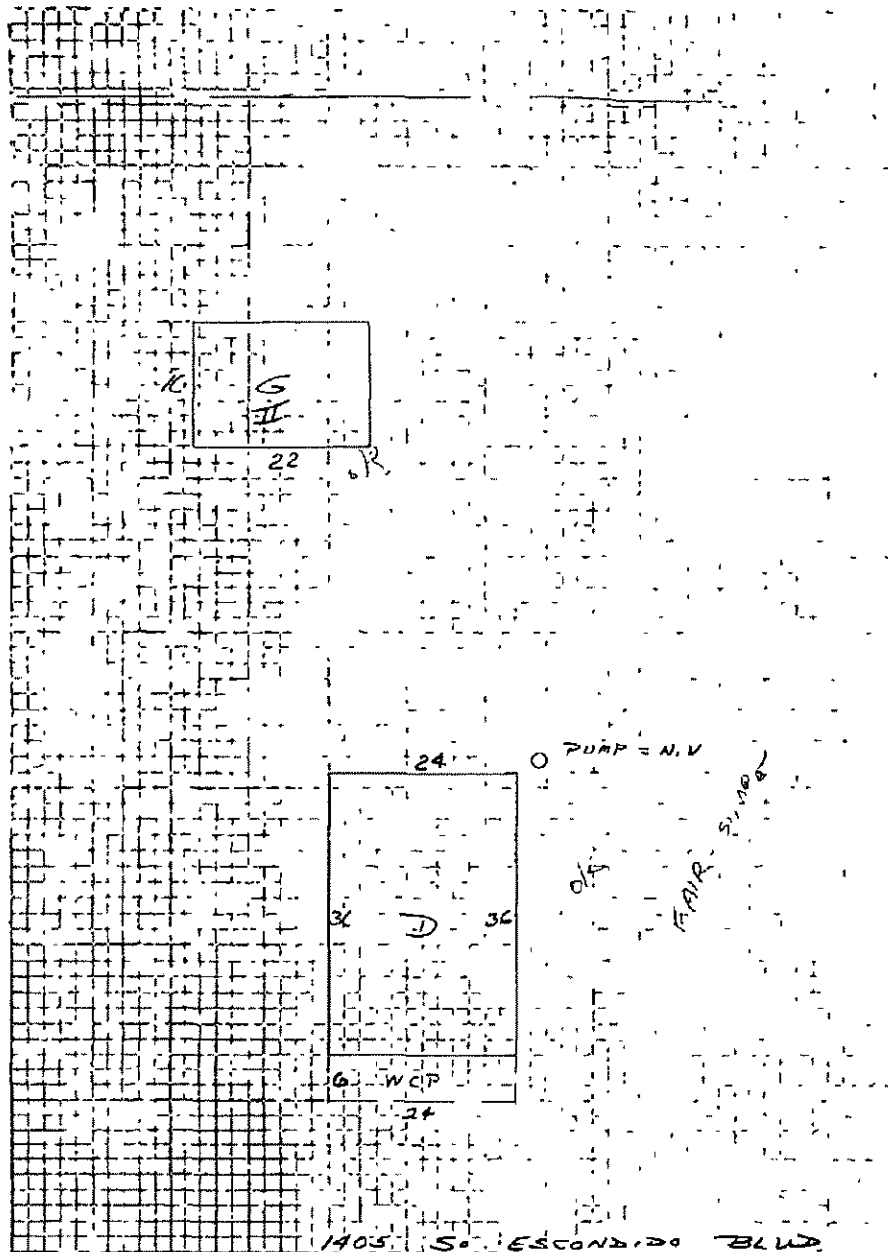
CONSTRUCTION RECORD				EFFEC. YEAR	APPR YEAR	NORMAL % GOOD			RATING (E, G, A, F, P)					BATH DETAIL															
Permit No	For	Amount	Date			Age	Remaing Life	Table	%	Cond	Arch Attr	Func Plan	Con- form	Storage Cupbd	Space Closet	Work- manshp	FI	No	FINISH		FIXTURES								
																			Floors	Walls	Wc, La	Tub	Type	Grade	St	QT	GO	F	
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	1	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		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	Unit Cost	Cost
D	864	650	5616	700	6048														
WCP	144	300	432	300	432														
G II	352	230	810	120	422														
TOTAL			6858		7488														
NORMAL % GOOD			41		41														
RCLND			2812		3002														



MISCELLANEOUS STRUCTURES

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

COMPUTATIONS

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

Remarks:

Account No. _____

Parcel No. 236-172-15

ADDRESS 1417 So. Escondido Blvd

Community ESCONDIDO

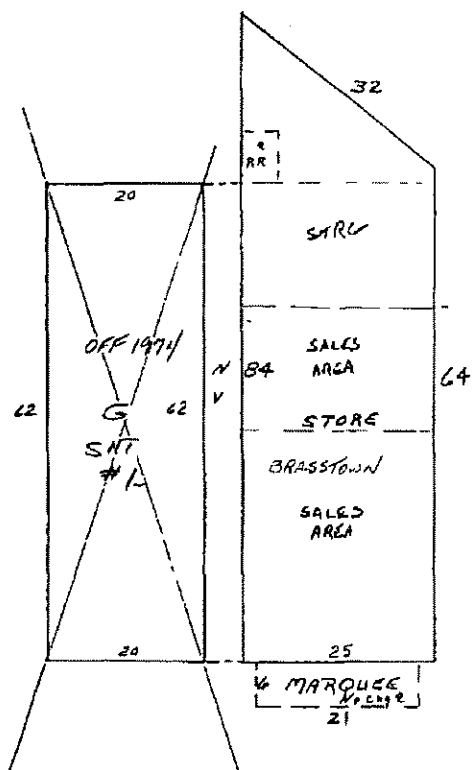
SHEET 25 OF 26

[illegible]

CONSTRUCTION RECORD				EFFECT YEAR	APPR YEAR	NORMAL % GOOD				RATING (E, C, G, F, P)					ITEM	NO-CAPACITY	MATERIAL OR TYPE
Permit No For		Amount	Date			Age	Rem Life	Table	%	Cond	Arch Attr	Func Plan	Ado- quacy	Whm- ship			
2904	STORE	6000	1950	'50	'64	14	26	OR-40	78					Air Cond			
				50	68	18	27	OR-46	66								
					78					A+	A	A	A				
														Doors			
														Sky-Lites			
														Elevator			

[illegible]

Scale 1" = Ft.



MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND	FLOOR	CONST	EXT	ROOF	DIM	AREA/UNI

COMPUTATIONS

$\frac{64 + 64}{2} \times 25 = 1850$	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 ART	1.48
		6.69
	+PART	15
	+PLBG	.41
	+FRONT	00
		7.25

REMARKS 1. NO ENTRY - LOCKED & VACANT.
MAY 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 \$20000.00

Type Permit	Permit No.	Date	Contractor
Building	<u>4100</u>	<u>19 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 Charles C Cox
☐ Contractor _____

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. Escondido Blvd.</u>
	City <u>Escondido</u> Tel. No. _____
Contractor	Name <u>C.E. Heart Plumbing Inc.</u>
	Address <u>145 W. C. St.</u>
	City <u>Escondido</u> Tel. No. <u>545-6252</u>
	Licenses: State <u>35012</u> City <u>886</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

2. Common or Current Name

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

1405

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

Cross-Corridor

Other

Ser.No.

Natl. Reg. Status

Local Designation

Local Ranking Significant

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

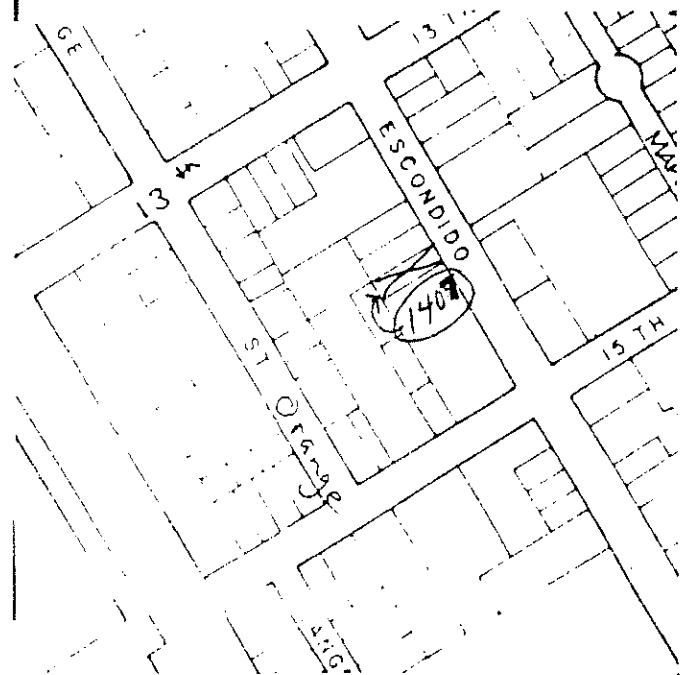
Organization Revised by AEGIS 1990

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	1405 South San Diego Boulevard	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			
1996			
1997			
1998			
1999			
2000			
2001			
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2016			
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 City of Escondido,
State of California, bounded and described as follows:

Lot 100 (6), Sec 10 (7) and Sec 10 (8) on
Block Two Hundred Twenty 2nd of the City of
Escondido, County of San Diego, State of California,
according to map thereon Feb. 28. 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 2nd day of March 1911
Signed and executed in presence of
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 the above instrument and acknowledged to me that they
executed the same

In Witness Whereof, I have hereunto set my hand and affixed my Official
seal of 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, PM.

JOHN H. FERRY, County Recorder,

Fee, \$ 30

By J. Howard Ferry Deputy Recorder

DEPUTY COUNTY CLERK

APPENDIX E

Maps

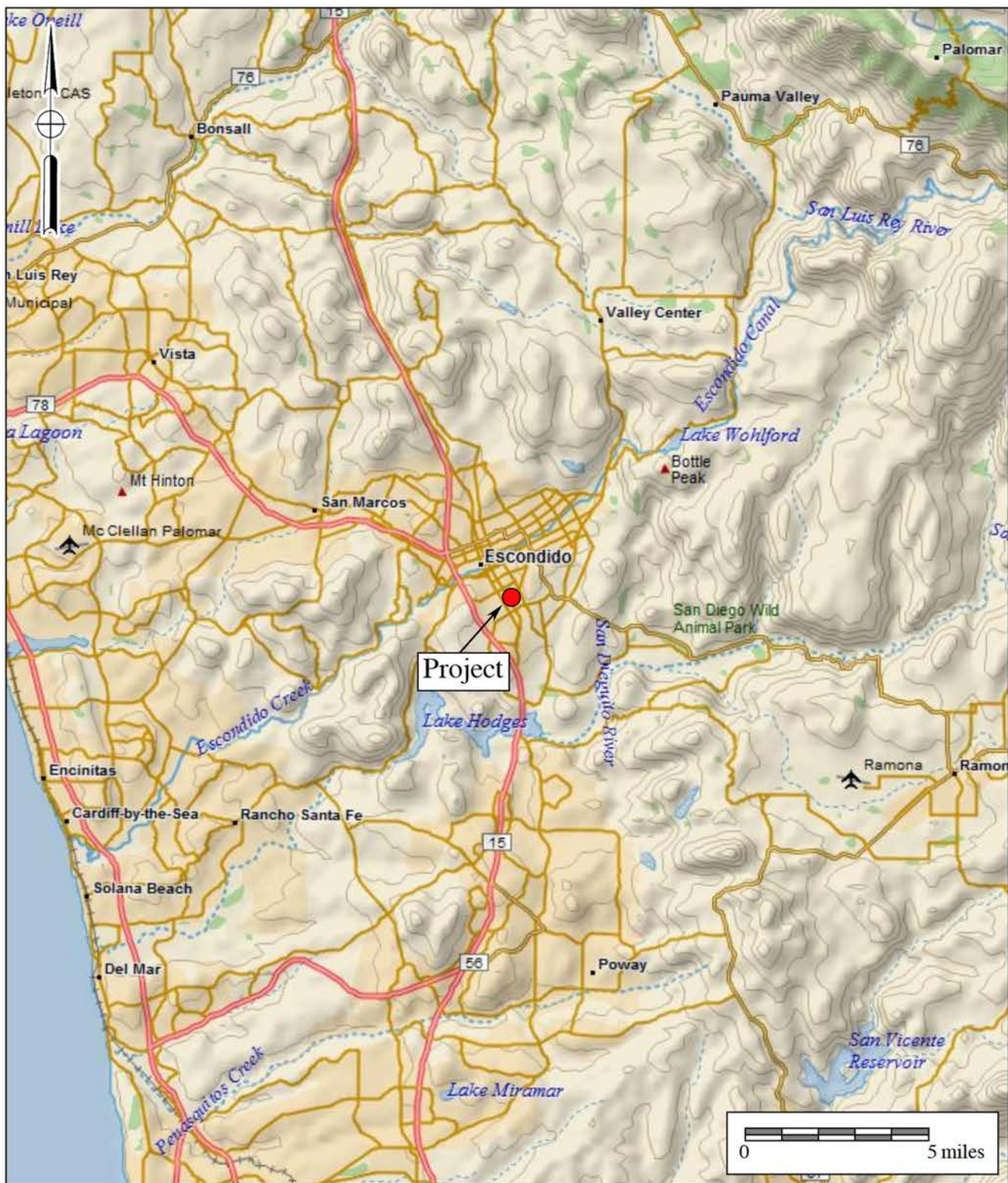


Figure 1
General Location Map
 1405 South Escondido Boulevard
 DeLorme (1:250,000)



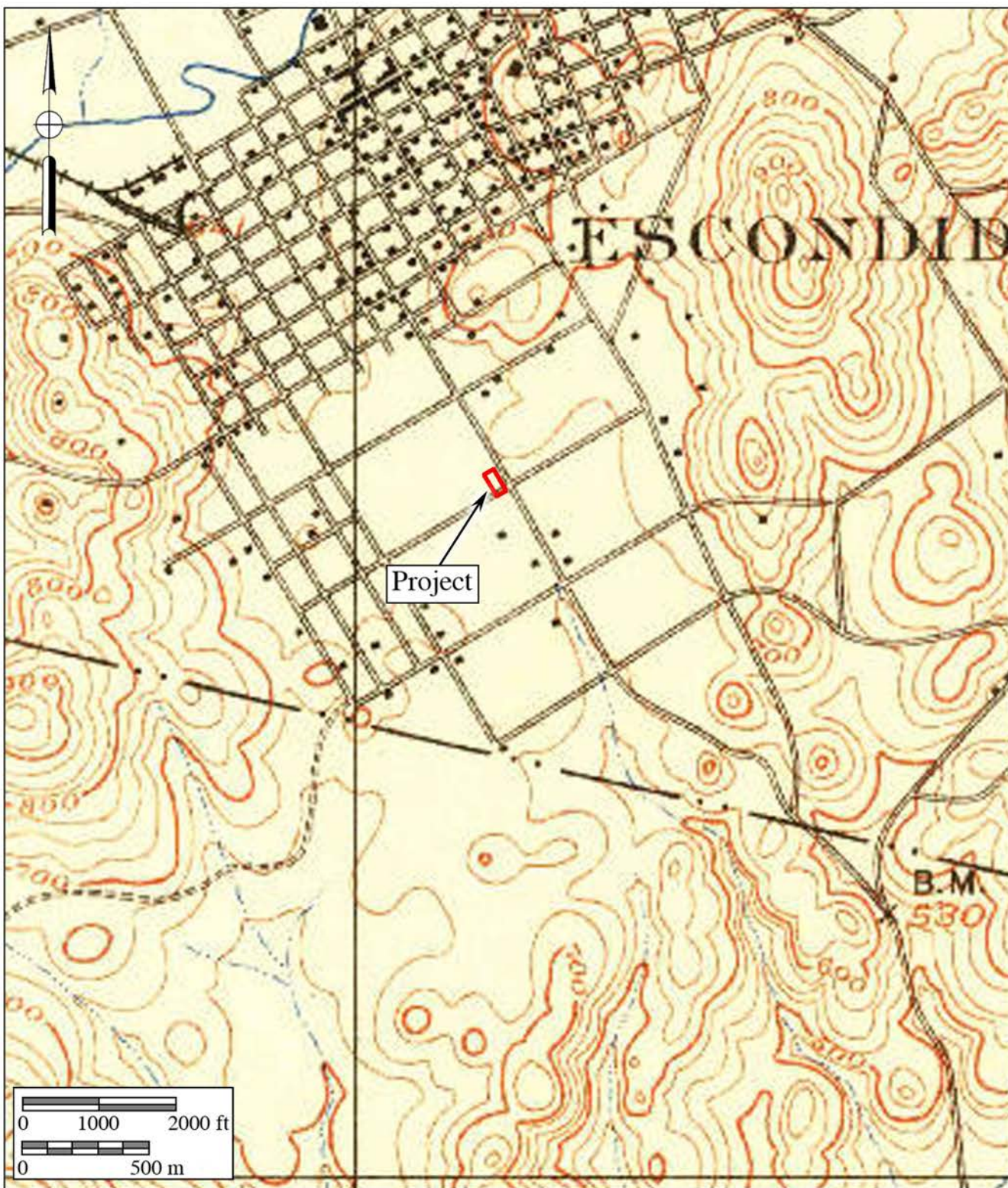


Figure 2

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)



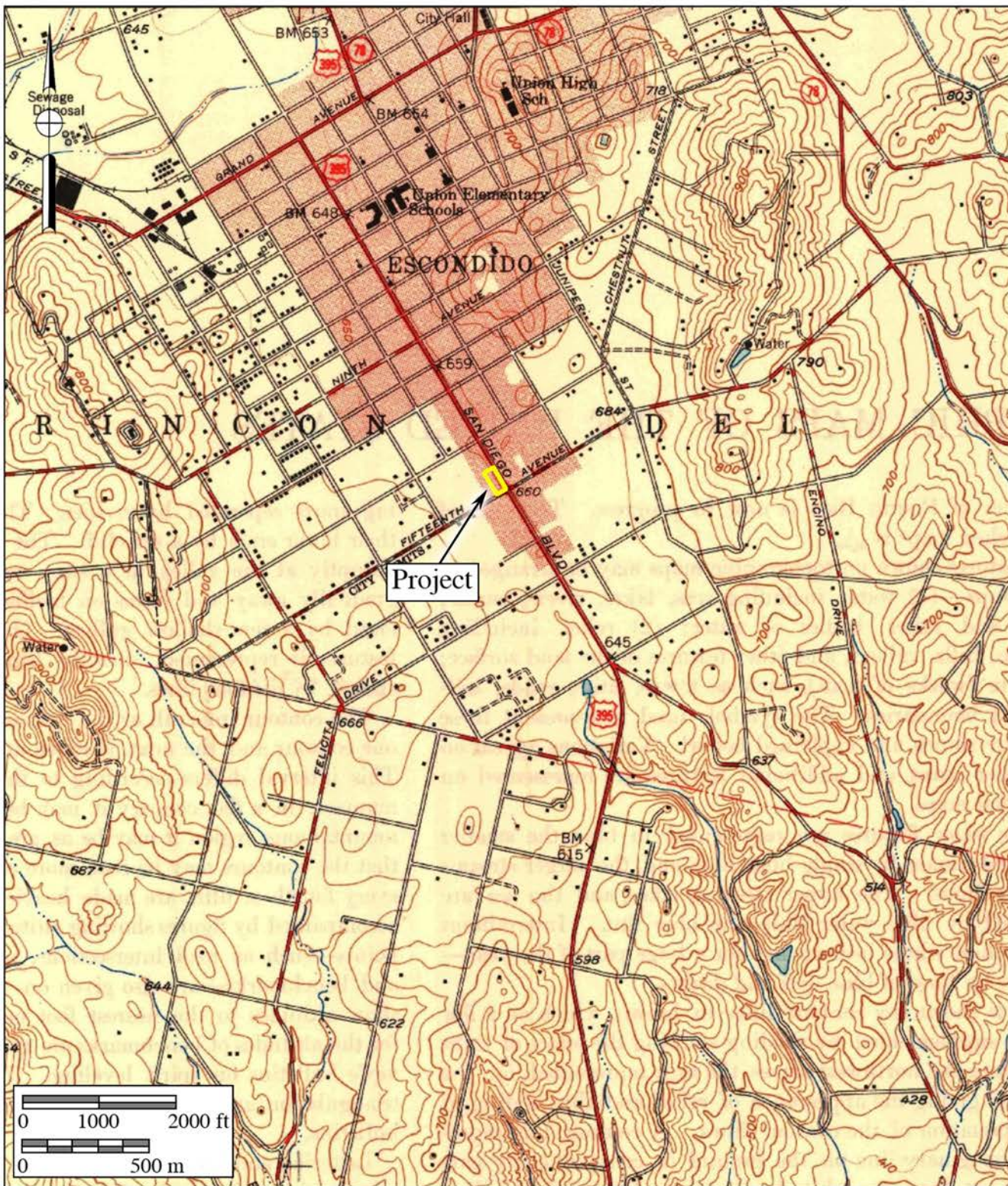


Figure 4

1949 USGS Map

1405 South Escondido Boulevard

USGS Escondido Quadrangle (1:24,000 series)



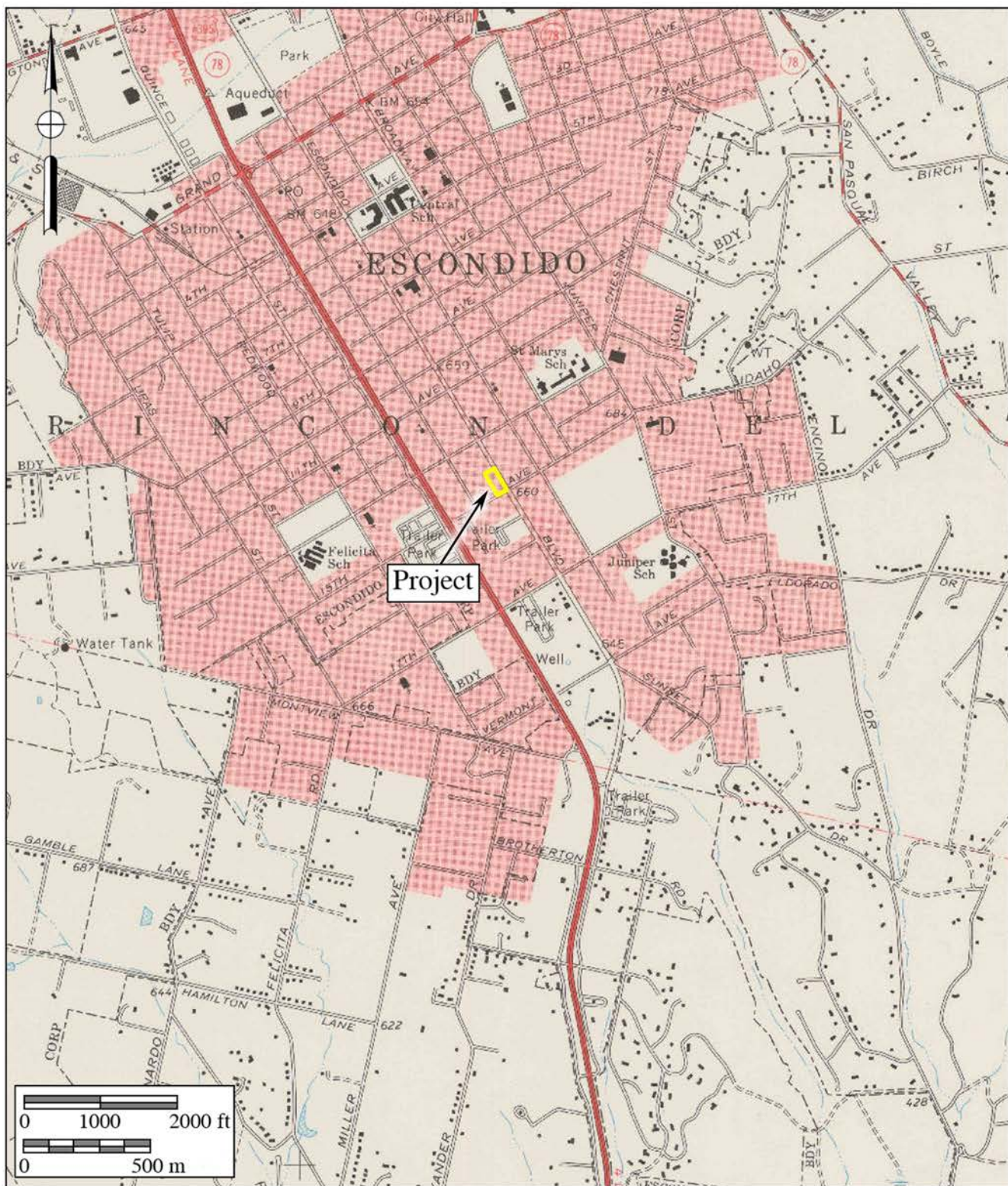


Figure 5

1968 USGS Map

1405 South Escondido Boulevard

USGS Escondido Quadrangle (1:24,000 series)



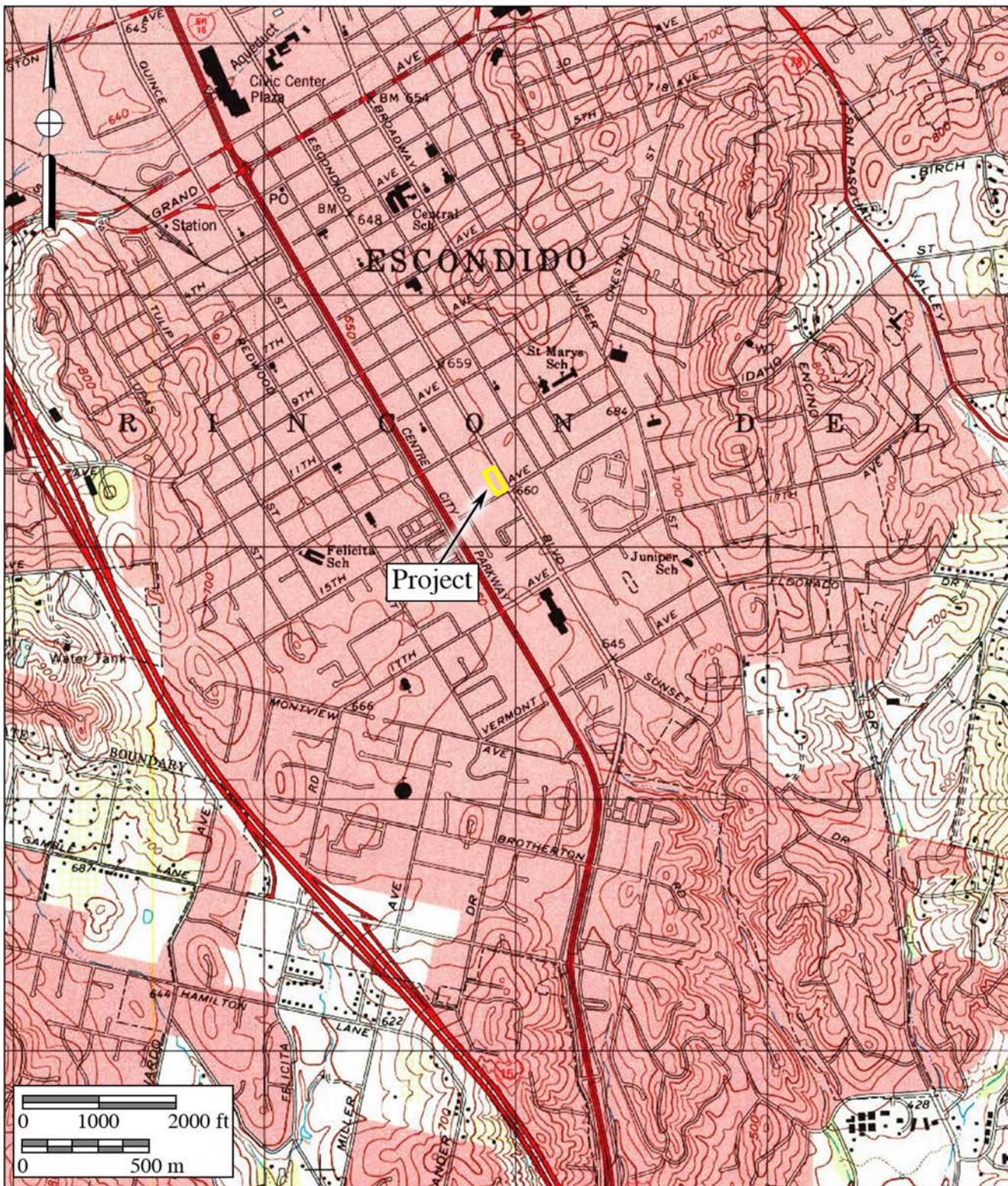


Figure 6
Current USGS Map

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
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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—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 Reiss Residence 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. 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—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. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included 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—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. 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—included 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—included 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—included 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 —included 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 Menifee 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.3
Date: November 19, 2020

TO: Historic Preservation Commission

FROM: Grant Ruroede, Development Technician II

PROJECT: PL 20-0614 – Design Review for a 622 square foot addition and 212 square foot deck at the rear of an existing single-family residence

LOCATION: 323 E. 10th Avenue

APPLICANT: Larry Lipkin

PROJECT DESCRIPTION:

The project is located on an approximately 8,600 square foot lot on the south side of E. 10th Avenue, between S. Hickory Street and S. Juniper Street, addressed as 323 E. 10th Avenue (APN 233-580-50-00). The property is located within the Old Escondido Historic District, is on the City's local register of historic places, and also has a Mills Act contract.

The house is a Suburban Mid-Century Ranch style home, and is clad in stucco in the rear and side, and a highly dimensional horizontal siding on the front of the home. The property was listed on the Local Historic Register and entered into a Mills Act contract in 2017. The contract included a list of improvements agreed to be completed by the home owner, many of which have been completed. The completed list of improvements include the removal of the security door, the repair and upgrade of the electrical and plumbing systems, the replacement of the roofing, the repainting of the exterior with period-appropriate colors, the replacement of aluminum frame windows with period-appropriate replacements, and the replacement of dilapidated existing rear fencing with new 1950's style horizontal wood fencing. A copy of the Historic Preservation Commission staff report from 2017 has been attached to this memo for further information.

The applicant has proposed to build a 622 square foot addition to the rear of the existing single-family home. The addition would wrap around a proposed 212 square foot deck. Neither the addition or the deck would be visible from the street. The addition will have a stucco exterior that matches the existing dwelling in regards to color, design and materials. An existing jacaranda tree will be removed to accommodate the addition.

DESIGN REVIEW:

Design review for this project is required by Article 40 of the Escondido Zoning Code. Since this project is on the Local Historical Register, design review is to be conducted by the Historic Preservation Commission (HPC).

ATTACHMENTS:

1. October 19, 2017, Historic Preservation Commission Staff Report
2. Project Plans
3. Site Photographs

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.6
Date: October 19, 2017

TO: Historic Preservation Commission
FROM: Paul Bingham, Assistant Planner II
REQUESTS: Residence addressed as 323 East 10th Avenue (case number HP17-0010)

1. Local Register listing request,
2. Mills Act contract request and
3. Consideration of the proposed CEQA exemption

RECOMMENDATION: Forward recommendations of approval to the City Council

BACKGROUND:

City of Escondido Historical/Cultural Resources Survey

A City of Escondido Historical/Cultural Resources Survey was completed in 1990 (Agis, May 1990). Close to 1,000 resources were inventoried in the survey for their significance. The Survey of 1990 was conducted in compliance with procedures established by the U.S. Department of the Interior, National Park Service and the State Office of Historic Preservation. A Historical/Cultural Resources Survey is a collection of information that identifies documents and describes the historical resources in the community. The survey also associates the resources with historical events and/or people. Among other preservation programs, the survey serves as the basis for historic preservation plans. The survey also fulfills a higher level of historic nomination requirements (Local, State and National), it allows for the applicability of Historic Building Code in regard to rehabilitation/renovation of structures, and justifies local, state and federal funding assistance.

Local Register of Historic Places Listing

The City of Escondido's zoning code Article 40 (Historical Resources), Section 33-794 identifies the process and criteria for listing historic structures on the City's Local Register. Requests for listing on the Local Register require approval by the Historic Preservation Commission at a public meeting. The historic resource is evaluated against seven criteria and must meet at least two of the seven.

Mills Act Contract and Property Applying

The Mills Act is a state law that enables owners of designated historic properties to enter into a preservation contract with their local legislative body and receive a substantial reduction in the property taxes. One of the incentives for the preservation of historic and/or cultural resources, approved in 1989, allows property owners of designated historic resources to enter into a Mills Act contract with the City. City Council Resolution 92-409, adopted on October 28, 1992, clarified that a property owner may apply for a Mills Act contract if the resource has been listed as a Local Register property. The current owner is requesting that the subject property be approved for Local Register listing.

The subject property at 323 East 10th Avenue (APN 233-580-5000) consists of 0.197 acre with a one story Suburban Mid-Century Ranch residence built as part of the City's "Hooper Tract" and completed in 1958. The residence



is immediately adjacent to the Original Hooper Farm House, a Local Register and Mills Act property from which the original Hooper Tract subdivision was formed. The subject dwelling is clad in stucco and highly dimensional horizontal siding, has a central brick chimney and includes an attached double garage facing the street; a new design concept at the time which has now become commonplace for single family homes. The house is 1412 SF in size with three bedrooms and two baths. With its wide eaves, gabled roof and remaining original metal-framed crank windows, this house on its raised foundation has not been heavily altered and is substantially as it was when first built by the Hooper Addition company in 1958. The current owner desires to have the property included on the City's Local Register and to enter into a Mills Act contract for its continued preservation.

ANALYSIS

Escondido Historical/Cultural Resources Survey

The applicant has conducted the required historic research and data collection, and has provided the information on the required format, State Department of Parks and Recreation forms (see attached). The information provided by the applicant, including historical background and descriptive analysis of the architectural style, is adequate for the purpose of determining the appropriateness of adding the structures to the survey.

Local Register of Historic Places Listing

This request by the current owners, Jason and Allison Vandewarker, is to consider placing this resource on the Local Register.

Staff believes that the subject property meets the following three of seven criteria (note that at least two are required for Local Register listing approval):

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.

This residence has not been substantially altered from when it was originally completed by the Hooper Additions company in 1958 as part of the "Hooper Tract."

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

The existing one story Suburban Ranch residence was built in 1958 and is currently 59 years old.

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

This residence is one of a cluster of historic properties within the original Hooper subdivision, several of which have already been listed on the City's Local Register.

Mills Act Contract

The Mills Act contract is for a minimum of ten years, automatically renewed each year unless a notice of non-renewal is filed. The terms of the contract require that the property owner make a commitment to maintain the structure and surrounding property, per a maintenance schedule that has been included with this report (see attached). All improvements must be performed to the Secretary of the Interior Standards. In addition, the applicant has been informed that all exterior modifications require staff review. Staff feels that the proposed Mills Act Contract is appropriate since the property meets the established criteria for a historic resource, and adequate improvements have been listed.

Respectfully Submitted,

Paul K. Bingham
Assistant Planner II

Mills Act Application List of Improvements

Property Address: 323 East 10th Avenue
Property Owners: Jason and Allison Vandewarker

1. Removal of security door. (completed)
2. Repair and upgrade existing house electrical system. (completed)
3. Repair existing house plumbing. (completed)
4. Replace existing roofing. (completed)
5. Repaint house exterior with period-appropriate colors. (completed)
6. Replace some aluminum frame windows with period-appropriate replacements. (completed)
7. Replace dilapidated existing rear fencing with new 1950's style horizontal wood fencing. (completed)
8. Repair and resurface the existing asphalt driveway. (planned)
8. Remove the adjacent overgrown juniper hedges causing damage to the driveway. (planned)
9. Relandscaping in front to include low mid-century style horizontal wood fence. (planned)

PROJECT DATA

ASSESSORS PARCEL NO. : 233 - 580 - 50

OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: Vb
SPRINKLERS: NO
STORIES: ONE
ZONE: R 1-6
MAX HEIGHT: 35 FEET
PARKING: 2-CAR GARAGE
BEDROOMS: 4

LEGAL DESCRIPTION

MAP 3069 LOT 2
HOPPER TCT UNIT NO. 1
IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

PROPERTY OWNER

JASON AND ALLISON VANDEWARKER
323 E 10th AVENUE
ESCONDIDO, CA 92025
(760) 317-7162

SCOPE OF WORK

CONSTRUCT NEW 622 SQUARE FOOT ADDITION
TO AN EXISTING SINGLE FAMILY RESIDENCE
TO INCLUDE LAUNDRY ROOM AND MASTER BEDROOM SUITE
CONSTRUCT NEW DECK ATTACHED TO ADDITION AREA
NO GRADING PROPOSED

SHEET INDEX

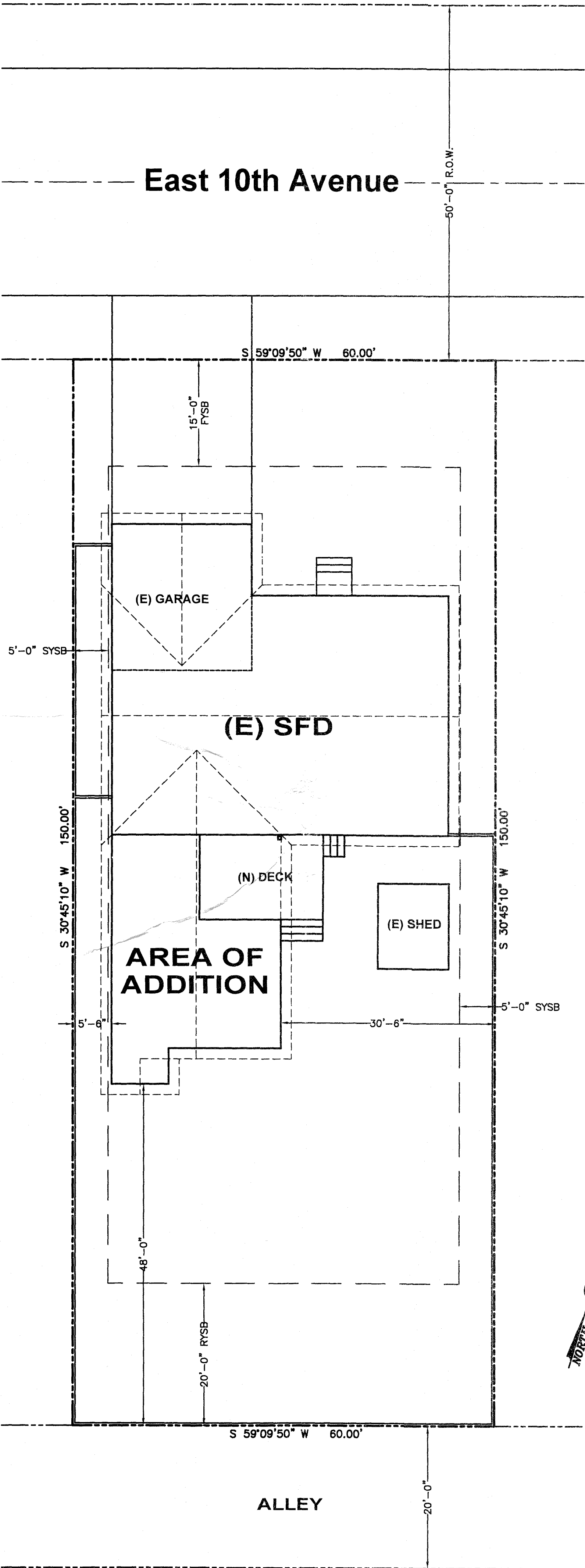
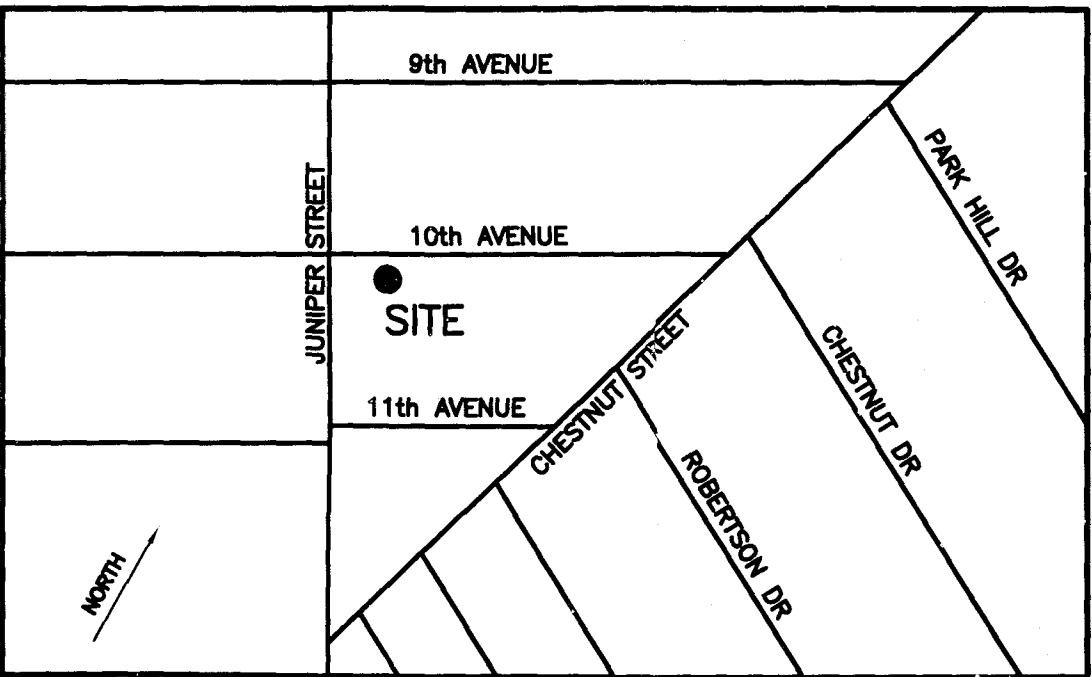
C-1 SITE PLAN AND PROJECT DATA
A-1 PROPOSED FLOOR PLAN
A-2 EXTERIOR ELEVATIONS

AREA CALCS

LOT AREA
9,000 SQ FT
EXISTING LIVING AREA
1,412 SQ FT
AREA OF ADDITION
622 SQ FT
TOTAL LIVING AREA
2,034 SQ FT
EXISTING GARAGE AREA
408 SQ FT
EXISTING SHED AREA
120 SQ FT
TOTAL STRUCTURE AREA
2,562 SQ FT
COVERAGE
28.47% (40% ALLOWABLE)
FLOOR AREA RATIO
.25 (.50 ALLOWABLE)
AREA OF PROPOSED DECK
212 SQ FT

PROJECT SERVED BY CITY SEWER

VICINITY MAP



NO.	REVISIONS:	BY:
1		
2		
3		

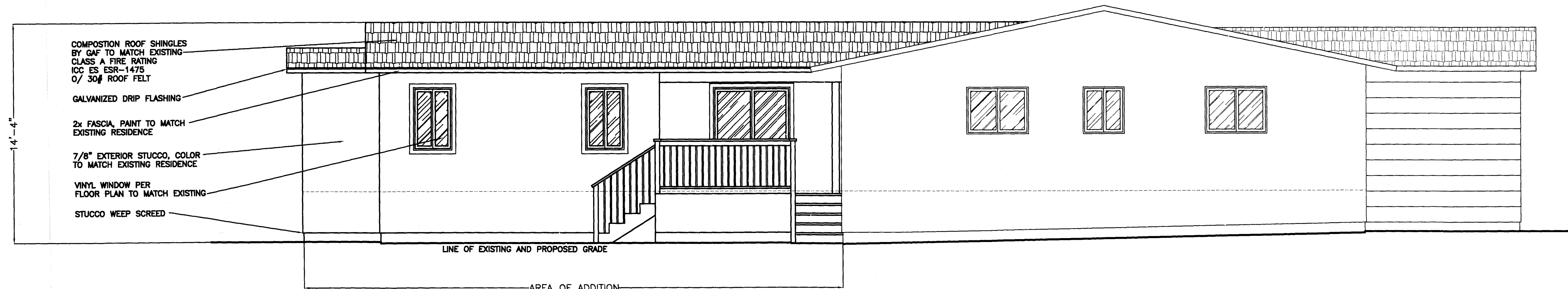
DESIGN AND DRAFTING BY
DESIGN DECISIONS
13607 Powers Road - Poway - CA - 92064
(858) 774-1957 fax (858) 748-6908
www.mydesigndecisions.com

RESIDENCE ADDITION FOR
Jason and Allison Vandewarker
323 East 10th Avenue
Escondido, California 92025

SITE
PLAN

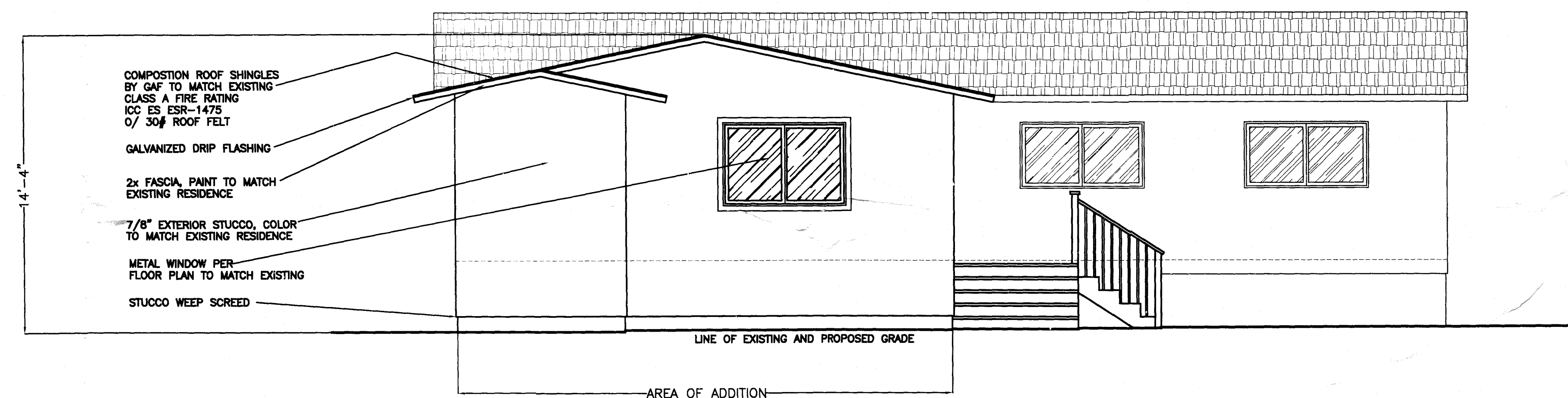
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CDP
PLAN CHK
PERMIT
DATE: 9 - 8 - 20
SCALE: 1" = 10'-0"
JOB. NO. 200816
SHEET

C-1



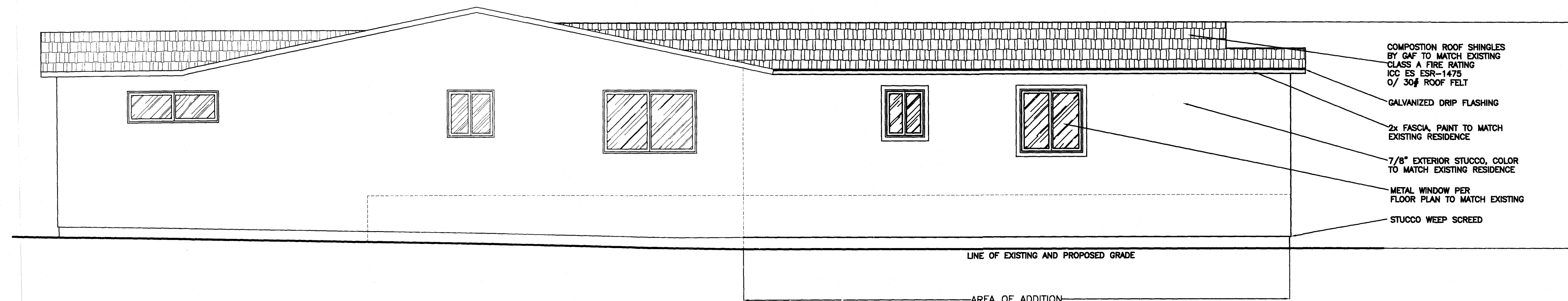
EAST EXTERIOR ELEVATION

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



SOUTH EXTERIOR ELEVATION

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



WEST EXTERIOR ELEVATION

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

NO.	REVISIONS:	BY:
1		
2		
3		

DESIGN AND DRAFTING BY
DESIGN DECISIONS
13607 Powers Road - Poway - CA - 92064
(858) 774-1957 fax (858) 748-6908
www.mydesigndecisions.com

RESIDENCE ADDITION FOR
Jason and Allison Vandewarker
323 East 10th Avenue
Escondido, California 92025

EXTERIOR ELEVATIONS

PLAN FILE NUMBERS
CDP
PLAN CHK
PERMIT

DATE: 9 - 8 - 20

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

JOB. NO. 200816

SHEET

A-2



NOZIA (FRONT) ELEVATION



NORTH / EAST ELEVATIONS FROM 10TH AVE



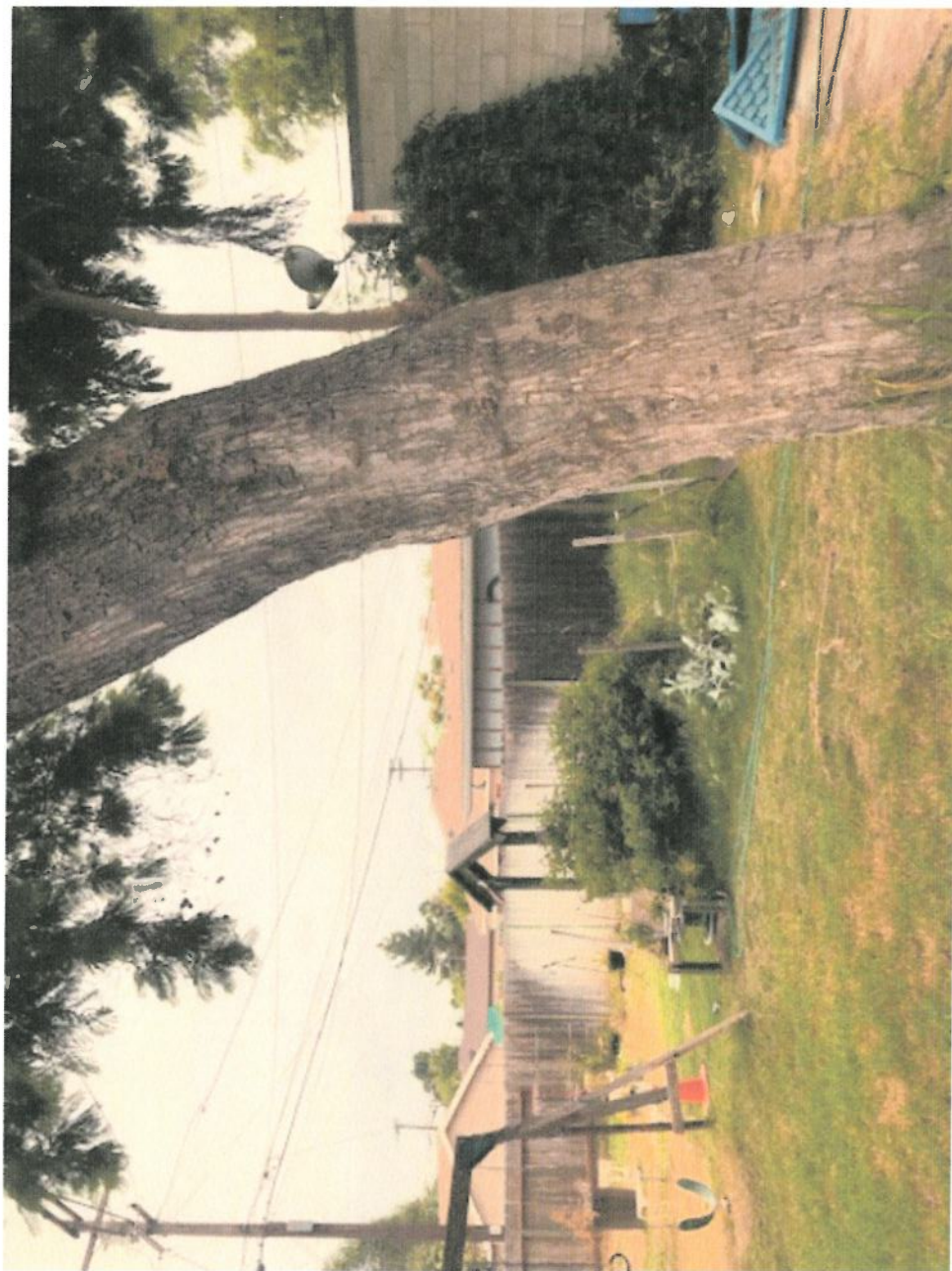
SOUTH ELEVATION FROM BACKYARD



SOUTH ELEVATION - AREA OF ADDITION



BACKYARD - VIEW SOUTH



BACKYARD - VIEW SOUTHWEST



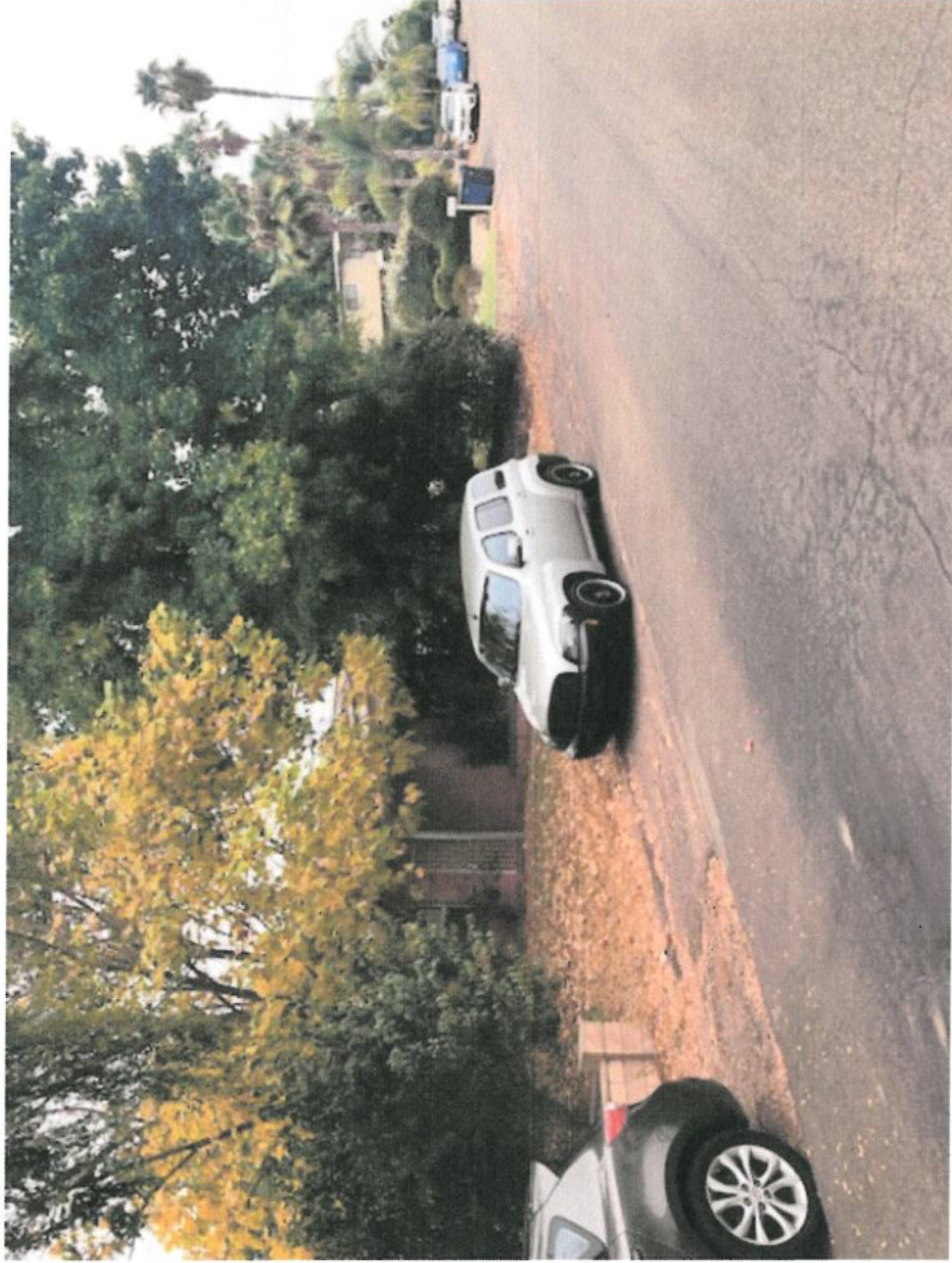
ADJACENT PROPERTY - EAST



ADJACENT PROPERTY - WEST



ADJACENT PROPERTY - NORTH (ACROSS STREET)



10th AVE - VIEW NORTHEAST FROM PROPERTY

HISTORIC PRESERVATION COMMISSION

Agenda Item No.: H.4
Date: November 19, 2020

TO: Historic Preservation Commission

FROM: Adam Finestone, Principal Planner

SUBJECT: Environmental Review Procedures

BACKGROUND:

The California Environmental Quality Act (CEQA) establishes environmental compliance procedures required as part of the review of projects undertaken by the City or a private developer. These procedures are intended to address potentially significant impacts on a number of topic areas, one of which is Cultural Resources. CEQA requirements are separate from, but used in combination with, various provisions sections of the Escondido Zoning Code, namely articles 40 (Historical Resources) and 47 (Environmental Quality).

The goals of this discussion item are to provide clarity regarding the role of Historic Preservation Commission and its members in the environmental review process, to identify the City's responsibilities under CEQA and how they differ from those specified in the Escondido Zoning Code, and to receive input on potential changes to environmental review procedures.