A. CALL TO ORDER

B. FLAG SALUTE

C. ROLL CALL

D. REVIEW OF MINUTES: November 18, 2021

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

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

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

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

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

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

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

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

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

F. ORAL COMMUNICATIONS:

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

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

G. PUBLIC HEARINGS:  None

H. CURRENT BUSINESS:

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

1. PL21-0304 – 1401 S. Escondido Blvd Apartments
   REQUEST: To demolish the existing structures and construct a new affordable housing project.
   ZONING/LOCATION: South Centre City Specific Plan/ 1401 South Escondido Boulevard
   APPLICANT: Greg Drakos
   STAFF: Sean Nicholas, Principal Planner
   STAFF RECOMMENDATION: HPC find the existing structure is not a historic resource.

2. PL 21-0494 – Sassani Residence Delist
   REQUEST: The applicant requests to delist the project site from the City’s Local Register pursuant to the Escondido Zoning Ordinance, Article 40, Section 33-795.
   ZONING/LOCATION: Downtown Specific Plan / 340 Waverly Place
   APPLICANT: Siavash Sassani
   STAFF: Veronica Morones, Senior Planner
   STAFF RECOMMENDATION: HPC approval of delisting of property.

I. ORAL COMMUNICATION:

Under state law, all items under Oral Communications can have no action and may be referred to staff for administrative action or scheduled on a subsequent agenda.
This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

J. COMMISSIONER COMMENTS

K. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING ON MARCH 17, 2022.
NOVEMBER 18, 2021 MEETING MINUTES

The meeting of the Historic Preservation Commission was called to order on November 18, 2021 at 3:00 p.m. by Chair Spann in the Escondido City Council Chambers.

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

Commissioners Present: Commissioner Marc Correll

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

Call to order
Flag Salute
Roll call

1. Review of September 16, 2021 Minutes
   Motion: Spann
   Second: Hanlon
   Approved: 4-0 (Correll – Absent)

2. Written Communication
   Communication from Amie Hayes, Save Our Heritage Foundation was distributed to the Commission.

3. Oral Communication
   None.

Public Hearings

Current Business

4. PL21-0416-Detached Garage Addition
   Request: To construct a detached garage in the rear-half of the lot and accessed off of the alley. The existing residence is a registered Historic Resource.
   Zoning/Location: R-1-6/ 438 East 5th Avenue
   Applicant: Greg Marsh, Pacific Lighthouse Investments, LLC.
Staff: Jasmin Perunovich, Assistant Planner I

Staff Recommendation: HPC provide Design Review recommendations.

Motion to accept with caveat that windows be wooden and the dividing lines closely match the original design of the home: Hanlon

Second: Purvis

Approved: 4-0 (Correll - Absent)

5. **PL20-0612-Gober Residence Addition**

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

Zoning/Location: R-1-6/ 334 East 9th Avenue

Applicant: Mike Mitchell, Residential Designs

Staff: Veronica Morones, Senior Planner

Staff Recommendation: HPC provide Design Review recommendations.

Motion to deny request: Purvis

Second: Spann

Vote: Approved 4-0 (Correll - Absent)

6. **PL21-0304-The Bingham**

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

Zoning/Location: South Centre City Specific Plan/ 1401 South Escondido Boulevard

Applicant: Greg Drakos

Staff: Sean Nicholas, Principal Planner

Staff Recommendation: HPC find the existing structure is not a historic resource.

Amie Hayes – Expressed opposition to this item.

Motion to table: Spann

Second: Hanlon

Approved: 4-0 (Correll – Absent)

**Oral Communication**

None.
Commissioner Comments

None.

Adjournment

Meeting adjourned at 4:07 p.m.

_________________________  _______________________
CHAIR  CITY CLERK
TO: Historic Preservation Commission

FROM: Sean Nicholas, Principal Planner

PROJECT: PL21-0304, 1401 South Escondido Blvd Apartments

LOCATION: 1401 South Escondido Blvd

APPLICANT: Greg Drakos

PROJECT DESCRIPTION:

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

BACKGROUND:

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

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

On November 18, 2021, the HPC reviewed the request and tabled the item to be brought back to a future meeting. This review before HPC is that future meeting.

PROJECT ANALYSIS:

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

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

2. Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect’s work and are not substantially altered;
(2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect’s work and are not substantially altered;

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

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

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

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

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

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

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

The applicant is proposing to demolish the existing facilities and construct a new affordable housing project. The proposed development will include 54-units and applicable guest and resident parking on-site. A rendering of the potential project has been included as Attachment 4.

**SUMMARY/RECOMMENDATION:**

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

**Attachments:**
1) Historic Structure Assessment by Brian F. Smith
2) November 19, 2020 HPC Staff Report and Minutes (excerpted)
3) Original 1982 Historic Survey analysis
4) Rendering of potential Bingham Development
HISTORIC STRUCTURE ASSESSMENT
FOR 1405 SOUTH ESCONDIDO BOULEVARD

ESCONDIDO, CALIFORNIA

APN 236-172-15

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

Prepared for:
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.  Jennifer R.K. Stropes, M.S., RPA
Consulting Historian  Project Historian

August 10, 2020; Revised May 27, 2021
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; Revised May 27, 2021

**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
Historic Structure Assessment for 1405 South Escondido Boulevard

3

Kumeyaay cultures.

**Historical Overview**

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

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

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

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

On September 9, 1908, the people of Escondido started holding an annual celebration in remembrance of the burning of the bonds. It was called “Grape Day” because grapes were then one of the most important agricultural products of the
valley, and each yearly celebration, tons of free grapes were distributed to the
crowds. W. L. Ramey of the Escondido Lumber Hay and Grain Company, and Sig
Steiner, early store owner and civic leader, were the originators of Grape Day, the
community’s largest event for many years. (Whetstone 1963)

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

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

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

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

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

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

“Between 300 and 400 acres” were to be planted in 1912 (Jeffery and Ferguson 1912).  The
EVLPC planted and cared for the vineyards for three years then turned them over to the owners.
Although the grapes were “planted on rolling ground no irrigation” was used, nor was any necessary. Instead, “the Campbell system of dry farming [was used], of which Mr. Alexander [was] an ardent advocate” (Jeffery and Ferguson 1912). Utilizing these grapes, several wineries opened in Escondido. “Before the prohibition era there were at least a dozen wineries in Escondido, but only the Ferrara Winery survived beyond that time and it continued to operate until 2011” (Fox and Rea 2020).

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

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

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

In the 1950s, the city experienced a building boom, at which time Ranch-style homes were dominant (City of Escondido 1990). Highway 395 linked Escondido to San Diego, making the city a good choice for commuters. Around this time, many agricultural fields previously dedicated to citrus and grapes were developed into subdivisions to house workers in the defense industry. In 1960, the lemon packing house, previously famed to be the largest facility of its kind in the world, closed its doors. Afterward, citrus fields gave way to more subdivisions and some were converted into avocado crops (Fark 2016). Escondido can still be described as a commuter city. It has some
fame because of the San Diego Zoo Safari Park, breweries, wineries, the auto mall, and the California Center for the Arts, Escondido, which was constructed in 1994.

IV. METHODS AND RESULTS

Archival Research

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

History of the Property: Ownership and Development

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

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

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

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

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

In 1921, Inez and Oscar Adkins sold the property to Wiley E. So Relle. So Relle was a lawyer who lived throughout the western United States between 1900 and 1920. He was born in Texas in 1860, where he lived until at least 1880 working as a “book agent” (Ancestry.com 2010a). So Relle attended college in Colorado Springs in the early 1880s and after 1884, attended Boulder University (Denver Rocky Mountain News 1884). In 1892, he married Virginia Moselle Boon in Texas (Ancestry.com 2014a) and that same year, was awarded land patents in Dolores, Colorado (Bureau of Land Management 2020). By 1900, So Relle was living in Denver and working as a lawyer (Ancestry.com 2004). In 1905 and 1906, he was practicing law in Nevada (Goldfield News 1905, 1906), in 1911, he was recorded in the Oakland city directory, and in 1912 and 1914, he was recorded in the Los Angeles city directory.
In 1915, So Relle “organized the Oatman Hills Mining Company” and took over operations “from H.S. Cooper and associates a group of several claims located between the Oatman Mining and Milling, Goldroad, Bonanza and Tom Reed” (Salt Lake Telegram 1915). He was recorded on both the Pasadena, California and Miami, Arizona 1920 census rolls on January 7 and 9, respectively. On the Pasadena roll, he listed his occupation as a lawyer, but on the Miami roll, he was recorded as a copper miner. In Pasadena, he was recorded as residing with his daughter, Mary, and her family. In Miami, he was recorded as a roomer at a boarding house. It is unclear where So Relle lived after purchasing the 1405 South Escondido Boulevard property in 1921, as he is not listed in any directories nor did he advertise his law services in any newspapers.

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

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

John Shelby was born in Missouri in 1872 to Isaac and Elizabeth Shelby (Ancestry.com 2010a). His brother, W.F. Shelby, was a grocer in Escondido. John Shelby “served in 1901 and 1902 as deputy U.S. Marshall at Oklahoma City, and deputy sheriff of Kiowa county, Oklahoma, in 1903” (San Diego Union 1934) before the birth of his daughter, Glenna, in 1914. In 1920, John, his wife Grace, and Glenna resided in Los Angeles (Times-Advocate 1920). In 1921, Glenna died from eating poisoned candy. Shortly thereafter, the Shelbys purchased “the Renner ranch, west of the city” (Times-Advocate 1921a). After living at the ranch for nine months, the Shelbys sold the Renner ranch to Bernard Terbeck and returned to Los Angeles (Times-Advocate 1921b) where it was reported that Shelby had newly entered the real estate business (Times-Advocate 1922b).
Prior to purchasing the 1405 South Escondido Boulevard property in 1925, they were listed in the city directory that year as residing at 153 East Nebraska Avenue in Escondido. That same year, John Shelby constructed “a court of five bungalows or cabins for camping parties,” each with their own garage, immediately south of the 1405 South Escondido Boulevard residence and “improved that section [of then San Diego Boulevard] with the clearing away of vacant property and the remodeling of an old style residence [the 1405 South Escondido Boulevard residence] into an attractive new home” (Times-Advocate 1925b). All structures associated with the subject property are first visible in a 1939 aerial photograph (Plate 1). In 1926, John and Grace Shelby were listed in the directory at 1403 South Nutmeg Street and John Shelby had a real estate office at 1407 South Nutmeg Street. In the 1930 census, the Shelbys were recorded at 1405 South Nutmeg Street and John worked as a salesman for an oil station at 1465 South Nutmeg Street.

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

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

Charles and Margaret Cox are both listed in city directories beginning in 1932 as residing at the 1405 South Escondido Boulevard property and managing the auto court and gas station. In February 1933, the gas station was operated as “Kenneth Bish’s Shell service station” and the garage was referred to as “the Hotchkiss Garage” (Times-Advocate 1933a). Kenneth Bish graduated from Escondido High School in 1930 and managed the gas station for Cox from 1931 until at least 1933 (Times-Advocate 1930, 1931b, 1933a). Bish joined the United States Marine Corps in March 1933 and Lester Loeser of San Diego purchased the lease for the station (Times-Advocate 1933b).
In May 1933, Cox attempted to either sell or trade 1405 South Escondido Boulevard “gas station, grocery, garage, 6 modern cabins, [and the] bungalow” for income property south of Oakland by placing an ad in the *Oakland Tribune* (1933). The cabins were referred to in the advertisement as the “Wright Auto Court.” It is unknown if Charles and Margaret Cox named the auto court “the Wright Auto Court” because of the street they lived on in Los Angeles, or if there was another reason for the name. The sale, however, appears to have never happened and in July 1933, “Bill Emery … secured a lease on the [service station at 1405 South Escondido Boulevard] from the General Petroleum corporation, which recently negotiated a deal for the location. The young man has been with the General Petroleum company in San Diego for the past five years” (*Times-Advocate* 1933c). In October 1933, however, Charles Cox placed his nephew in charge of the service station, which was then referred to as a Federal Petroleum Corporation Station (*Times-Advocate* 1933d).

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

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

Margaret Cox passed away in 1953 (*Times-Advocate* 1953a). That same year, a permit was issued to Charles Cox to alter a carport at 1405 South Escondido Boulevard (*Times-Advocate* 1953b). The permit states that the construction would consist of wood frame and stucco rental unit. This structure, however, no longer appears to be extant, as there are no stucco buildings on the parcel. A year later, an electrical permit was issued to Cox for services at 1405 South Escondido Boulevard, but no specifics were included.
Charles Cox passed away in the 1405 South Escondido Boulevard residence in 1961 at the age of 90. At the time of his death, he was still the owner-operator of the Wright Auto Court (Times-Advocate 1961). William Hawkes, the executor of Cox’s will, was issued a plumbing permit in 1962 for a gas piping system. Like the previous electrical permit, no specifics were included. In 1963, Hawkes sold the property to Paul Schniepp (Plate 2).

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

The Schniepps never lived at the 1405 South Escondido Boulevard residence and instead leased the property to various tenants to operate the auto court, gas station, and grocery store. The Commercial Building Record for the parcel (1417 South Escondido Boulevard) indicates that the gas/service station was demolished in 1974. Aerial photographs indicate that between 1976 and 1980, the cabins were removed (Plates 3 and 4). Since 1984, the property has been owned by the Schniepp Family Trust. Mary “Ruby” Schniepp passed away in 1992 and Paul Schniepp passed away in 2000 (North County Times 2000). Currently, the only structures that remain are the 1913 residence and detached garage and the store likely constructed by Shelby between 1925 and 1931 (Plate 5). The store, however, is not being evaluated as part of this study.
The full ownership records for the property are provided in Table 1, below.

Table 1
Title Records for 1405 South Escondido Boulevard

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

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.
### 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).

<table>
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<tr>
<th>Seller</th>
<th>Buyer</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jess Hicks and Ida Hicks</td>
<td>John Shelby and Grace Shelby</td>
<td>1925</td>
</tr>
<tr>
<td>John Shelby and Grace Shelby</td>
<td>Charles C. Cox and Margaret G. Cox</td>
<td>1931</td>
</tr>
<tr>
<td>Margaret G. Cox</td>
<td>Charles C. Cox</td>
<td>1953</td>
</tr>
<tr>
<td>Charles C. Cox</td>
<td>William M. Hawkes, Executor</td>
<td>1963</td>
</tr>
<tr>
<td>William M. Hawkes, Executor</td>
<td>Paul A. Schniepp</td>
<td>1963</td>
</tr>
<tr>
<td>Paul A. Schniepp</td>
<td>Paul A. Schniepp and M. Ruby Schniepp, Trustees</td>
<td>1984</td>
</tr>
</tbody>
</table>
Plate 6
Current View of the East Façade of the Residence, Facing Southwest
1405 South Escondido Boulevard
According to Moomjian (2015):

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

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

While the statement that the north façade porch was enclosed at an unknown date is correct, it did not alter the original footprint of the building. Like the front porch, the north façade porch was recessed beneath the main roof. The original north façade porch possessed siding-clad half-walls similar to the half-walls still present on the front (east façade) porch. Above the half-walls, the north façade porch was open to the eaves. Its enclosure involved the addition of the five wood-framed casement windows, a wood door, and a section of wall above. A corner board was also placed at the northwest corner, likely because the contractor did not wish to replicate the mitered corners present on the rest of the building (Plate 10). Although the exact date of the infill modification is unknown, it likely occurred when the residence was remodeled in 1925, since this is the only known date that the building was extensively modified. A rear deck was also constructed in front of the door of the infilled porch between 1967 and 2015.
Plate 7
Current View of the Porch on the East Façade of the Residence, Facing West
1405 South Escondido Boulevard
Plate 8
2015 View of the East Façade of the Residence, Facing Southwest
1405 South Escondido Boulevard
(Image courtesy of Google Street View)
Plate 9
2015 View of the Infilled Porch on the North Façade of the Residence, Facing South
1405 South Escondido Boulevard
(Photograph courtesy of Moomjian 2015)
Plate 10

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

1405 South Escondido Boulevard
The south façade of the building features four double-hung windows, two of which are centered and grouped together (Plates 11 and 12). The west façade also exhibits two double-hung windows and two casement windows (Plate 13), while the north façade features three casement windows, one wood-framed, sliding window, and two narrow, double-hung windows (Plates 14 to 16). A small shed, which may have functioned as a chicken coop, was constructed onto the eastern end of the north façade, likely built between 1968 and 2007, as it is not depicted on the Residential Building Record, but is present in a 2007 photograph (Plate 17). Although all of the windows and doors are currently boarded over, they all appear to be intact under the boards.

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

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

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

V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of the resource’s physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource’s integrity may be adversely impacted. For the 1405 South Escondido Boulevard buildings, seven aspects of integrity were used for the evaluation, as recommended in the National Register Bulletin: How to Apply the National Register Criteria for Evaluation (Andrus and Shrimpton 2002):
Plate 11
Current View of the South Façade of the Residence, Facing Northwest
1405 South Escondido Boulevard
Plate 12
2009 View of the South Façade of the Residence, Facing Northwest
1405 South Escondido Boulevard
(Image courtesy of Google Street View)
Plate 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 19
Current View of the South Façade of the Detached Garage, Facing Northwest
1405 South Escondido Boulevard
Plate 21
Current View of the North Façade of the Detached Garage, Facing Southeast
1405 South Escondido Boulevard
1. **Integrity of Location** [refers to] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the structures had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Research reveals that the single-family residence and detached garage were built in their current locations in 1913 and have not been moved. Therefore, both buildings retain integrity of location.

2. **Integrity of Design** [refers to] the combination of elements that create the form, plan, space, structure, and style of the property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the structures, identifying any unique architectural features present, and determining if those features are original or if they have been modified. The 1405 South Escondido Boulevard single-family residence was originally constructed in 1913 in an unknown style with a Craftsman-style remodel conducted in 1925 by John Shelby. The 1925 remodel occurred at the same time as the construction of the five cabins, which were removed in the 1970s, in an attempt to update the property. Since the remodel occurred over 50 years ago, it is considered part of the historical evolution of the property and does not constitute an adverse impact to the original 1913 residence. The only subsequent modifications made to residence include the construction of a rear deck on the infilled porch between 1967 and 2015 and the construction of a small shed onto the northeast corner between 1968 and 2007. Regardless, construction of the rear deck and shed did not alter the form, plan, space, structure, or style of the building, and could be easily removed without impacting the building. The detached garage was not built in any specific architectural style and the only modification includes the 1913 to 1964 shed-roofed addition constructed onto its north façade. However, this modification is historic in age and is considered part of the historical evolution of the structure. Since no further modifications have been made to either building that have altered their form, plan, space, structure, or style, both buildings retain integrity of design.

3. **Integrity of Setting** [refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property. It has been determined that the setting of the 1405 South Escondido Boulevard property has drastically changed since the completion of the residence and detached garage in 1913. Within APN 236-172-15, the removal of the gas/service station and auto court at 1417 South Escondido Boulevard in 1974 and between 1976 and 1980, respectively, negatively impacted the tourist complex that Hicks and Shelby created/expanded beginning in the 1920s.
Currently, the only other building that remains within APN 236-172-15 is the store, which was constructed between 1925 and 1931.

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

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

4. **Integrity of Materials** [refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials and the possible introduction of materials that may have altered the architectural design of the buildings. The 1405 South Escondido Boulevard single-family residence was originally constructed in 1913 in an unknown style and under a Craftsman-style remodel in 1925 by John Shelby. The 1925 remodel occurred at the same time as the construction of the five cabins, which were removed in the 1970s, in an attempt to update the property. Since the remodel occurred over 50 years ago, it is considered part of the historical evolution of the property and does not constitute an adverse impact to the original 1913 residence.
Plate 22
1947 Aerial Photograph
1405 South Escondido Boulevard
Plate 24
2007 View of the Construction of the Large Apartment Complex
Across the Street at 1408 South Escondido Boulevard, Facing Southeast
1405 South Escondido Boulevard
(Image courtesy of Google Street View)
Plate 25
2009 View of the Large Apartment Complex Across the Street at 1408 South Escondido Boulevard, Facing Southeast
1405 South Escondido Boulevard
(Image courtesy of Google Street View)
The only subsequent modifications made to residence include the construction of a rear deck on the infilled porch between 1967 and 2015 and the construction of a small shed onto the northeast corner between 1968 and 2007. Regardless, construction of the rear deck and shed did not alter the 1925 pattern or configuration of the building, and could be easily removed without impacting the building. The detached garage was not built in any specific architectural style and the only modification includes the 1913 to 1964 shed-roofed addition constructed onto its north façade. However, this modification is historic in age and is considered part of the historical evolution of the structure. Since no further modifications have been made to either building that have altered the pattern or configuration of the property, both buildings retain integrity of materials.

5. **Integrity of Workmanship** [refers to] the physical evidence of the labor and skill of a particular culture or people during any given time period in history (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings. The original workmanship demonstrated in the construction of the 1405 South Escondido Boulevard single-family residence and detached garage was average. Neither building displays evidence of the labor or skill of a particular culture or people as neither possesses any noteworthy design elements nor utilizes indigenous materials. Therefore, the buildings have never possessed integrity of workmanship.

6. **Integrity of Feeling** [refers to] a property’s expression of the aesthetic or historic sense of a particular period of time (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the buildings’ features, in combination with their setting, convey a historic sense of the property from the period of significance. Although the 1405 South Escondido Boulevard single-family residence and detached garage still retain integrity of design and materials, they no longer retain integrity of setting due to the removal of the other structures within the associated tourist complex and the construction of the large apartment complex across South Escondido Boulevard. Due to this loss of setting, the 1405 South Escondido Boulevard buildings no longer represent an aesthetic or historic sense of when they were constructed in 1913, or when the complex was functioning between 1931 and 1974. Therefore, the buildings do not retain integrity of feeling.

7. **Integrity of Association** [refers to] the direct link between an important historic event or person and a historic property (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the buildings’ data or information and their ability to answer any research questions relevant to the history of the city of Escondido or the state of California. Historical research revealed that the 1405 South Escondido
Boulevard single-family residence and detached garage are most associated with Jesse and Ida Hicks, John Shelby, and Charles and Margaret Cox, who lived in the residence while owning and/or operating the gas/service station, grocery store, and auto court. Although all of these individuals were successful in business, they are not considered significant individuals in Escondido’s history. In addition, although the tourist complex was once associated with South Escondido Boulevard when it served as the main thoroughfare into San Diego prior to the construction of Highway 395 (Interstate 15), the loss of the gas/service station and the auto court negatively impacted the remaining residence, detached garage, and store’s ability to convey this association. Therefore, the 1405 South Escondido Boulevard buildings do not possess integrity of association.

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

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

**CRHR Criteria**

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

- **CRHR Criterion 1:**
  It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.

- **CRHR Criterion 2:**
  It is associated with the lives of persons important in our past.

- **CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
CRHR Criterion 4:
It has yielded, or may be likely to yield, information important in prehistory or history.

CRHR Evaluation

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

1) Identify the event(s) with which the structures are associated through the review of the archaeological record, historic records, and oral histories.

   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 not be associated with any specific event and are unable to convey a historic association with the original tourist complex, they are not eligible for designation under CRHR Criterion 1.

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

1) Identify any important persons associated with the structures through the investigation of the archaeological record, historic records, and oral histories.

   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 Bungalowoid style. (McAlester 2015:568–578)

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

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

Although the residence does possess a low-pitched, gabled roof with wide, unenclosed, overhanging eaves, it does not possess multiple roof planes, exposed beams, or triangular knee braces typical of the Craftsman style. While the building possesses a full-length front porch, the supports are simple posts rather than tapered. The supports also do not extend to ground level without break and the building does not utilize any natural materials such as cobblestones, clinker brick, wood shingles, or boulders in combination with the clapboard siding. Because none of these materials were utilized in the construction of the building and it does not have integrated landscaping, the line between the natural landscape and the building is not blurred. While the residence does possess some characteristics of a Craftsman-style bungalow, it does not
possess enough to be considered a good example of the style. In addition, while the building is more simplistic than a Craftsman-style bungalow, it has been described as large, not small, and does not feature “unique vents at the tip of the gable,” as is provided in the Escondido Historic Context Statement’s description of California Bungalows (City of Escondido 1990). As such, the building does not embody distinctive characteristics of a type, period, region, or method of construction. As stated on the 1990 HRI form, the residence is not “of great architectural or historic significance alone” but “may be a contributing building in the formation of an historic district” (AEGIS 1990). The HRI form does not mention the detached garage. However, as the residence and detached garage are located outside of the Old Escondido neighborhood and their original historic context has been lost due to the demolition of the gas/service station and auto court buildings, they do not qualify as contributors to any historic district. Based upon the 1990 survey information, the 2015 evaluation (Moomjian 2015), and the current assessment, the buildings are not considered architecturally significant, were not constructed using indigenous materials, and are not valuable examples of the use of indigenous materials or craftsmanship. Therefore, the buildings are not eligible for designation under CRHR Criterion 3.

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

**City of Escondido Register Criteria**

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

Prior to granting a resource local register or historical landmark status, the HPC [Historic Preservation Commission] shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one (1) or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven
(7) and must meet at least two (2) of the criteria. Signs proposed for the local register shall meet at least one (1) of the criteria numbered eight (8) through ten (10). Landscape features proposed for the local register shall meet criterion number eleven (11). Archaeological resources shall meet criterion number twelve (12). Local register resources proposed for local landmark designation shall be evaluated against criterion number thirteen (13). The criteria are as follows:

- **City of Escondido Criterion 1:**
The historic resource is strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation.

- **City of Escondido Criterion 2:**
The historic resource embodies distinguishing characteristics of an architectural type or specimen, or is representative of a recognized architect’s work and has not been substantially altered.

- **City of Escondido Criterion 3:**
The historic resource is connected with a business or use that was once common but is now rare.

- **City of Escondido Criterion 4:**
The historic resource is a site of significant historic events.

- **City of Escondido Criterion 5:**
The historic resource is 50 years old or has achieved historical significance within the past 50 years.

- **City of Escondido Criterion 6:**
The historic resource is an important key focal point in the visual quality or character of a neighborhood, street, area, or district.

- **City of Escondido Criterion 7:**
The historic resource is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.

- **City of Escondido Criterion 8:**
The historic resource is a sign that is exemplary of technology, craftsmanship, or design of the period when it was constructed and used historical sign materials and is not
significantly altered.

- **City of Escondido Criterion 9:**
The historic resource is a sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles.

- **City of Escondido Criterion 10:**
The historic resource is a sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.

- **City of Escondido Criterion 11:**
The historic resource is an Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic qualities.

- **City of Escondido Criterion 12:**
The historic resource is an archaeological site that has yielded, or may be likely to yield, information important in prehistory.

- **City of Escondido Criterion 13:**
The historic resource has an outstanding rating of the criteria used to evaluate local register requests.

**City of Escondido Register Evaluation**

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

- **City of Escondido Criterion 2:**
  As stated previously in the CRHR Criterion 3 evaluation, the 1405 South Escondido Boulevard single-family residence and detached garage do not embody distinguishing characteristics of an architectural type or specimen, nor are they representative of a recognized architect’s work. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 2.
• **City of Escondido Criterion 3:**
The 1405 South Escondido Boulevard single-family residence and detached garage were originally connected with the tourist complex at the corner of Idaho Street (15th Street) and Nutmeg Street (South Escondido Boulevard), which consisted of an auto court, grocery store, and gas/service station. While grocery stores and gas/service stations are not currently rare, auto courts are. However, with the demolition of the gas/service station and auto court buildings, the residence and detached garage are no longer able to convey any association with the auto court. Because the residence and detached garage are no longer connected to the auto court business, they are not eligible for designation under City of Escondido Criterion 3.

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

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

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

• **City of Escondido Criterion 7:**
While the residence does possess some characteristics of both California and Craftsman-style bungalows after the 1925 remodel, these styles are “well represented in Escondido” (City of Escondido 1990). As the detached garage was designed in an unknown architectural style and neither building is eligible for designation under CRHCR 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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1921a  Little Daughter of John Shelby Dies at Los Angeles. 21 February:1. Escondido, California.

1921b  John Shelby Sells His Ranch to Los Angeles Man. 1 November:1. Escondido, California.
1922a New Service Station on San Diego Road Going Up. 4 December:1. Escondido, California.

1922b Personal: Mr. and Mrs. John Shelby. 20 September:1. Escondido, California.

1925a John Shelby Buys Land and Station of Hicks. 10 February:1. Escondido, California.

1925b Five Cabins for Campers. 29 July:3. Escondido, California.


1930 1930 Graduating Class of the Escondido Union High School. 2 June:4. Escondido, California.

1931a $25,000 Deal in Local Property. 11 March:1. Escondido, California.

1931b Kenneth Bish Manager of Service Station. 13 March:3. Escondido, California.

1933a Two Hold-Ups Here By Young Bandit. 15 February:1. Escondido, California.

1933b Kenneth Bish Joins Marines; Place Taken. 29 March:1. Escondido, California.

1933c San Diego Boy Takes Over Service Station. 14 July:2. Escondido, California.

1933d Changes Made in Local Federal Service Station. 13 October:1. Escondido, California.

1934 Classified: Wanted to rent, grocery store fully equipped. 3 July:4. Escondido, California.


1936 Mrs. Behrend Dies in Crash. 10 July:1. Escondido, California.

1937 General Petroleum Station Advertisement. 9 April:2. Escondido, California.

1939 Townsend Club Chooses Directors, Recites Year’s Accomplishments. 21 January:1. Escondido, California.

1940 Your Nose Knows. 25 April:4. Escondido, California.

1948 George & Townsend Market Advertisement. 22 January:1. Escondido, California.

1950 $12,000 - Blaze Destroys Townsend’s Market. 7 November:1. Escondido, California.

1951 Townsend’s Market Advertisement. 10 February:3. Escondido, California.
1953a Margaret G. Cox Dies At Hospital. 4 March:6. Escondido, California.

1953b Seven 1-Family Dwellings Top October Permits. 25 April:4. Escondido, California.

1961 Charles Cox Dies At Age Of 90. 24 July:2. Escondido, California.

1965 Paul A. Schniepps Celebrate 40th Anniversary At Reception. 10 March:11. Escondido, California.


Whetstone, Margie L.


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
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 paneled 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”
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 1913 to 1914, she is listed in San Diego County voter registration records and 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 city directories as residing at 4496 Anna Avenue. 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.


B13. Remarks: None


Date of Evaluation: 8/10/20
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
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](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
Assistant Planner II
APPENDIX C

Building Development Information
## RESIDENTIAL BUILDING RECORD

### ADDRESS: 1405 5th Street, Encinitas, CA

### DESCRIPTION OF BUILDING

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**TOTAL:** 1,451

**RCLND:** 281/2, 280

###_SPECIAL FEATURES:
- Back Steps
- Built-in Barbecue
- Ceiling Fan
- Shutters
- Granite/Slate counter tops
- Dishwasher
- Water Softener
- Hardwood Floors
- Deck
- Refrigerator
- Air Conditioning
- Gas Stove
- Stove, Gas
- Fireplace
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| No  | Status | Description | 290E | Store | 6000 | 1950 | '50 | '54 | 14 | 26 | 68-40 | 70 | 62 | 19 | 87 | 3x | 8x4 |- 61 |

| Appraiser and Date | 7-28-76 |}

| TOTAL | 13042 | 13472 | 7.25 | 9.20 |

<p>| REVIEWED | 7-28-76 |</p>
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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]

Charles C. Cox

Owner

[Signature]
**BUILDING PERMIT APPLICATION**

**Location:** 1405 S. Sec Blvd

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**Location:** 1405 S. Sec Blvd

**Type of Const.:**

**Occupancy:**

**No. Families:**

**No Stories:**

**Fire Zone:**

**Fire Zone:**

**Bldg. Site Area:**

**Bldg. Dist.:**

**Fire Zone:**

**Bldg. site Area:**

**Bldg. Dist.:**

**Fire Zone:**

**Bldg. site Area:**

**Bldg. Dist.:**

**Fire Zone:**

**Bldg. site Area:**

**Bldg. Dist.:**

**Fire Zone:**

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<th>Date</th>
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| Building | 3781 | 3 Nov 54 | *Signature of:*
| Electrical |       |      | Owner |
| Sewer |       |      | Contractor |

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-11154
**Job Address**: 405 5th Ave., Vista

**Nature of Installation**
- 
- 
- 

**DATE**: 11-24-62

**Total Fees**: $2.00

**Permit No.**: 4623

**Checked by**: 

---

**Application for Plumbing Permit**

**Building Division**

**City of Escondido**

---

**Owner**
- Name: **G. E. Heard**
- Address: 405 5th Ave., Escondido
- City: Escondido
- Tel. No.: 425

**Contractor**
- Name: **G. E. Heard**
- Plumbing: 115
- Address: 405 5th Ave., Escondido
- City: Escondido
- Tel. No.: 425

**Licenses**: State: 

---

**Description of Work**

**Plumbing**
- Piping Only
- Bath Tub
- Shower
- Lavatory
- Kitchen Sink
- Floor Sink
- Slop Sink
- Wash Tray
- Water Closet
- Urinal
- Sewer
- Water Distr. Sys.
- Chemical Toilet

**GAS PIPING**
- Gas Piping Sys.
- Outlets (over 10)
- Space Heater
- Water Heater
- Floor Furnace
- 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.

**Signature of Plumber or Authorized Agent**

---

---
Legend

- Blue: Residence and detached garage (1913)
- Green: Shed-roofed addition (1913 to 1964)
- Yellow: Rebuilt (1925)
- Pink: Porch infilled (likely 1925)
- Purple: Rear deck (1967 to 2015)
- Light Blue: Shed/chicken coop (1968 to 2007)

Site Plan With Footprint
1405 South Escondido Boulevard
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name

2. Common or Current Name

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

4. UTM zone A E4029.60 B N36631.00 C Zone 11

5. Quad map No. Parcel No. 336-172-15

6. City: Escondido Vicinity Only Zip 92025 County: San Diego

7. If district, number of documented resources

8. Local Designation City: Escondido

9. Local Ranking Significan

10. Cross-Corridor

DESCRIPTION

6. Property Category

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; censes; built-up

The boundaries are:

8. Planning Agency

City of Escondido

9. Owner and Address

Paul A. Schniapp

803 El Norte Parkway

Escondido

10. Type of Ownership

private

11. Present Use

residence

12. Zoning

13. Threats

private development
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
   Survey Maps
   Local Histories

21. Applicable National Register criteria

22. Other Recognition:
   State Landmark Number

23. Evaluator
   Date of Evaluation 1980

24. Survey type

25. Survey name

26. Year Form Prepared 1983
   By(Name) Donald A. Cotton Associates
   Organization Revised by AEGIS 1980
   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
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*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*
Sampson A. Errett, Jr.  

To hold the above described and described premises, unto the said Grantee, to:  

Date of Grant: March 21, 1911  

Witnesses:  

STATE OF CALIFORNIA  
County of San Diego  
On this 21st day of March, 1911, before me,  

I, E. Hall,  

Notary Public in and for the County of San Diego, State of California, the day and year in this certificate first above written  

Notary Public in and for the County of San Diego, State of California  

Recorded at request of Grantee  

JOHN H. PERRY, County Recorder  
3/21/1911 #6059  
Deed Book 512, Page 351  

Photographed by M. DULAC, Deputy Recorder  

91 of 138
Figure 1
General Location Map
1405 South Escondido Boulevard
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)
96 of 138
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
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
Historic Structure Significance Eligibility
Human Behavioral Ecology
Zooarchaeology
Historical Archaeology
Taphonomic Studies

Experience

Senior Archaeologist/Historian/Faunal Analyst
Brian F. Smith and Associates, Inc.
November 2006–Present
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

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

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

Kraft, Jennifer R.


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


Kraft, Jennifer R. and Brian F. Smith


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  *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  *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.


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<td>2014</td>
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<td>Forestar Toscana, LLC</td>
<td>Report on file at the California Eastern Information Center.</td>
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<td>2014</td>
<td>Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09).</td>
<td>Blue Key Realty</td>
<td>Report on file at the California South Coastal Information Center.</td>
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<td>2014</td>
<td>Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).</td>
<td>Lee Machado</td>
<td>Report on file at the City of La Mesa.</td>
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<td>Mitigation Monitoring Report for the Celadon (9th and Broadway) Project.</td>
<td>BRIDGE Housing Corporation</td>
<td>Report on file at the California South Coastal Information Center.</td>
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<td>Mitigation Monitoring Report for the Comm 22 Project, City of San Diego.</td>
<td>BRIDGE Housing Corporation</td>
<td>Report on file at the California South Coastal Information Center.</td>
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<td>Bay View SD, LLC</td>
<td>Report on file at the California South Coastal Information Center.</td>
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<td>Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.</td>
<td>Steve Altman</td>
<td>Report on file at the California Eastern Information Center.</td>
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<td>Phase I Cultural Resources Survey for the Clay Street Parcel Project, City of Jurupa Valley, County of Riverside.</td>
<td>CV Communities, LLC</td>
<td>Report on file at the California South Coastal Information Center.</td>
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<td>Phase I Cultural Resources Survey for the Ecos Diamond Valley Project, Community of Winchester,</td>
<td>Bay View SD, LLC</td>
<td>Report on file at the California South Coastal Information Center.</td>
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Family Trust. 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.


Kraft, Jennifer R. and Tracy A. Stropes


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

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

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

Smith, Brian F. and Jennifer R. Kraft


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

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


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

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.

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


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

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

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


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


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.

Brian F. Smith, MA
Owner, Principal Investigator
Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com

Education

Master of Arts, History, University of San Diego, California 1982
Bachelor of Arts, History, and Anthropology, University of San Diego, California 1975

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator
Brian F. Smith and Associates, Inc. 1977–Present
Poway, California

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

Professional Accomplishments

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


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).


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.

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

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—included 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 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included 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 Menifee 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 manager/director of the investigation of nine sites, both prehistoric and historic— included project coordination and budgeting; 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 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 Menifee 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 and completion 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. 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;

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included 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 II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included 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.


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 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 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.
Cultural Resources Monitoring Report for the Uptown Bressi Ranch Project, Carlsbad.

A Phase I Cultural Resources Assessment for the South Pointe Banning Project, CUP 180010, Riverside County, California.

Mitigation Monitoring Report for the Stedman Residence Project, 9030 La Jolla Shores Lane, La Jolla, California 92037.

Historic Resources Interim Monitoring Reports No. 1 through 4 for the LADOT Bus Maintenance and CNG Fueling Facility, Los Angeles.

A Phase I and II Cultural Resources Assessment for the Emerald Acres Project, Winchester, Riverside County.

Mitigation Monitoring Report for the Green Dragon Project, City of San Diego.

Cultural Resource Monitoring Report for the Moxy Hotel Project, San Diego, California.

Mitigation Monitoring Report for the Bayside Fire Station, City of San Diego.

Mitigation Monitoring Program for the Ballpark Village Project, City of San Diego.

Historical Resource Research Report for the Herbert and Alexina Childs/Thomas L. Shepherd House, 210 Westbourne Street, La Jolla, California 92037.

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.

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.

Mitigation Monitoring Report for the Blue Sky San Diego Project, City of San Diego.

Historic Resource Research Report for the Midway Postal Service and Distribution Center, 2535 Midway Drive, San Diego, California 92138.

Results of the Mitigation Monitoring Program for the Amitai Residence Project, 2514 Ellentown Road, La Jolla, California 92037.


An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.

A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.

A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.

Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California.

Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).

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 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 Ivey Ranch Project, Thousand Palms, 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.
<table>
<thead>
<tr>
<th>Year</th>
<th>Project Title</th>
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<tbody>
<tr>
<td>2012</td>
<td>Cultural Resources Report for Menifee Heights (Tract 32277).</td>
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<tr>
<td>2012</td>
<td>A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.</td>
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<td>2012</td>
<td>A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.</td>
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<td>2012</td>
<td>Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.</td>
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<tr>
<td>2011</td>
<td>Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.</td>
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<td>2011</td>
<td>Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).</td>
</tr>
<tr>
<td>2011</td>
<td>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.</td>
</tr>
<tr>
<td>2011</td>
<td>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).</td>
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<tr>
<td>2011</td>
<td>Mitigation Monitoring Report for the 43rd and Logan Project.</td>
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<td>2011</td>
<td>Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.</td>
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<td>2011</td>
<td>A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.</td>
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<tr>
<td>2011</td>
<td>A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.</td>
</tr>
<tr>
<td>2010</td>
<td>Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.</td>
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<tr>
<td>2010</td>
<td>Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.</td>
</tr>
<tr>
<td>2010</td>
<td>A Historical Evaluation of Structures on the Butterfield Trails Property.</td>
</tr>
<tr>
<td>2010</td>
<td>Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN 001-060-14).</td>
</tr>
</tbody>
</table>
2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.


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.


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 Audie Murphy Ranch Project (et al.).  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.


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.


1995  Results of a Cultural Resources Study for the 4S Ranch. 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.


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

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

Commissioners absent: Carol Breitenfeld, Commissioner.

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

MINUTES:

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

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:


REQUEST: Local Register and Mills Act request for a 1964 Adobe known as “The Castle.”
ZONING/LOCATION:  RE-30 (Residential Estates, minimum lot size 30,000 SF) / 2775 Las Palmas Avenue

APPLICANT: Camille Helminksi

STAFF: Paul Bingham, Assistant Planner II

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION:

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

COMMISSIONER ACTION:

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

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

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

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

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

STAFF: Paul Bingham, Assistant Planner II

STAFF RECOMMENDATION: Receive input, no action to be taken
COMMISSIONER DISCUSSION:

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

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

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

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

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

APPLICANT: Jason and Allison Vanderwarker

STAFF: Grant Ruroede, Development Technician II

STAFF RECOMMENDATION: Approval

COMMISSIONER DISCUSSION:

The Commissioners discussed various aspects of the project.

COMMISSIONER ACTION:

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

REQUEST: Discuss environmental review procedures related to historic resources

STAFF: Adam Finestone, Principal Planner

COMMISSION ACTION:

No action taken, discussion only.

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS:

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

ADJOURNMENT:

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

2. Common or Current Name

3. Number & Street
   1407-1417-1447 South Escondido Blvd.
   1946

4. UTM zone
   A E4329.60
   B M36631.60
   C Zone 11

5. Quad map No. 136-172-15

City: Escondido Vicinity Only
Zip 92025
County: San Diego

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 purlins) 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; dense; built-up

   The boundaries are:

8. Planning Agency
   City of Escondido

9. Owner and Address
   Paul A. Schniepp
   805 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


17. Historic attributes (with number from list):

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme: Architecture  Area: 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
  asarborn 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 AECGS 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):
TO: Historic Preservation Commission
FROM: Veronica Morones, Senior Planner
PROJECT: PL 21-0494 – Sassani Residence Delist
LOCATION: 340 Waverly Place
APPLICANT: Siavash Sassani

PROJECT DESCRIPTION:

The applicant requests to delist the project site from the City’s Local Register pursuant to the Escondido Zoning Ordinance, Article 40, Section 33-795.

BACKGROUND:

The project site is approximately 8,276 square feet and located on the east side of Waverly Place, between Clark Street and Sherman Place, addressed 340 Waverly Place (APN 229-302-08-00). The project site is located within the Creekside Neighborhood of the Downtown Specific Plan. Existing project site photographs are attached (Attachment 2).

The project site is listed on the City’s Local Register with a local ranking of contributor. The project site was nominated to the Local Register on May 5, 1992. Listing Criteria 2 and 5 supported the project site’s nomination to the Local Register, which are detailed below:

(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; and,

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

The nomination report for the project site to the Local Register is attached (Attachment 3).

In February 2018, under different ownership, an application for design review was submitted requesting to relocate the Local Register structure to the front of the lot and construct a three-unit apartment building at the rear of the lot. The HPC voted unanimously to support the proposed project. The subject application was subsequently withdrawn and the project site sold to the former property owner.

In December 2018, the former property owner modified the subject property without the appropriate review and permits required by the City’s Municipal Code. The former property owner replaced the structure’s windows and exterior front door, and expanded an exterior water heater structure. Code compliance, building, and planning staff worked with the former property owner
to reconcile the unpermitted changes. A certificate of appropriateness and building permit was
issued for the proposed fenestration changes.

ANALYSIS:

The applicant prepared a Historical Resource Eligibility Evaluation (Attachment 4) to evaluate
whether the subject property meets the criteria required for delisting pursuant to Article 40,
Section 33-795 – Procedure and Criteria for Rescinding Local Register or Landmark Status. Staff
reviewed the project specific Historical Resource Eligibility Evaluation for consistency with Section
33-795’s listed criteria, which are provided below for reference:

(c) Criteria. The criteria listed in this section shall be used to determine whether to remove a
resource from the local register or to rescind its local landmark designation.

1. New documentation has been presented disproving the information upon which the
resource was placed on the local register or given landmark status;

2. Evidence has been presented showing that modifications and alterations to the
resource have eliminated the distinctive architectural features that warranted its
placement on the local register or its designation as a local landmark.

In addition to delisting requirements outlined in Section 33-795, Attachment 4 evaluates the
structure in its current form against the Local Register Criteria listed in Article 40, Section 33-794.
There are 13 listing criteria (of which 2 and 5 were used to originally justify inclusions of the subject
property, as noted above); however, the subject property would not currently qualify for listing
based on these criteria.

Table 1 below illustrates the subject site’s consistency with the two listed criteria from Section 33-
795 of Article 40. Detailed substantiation of the Criteria required for determination are located
under Attachment 1.

Table 1 – Project Consistency with Delisting Criteria

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Project Consistency</th>
</tr>
</thead>
</table>
| (1) New documentation has been presented disproving the information upon which the resource was placed on the local register or given landmark status | • The subject property did not possess distinctive architectural characteristics at the time it was designated and does not possess distinctive characteristics now.  
• The subject property was constructed in two episodes, one in 1925 and one in 1951. The large addition in 1951 was not fifty years old at the time of designation in 1992 and therefore did not meet criteria no. 5 for designation. |
| (2) Evidence has been presented showing that modifications and alterations to the resource have eliminated the distinctive architectural features that warranted its placement on the local register or its designation as a local landmark | • The subject property has undergone alteration to fenestration since the 1992 designation. While new documentation suggests the subject property did not have distinctive architectural features at the time of the 1992 listing, due to the subsequent alterations permitted through the City (under permit no. B19-3330 and ADM19-0212) architectural features visible at the time of the 1992 designation have since been removed. |
To delist a site from the City’s Local Register, the criteria listed in Table 1 above must be met to support the request. Attachment 4 analyzes the subject property’s history and utilizes historic resources, such as Sanborn Fire Insurance Maps, historical aerial imagery, and County residential building records, to substantiate that the subject property complies with criteria (1) and (2) noted above.

**STAFF RECOMMENDATION:**

Staff recommends the Historic Preservation Commission approve the request to delist the subject property from the City’s Local Register, pursuant to Section 33-795 of Article 40 of the Escondido Zoning Code.

**ATTACHMENTS:**

1. Criteria to be Considered
2. Site Photographs
5. Project Materials
Criteria (1)
As noted, the subject property was previously documented, evaluated, and listed on the City's Local Register based on listing Criteria 2 and 5 (detailed above). Previous documentation indicates the subject property was a ca.1915 “board and batten cottage,” with additions constructed towards the west elevation. However, upon further research, historic aerials and documentation reveal the subject property was not constructed until 1925 and was altered on multiple occasions without maintaining the historic character of the original structure. Based on the Residential Building Record, the property was initially improved with the construction of a single-family residence in 1925 described as “substandard” by the Assessor’s office. The original dwelling featured a rectangular floorplan atop a concrete foundation, a slightly pitched shed roof, board and batten siding, and double hung windows. In 1951, an addition was constructed along the main elevation of the existing dwelling. The addition includes a wood-siding exterior, moderately pitched hipped roof topped with composite shingle, a slight eave overhang, boxed eaves, and double hung windows—resulting in an irregular façade with differing rooflines and exterior walls. The subject property does not exhibit exemplary or artistic features to distinguish it from Cottage style residences constructed at similar periods within the City. Research conducted within Attachment 4 substantiates that a builder or architect was not identified for the subject property. Therefore, the application of listing Criteria 2 for the subject property is disproven and new documentation presented in the projects specific Historical Resource Eligibility Evaluation (Attachment 4) merits support of criteria (1).

Under the 1992 listing, listing Criteria 5 was applied for qualifying the subject property on the Local Register. Dates associated with the subject property’s construction are erroneous under the original 1992 listing. The original listing forms state the original structure was constructed circa 1915; however, new documentation provided under Attachment 4 substantiates that the original structure was not constructed until 1925. Additionally, the area of addition to the primary 1925 structure was not constructed until 1951, making it 41 years old at the time of listing, inconsistent with listing Criteria 5 which provides a timeframe of 50 years. Therefore, the application of listing Criteria 5 for the subject property is disproven and new documentation presented in the projects specific Historical Resource Eligibility Evaluation (Attachment 4) merits support of criteria (1).

Criteria (2)
As described in Criteria (1), the fenestration throughout the subject property was removed and replaced multiple times, as detailed in Attachment 4. These alterations negatively impacted the integrity of the original dwelling. As per the Secretary of the Interior Guidelines, new additions and exterior alterations should always be made without destroying the historic character of the existing property and should be done in a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
Identification and Location

1. Historic Name

2. Common or Current Name

3. Number & Street 340 Waverly Place

City: Escondido Vicinity Only Zip 92025 County: San Diego

4. UTM zone A B C Zone 11 D

5. Quad map No. Parcel No. 328-302-08 Other

Description

6. Property Category

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

This house is more interesting from the rear than from the front, as it sits at the back of a large lot. It appears to have been built at two different times. The rear portion is board and batten with a gabled roof, which runs from front to back. Exposed beam ends decorate the roofline at the sides. A small shed-style porch roof, supported by brackets, shelters the door. A shed-style addition is located at the north side. The rectangular shed-shaped front portion is topped with a hipped roof. Exposed beam ends ring the roof. A plain front door centered between two aluminum windows faces front.

The architectural style is: Board and Batten Cottage

The condition is: Fair

The related features are: None

The surroundings are: Residential

The boundaries are:

Planning Agency

City of Escondido

Owner and Address

Paula R. Cruz

Type of Ownership private

Present Use residence

Zoning

Threats none known
HISTORICAL INFORMATION

14. Construction Date(s): 1875
Original Location: unknown
Date moved

15. Alterations & dates: see Description

16. Architect: unknown
Builder: unknown

17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme: architecture
Area: Property Type: Context formally developed?
Period:

19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

J. Sources

21. Applicable National Register criteria

22. Other Recognition:
   State Landmark Number

23. Evaluator:
   Date of Evaluation: 1990

24. Survey type

25. Survey name

26. Year Form Prepared: 1930
By (Name): Donald A. Cotton Associates
Organization: Revised by AEGIS 1990
Address: 111 Spring Street
City & Zip: Claremont, CA 91711
Phone: (714) 621-1207
Location sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):
Address of Resource:  340 Waverly Place
Existing Use:  Residential
Zoning:  R-4-30
General Plan Designation:  SPA #9
Tier Designation:  Central/Tier 1
Construction Date:  c1915
Meets Ordinance Criteria 2 and 5 for Local Register Listing.

Justification for Register Listing:

This board and batten cottage is situated in a large lot. The rear portion is board and batten with a gabled roof which runs from front to back. Exposed beam ends decorate the roof line at the sides. A small shed-style porch roof, supported by brackets, shelters the door. A shed-style addition is located at the north side. The rectangular shiplap-sided front portion is topped with a hipped roof.

Staff Recommendation:

Staff recommends this resource be placed on the Local Register.

Commission Action:

On May 5, 1992, the Commission voted unanimously to approve placing this resource on the Local Register.
2. Historic name: 

3. Street or rural address: 340 N. Waverly Place
City: Escondido Zip: 92025 County: San Diego

4. Parcel number: 229-302-08

5. Present Owner: Craig Lavelle
Address: 
City: 
Zip: Ownership: Public Private

6. Present Use: Residence
Original use: Residence

DESCRIPTION
7a. Architectural style: Board and Batten Cottage
7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This house is more interesting from the rear than from the front, as it sits at the back of a large lot. It appears to have been built at 2 different times. The rear portion is board and batten with a gabled roof, which runs from front to back. Exposed beam ends decorate the roofline at the sides. A small shed style porch roof, supported by brackets, shelters the door. A shed style addition is located on the north side. The rectangular shiplap-sided front portion is topped with a hipped roof. Exposed beam ends ring the roof. A plain front door centered between two aluminum windows faces front.

8. Construction date: Estimated 1915 Factual

9. Architect: Unknown

10. Builder: Unknown

11. Approx property size (in feet)
Frontage Depth
or approx. acreage

12. Date(s) of enclosed photographs
June, 1983
13. Condition: Excellent __ Good ___ Fair ___ Deteriorated ___ Two types in existence ___

14. Alterations: ________________________________

15. Surroundings: (Check more than one if necessary) Open land _ Scattered buildings _ Densely built up _
Residential _ Industrial _ Commercial _ Other: ________________________________

16. Threats to site: None known ___ Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ________________________________

17. Is the structure: On its original site? ___ Moved? ___ Unknown ___

18. Related features: ________________________________

SIGNIFICANCE
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

/.

20. Main themes of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ___ Art & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates.)

22. Date form prepared: June, 1983
By (name): Diana Marsh, Consultant
Organization: Donald A. Cotton Associates
Address: 1038 N. Lake Avenue
City: Pasadena Zip 91104
Phone: (213) 791-7582
Historical Resource Eligibility Evaluation
340 Waverly Place
Escondido, CA

Prepared For / Submitted To:
Siavash Sassani
340 Waverly Place
Escondido, CA 92025

Prepared By:
Alexia Landa, BA, Historian
Urbana Preservation & Planning, LLC
7705 El Cajon Boulevard #1 | La Mesa, CA 91942
www.urbanapreservation.com

November 2021
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I. INTRODUCTION

At the request of the property owner at 340 Waverly Place in Escondido, California, Urbana Preservation & Planning, LLC (Urbana) has evaluated the historic preservation status of the single-family dwelling located on this lot for eligibility under the criteria of the Escondido Local Register and Local Landmarks list. Based on this evaluation, Urbana has determined that 340 Waverly Place was not eligible for listing on the Local Register when it was placed on the list in 1992 and it is not eligible for the list now. Accordingly, Urbana recommends that the Escondido Historic Preservation Commission grant a request by the property owner to delist and remove the property’s existing designation status pursuant to Escondido Municipal Code Section 33-795. This report includes property history, analysis of previous survey and designation actions, summary of past delisting requests and findings, and updated eligibility status under the Local Register criteria.

As part of this study, Urbana determined that the home at 340 Waverly Place is not eligible for designation under Escondido Municipal Code Section 33-794. Although the entire home is now more than fifty years of age, only part of the home met that criterion in 1992. Beyond its age, the home does not possess any other required criteria for historic designation. Finally, the home does not retain integrity to physically convey a specific theme or context and has been altered through several episodes of remodeling. Based on this new documentation and the modifications to the property, Urbana recommends removing the property from the Local Register listing.

This report was prepared by Alexia Landa, BA with guidance by Wendy L. Tinsley Becker, RPH, AICP, Principal. Urbana Senior Historian, Douglas Kupel, RPA, Ph.D., reviewed the documentation to ensure that the findings were consistent with current Escondido requirements. All personnel meet The Secretary of the Interior’s Professional Qualification Standards in the disciplines of history and architectural history. Preparer qualifications are included in Appendix A.
II. LOCAL REGULATORY FRAMEWORK

Escondido Municipal Code Section Chapter 33, Article 40, regulates the designation, delisting, and project actions relating to Local Register resources. Relevant code excerpts are included below.

Sec. 33-793. Designation of a local historical landmark.

(a) Purpose. The purpose of designating historical landmarks is to provide distinctive recognition of structures, sites, buildings, uses, and landscape features that have outstanding character or historical, archaeological or aesthetic interest or importance as part of the development, heritage, or cultural characteristics of the city.

(b) Eligibility. Resources listed on the local register are eligible for local historical landmark nomination.

(c) Identification. Landmark resources would be identified on-site with an exterior marker displaying pertinent information about the landmark. A record of the landmark resource would also be kept at the planning division and at the regional information center of the office of historic preservation or other agencies as required. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)

Sec. 33-794. Procedure and criteria for local register listing or local landmark designation.

(a) Initiation. Any person may nominate an historical resource to the local register or landmark designation. The application shall be made to the planning division on forms provided by the city. Requests for local landmark designation shall include a letter signed by the property owner consenting to the initiation.

(b) Review process.

(1) Upon receipt of an application for local register listing or local landmark designation, the planning division shall notify the property owner and building department of the pending request. No building or demolition permits shall be issued for any alteration to any improvement, fixture, or façade located on a site subject to a request for local register listing or local landmark designation while the matter is pending final decision.

(2) Requests for local register listing or local landmark designation of resources owned by the City of Escondido shall be brought to the city council prior to the HPC’s decision to list or designate such resource.

(3) The HPC shall hold a public meeting. In their review of the request for local register listing or local landmark designation, the HPC shall consider the criteria listed in this section.
Criteria. Prior to granting a resource local register or historical landmark status, the HPC 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:

(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;

(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;

(9) 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;

(10) Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;

(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;
(12) 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. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2016-15, § 4, 10-26-16).

Sec. 33-795. Procedure and criteria for rescinding local register or landmark status.

(a) Submittal. Any person may submit a written request to the planning division to remove his or her resource from the local register or to rescind a local landmark designation. The application shall be made on forms provided by the city.

(b) Review. The HPC shall hold a public meeting. In their review of the request to remove a local register or landmark designation, the HPC shall consider the criteria listed in this section. Upon rescission, any associated Historic Property Preservation Agreement (Mills Act agreement) will be cancelled.

(c) Criteria. The criteria listed in this section shall be used to determine whether to remove a resource from the local register or to rescind its local landmark designation.

(1) New documentation has been presented disproving the information upon which the resource was placed on the local register or given landmark status;

(2) Evidence has been presented showing that modifications and alterations to the resource have eliminated the distinctive architectural features that warranted its placement on the local register or its designation as a local landmark. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2016-15, § 4, 10-26-16)

Sec. 33-801. Demolishing an historical resource.

(a) Demolition permit required. No historical resource shall be demolished prior to obtaining a demolition permit issued pursuant to section 33-802 or 33-803, pertaining to emergency or non-emergency removal of historical resources, respectively.

(b) Status of historical significance designation. In all cases, demolishing a local register resource shall automatically remove the local register and landmark designation unless the historic preservation commission determines that the site should be retained for potential monumentation. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08)
III. Previous Survey, Designation, and Delisting Information

340 Waverly Place was surveyed in 1990 as part of the citywide historical resource inventory. The dwelling was described as a board and batten cottage, in fair condition, built over two different episodes of construction. The property was assigned “contributing” status but was not identified as individually eligible on the 1990 Historic Resources Inventory form. The 1990 form described the property as follows.

This house is more interesting from the rear than the front, as it sits at the back of a large lot. It appears to have been built at two different times. The rear portion is board and batten with a gabled roof, which runs from front to back. Exposed beam ends decorate the roofline at the sides. A small shed-style porch roof, supported by brackets, shelters the door. A shed-style addition is located at the north side. The rectangular shiplap-sided front portion is topped with a hipped roof. Exposed beam ends ring the roof. A plain front door centered between two aluminum windows faces front.

The architectural style is: Board and Batten Cottage
The condition is: fair
The related features are: none
The surroundings are: residential
The boundaries are: [blank]

In May 1992, the property was designated by the Escondido Historic Preservation Commission. The property was designated under Criterion 2 and 5 listed below.

(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.

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

Relative to Criterion 2, at the time of designation the home did not possess any distinguishing characteristics to make it a good embodiment of any architectural style, including vernacular Board and Batten Cottages. It featured an addition dating to 1951 that was not built with the same Board and Batten wall cladding that comprised approximately half of the entire building footprint and formed the front elevation of the dwelling, therein reducing the Board and Batten portions as rear and secondary. Additionally, the 1992 designation was in error as the building had been substantially altered by that
time. Alterations are evident in the 1990 Historic Inventory Form and the designation did not appear to have recognized the construction changes.

Relative to Criterion 5, the 1992 designation was in error as the form indicated that the original part of the building was constructed ca. 1915 with a later addition. Urbana’s analysis indicates the original portion of the building was constructed ca. 1925 and the addition constructed in 1951. Thus, at the time of listing in 1992, the information on which the home was designated was not accurate and generally deficient, and the entire dwelling did not meet the 50-year requirement. The integrity of the rear age-eligible portion of the home was substantially altered, via the 1951 addition, such that it did not embody distinguishing characteristics of a particular style of architecture, was not a good specimen of work, and did not represent the work of a recognized architect.
Figure 1. Resources Inventory Form prepared for the subject property.
HISTORICAL INFORMATION

14. Construction Date(s) c1915
   Original location unknown
   Date moved

16. Architect unknown
   Builder unknown

17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture
    Period

19. Briefly discuss the property's importance within the context. Use historical and
    architectural analysis as appropriate. Compare with similar properties.

20. Sources

21. Applicable National Register criteria

22. Other Recognition:
    State Landmark Number

23. Evaluator
    Date of Evaluation 1990

24. Survey type

25. Survey name

26. Year Form Prepared 1983
    By (Name) Donald A. Cotton Associates
    Organization Revised by ADHS 1990
    Address 111 Spring Street
    City & Zip Chico, CA 95921
    Phone (530) 348 1507

Figure 2. Resources Inventory Form prepared for the subject property.
IV. BUILDING DEVELOPMENT INFORMATION

CONSTRUCTION HISTORY

Property construction history is based on the County Assessor’s Residential Building Record, Sanborn Fire Insurance Maps, and historic and current aerial photography of the subject property. Building permits were not provided by the County of San Diego Development Services-Records Division. Between 1925 and 1962, the property address was listed as 420 Waverly Place. It was subsequently changed to 340 Waverly Place. Based on the Residential Building Record and historic aerials, the residence was constructed under two different building episodes. In 1925, the subject property was initially improved with the construction of a small one-story dwelling constructed by an unidentified builder. The Assessor’s office noted that the construction was “substandard.” The 379-square foot residence featured a rectangular floorplan, board and batten siding, wood-framed double-hung windows, and a slightly pitched shed roof topped with composite shingles. It was likely a low-cost simple vernacular structure. In 1947, the dwelling was first captured on aerial photographs in its original footprint.

In 1951, an addition was constructed along the main (west) elevation of the existing residence for property owners Nick R. and Paula R. Cruz. The addition added 345-square feet to the existing dwelling and altered the original form, plan, space, structure, and style of the residence. Based on the Building Residential Record, historic aerials, and vintage and current photographs of the subject property, the addition was constructed as a vernacular Cottage by an unidentified builder. The dwelling featured horizontal wood-siding, a moderately pitched hipped roof topped with composite shingles, a slight eave overhang, boxed eaves, and wood-framed double-hung windows. As a result, the dwelling has an irregular façade, with differing rooflines and exterior walls. In 1953, the expanded dwelling was first captured on aerial photographs in its present-day footprint. Based on historic-era street views of the subject property, windows throughout the property were removed and replaced on multiple occasions. By 2012, the original windows had been removed and replaced with aluminum sliding sash windows. Between 2017 and 2021, wood-framed single hung windows were installed, and the primary and secondary entryways were replaced with half-transom wood panel doors.

CURRENT DESCRIPTION

The 340 Waverly Place property consists of a one-story, single-family dwelling, constructed in a simple vernacular Cottage style during two different periods of construction. The property is located on a Lot
48 of the W. R. Timken Subdivision, between Clark Street and Sherman Place, within the boundaries of the City of Escondido. The most distinguishing characteristic of the property is that the home is placed on the far rear of the lot immediately adjacent to the alley between Waverly Place and N. Juniper Street. The surrounding residential area is composed mostly of single and multi-family housing units, with mixed commercial use properties. The subject dwelling is sited at the rear of a rectangular lot and features a mostly square floorplan, wood-frame exterior, and is placed on a concrete foundation. The hipped roof is moderately pitched with composite shingles, a slight eave overhang, and boxed eaves. A slightly pitched shed roof extends east from the main body of the dwelling. The exterior is painted in tan, with dark brown accent trim on the windows and doors. The primary (west) elevation fronts Waverly Place and is fully setback from the street towards the southeast rear portion of the parcel. The main elevation features a symmetrical façade, horizontal wood siding, wood framed windows, and a slight eave overhang. A gravel pathway leads from Waverly Place to a small stoop and a centered main entryway. An aluminum screen door covers a half-transom wood panel door. The main entryway is flanked by two wood-framed, one-over-one, single-hung window with screen inserts. The Waverly Place elevation is enclosed by a metal chain link fence that extends the entire length of the front lot.

The south elevation faces the immediately adjacent neighboring property at 328 Waverly Place and is characterized by an irregular façade, with differing rooflines and exterior walls. A small volume is located on the east side of the south elevation and features a slightly pitched shed roof, board and batten siding, and a wood-framed one-over-one window. The west side of the south elevation features a hipped roofline, horizontal wood siding, and a wood-framed one-over-one window. A wood fence extends the entire length of the lot and is located approximately 4-feet south of the dwelling. The rear (east) elevation faces the alleyway and is characterized by an asymmetrical façade. The east elevation features a slightly pitched shed roof, board and batten siding, and a secondary entryway. A half-transom wood panel door is located on the south portion of the elevation and is covered by an aluminum screen door. A wood-framed one-over-one window is located to the right of the secondary entryway. A small rectangular, top hinge awning window is located to the far right of the east elevation. A small walkway, approximately 5-feet in width, separates the dwelling from a wood fence that extends the entire length of the rear portion of the parcel. The north elevation faces the adjacent neighboring residence 350 Waverly Place and a small parking lot. The north elevation is characterized by an irregular façade, with differing rooflines and exterior walls. The east portion of the elevation features a slightly pitched shed roof, board and batten walls, and a wood-framed one-over-one window. The west portion
of the north elevation is clad in horizontal wood siding and features a hipped roof with exposed rafters and a wood-framed one-over-one window.

**BIOGRAPHY OF ASSOCIATED ARCHITECT OR BUILDER**

Over the course of historical research, a builder or architect for the 340 Waverly Place property were not identified. Based on an analysis of aerial and street view images from Google, it is Urbana’s opinion that there was likely another house on the front of the lot that faced Waverly Place and matched the setback and lot development patterns of the surrounding area. This former house was most likely situated at the setback line as indicated by the concrete walkway still present on the lot and in the remaining historic-era properties in the neighborhood. Based on this visual evidence, a main house on the lot burned or was otherwise demolished. The subject house at the rear of the lot was a most likely secondary dwelling based on its materials and workmanship, that was constructed by the owner or a local builder utilizing low-cost materials.

**VERNACULAR COTTAGE CONSTRUCTION**

The 340 Waverly Place property is an example of a vernacular Cottage, constructed utilizing wood materials. The term vernacular broadly describes housing forms constructed based on available materials and local needs. The vernacular residential style focuses on being functional and is sometimes referred to as “other,” “no style,” or folk houses. Wood-framed construction was traditionally more common in early American vernacular architecture, however, building materials were often influenced by availability and conditions of the surrounding area. During the early 20th century, Cottage house types were introduced to the national scene as practical and comfortable house types that avoided the irregular forms and profuse ornamentation of the Victorian architectural style in favor of straightforward design and “natural” materials. Cottages were constructed of simple design, form, detail, and function, and often based on popular styles of the time. The house type incorporated an eclectic mix of detailing from several architectural styles including, Colonial Revival, Tudor, Cape Cod, Italianate, and Craftsman. Early cottages were considered practical and economical types of housing, which fulfilled the basic need for shelter while exhibiting a certain charm that has been associated with small homes made of local materials. They are often described as naturally charming and “cozy” (Tolpin 9). Notable examples of the Cottage house type in the City of Escondido include 447 E. 6th Avenue, constructed in the Italianate architectural style in circa 1910, and 453 E. 6th Avenue, constructed in the Craftsman style circa 1910.
Identifying characteristics of vernacular Cottage styles.

- Modest-sized, compact footprint
- Typically, a one-story structure
- Rustic and traditional feel
- Quaint, well-crafted, sometimes displaying quirky architectural details
- Eclectic mix of detailing from several architectural styles
- An exterior that makes good use of indigenous materials
  - vertical wood siding,
  - shingle siding
  - fieldstone, and
  - wood shingle roofs

**ESCONDIDO LOCAL REGISTER VERNACULAR COTTAGE STYLE DWELLINGS**

447 E. 6th Avenue
City of Escondido Local Register

453 E. 6th Avenue
City of Escondido Local Register
SITE PLANS AND MAPS

Figure 3. W.R. Timken's Subdivision of Block 9.
Figure 4. 1912 City of Escondido Plat Map.
Figure 5. 1892 Sanborn Fire Insurance Map. The arrow points to Waverly Place. The road is labeled “Cultivated Fields.” The red box is the approximate location of the subject property.
Figure 6. 1896 Sanborn Fire Insurance Map.
The arrow points to Waverly Place. The road is labeled “Cultivated Fields.” The red box is the approximate location of the subject property.
Figure 7. 1927 Sanborn Fire Insurance Map.
The arrow points to Waverly Place. The road is labeled “Cultivated Fields.” The red box is the approximate location of the subject property.
Figure 8. 1949 Sanborn Fire Insurance Map.
The arrow points to Waverly Place. The area and the subject property is not delineated on the Sanborn Fire Insurance map.
Figure 9. Current aerial view with 1925 and 1951 volumes delineated.
Figure 9. Residential building record of the subject property. The second page has a sketch map delineating the original 1925 portion of the dwelling and the 1951 addition.
V. Historical Overview

ESCONDIDO

Escondido is a city located in North County San Diego, approximately 30-miles northeast of downtown San Diego, 18-miles from the coast, and 40-miles from the Mexican Border. The city is neighbored to the west by the City of San Marcos, to the south by the City of Poway, and on the north by the San Marcos and Meriam Mountain ranges. Situated in a long shallow valley surrounded by rocky foothills, the city was named Escondido after the Spanish word for “hidden” likely due to its geographic location. Escondido is among one of the oldest cities established in San Diego County and encompasses a total area of 37-square miles. The area was initially a rich agricultural community and later evolved to an emergent urban center as a result of increased development. Today, the area is mainly comprised of single-family residential neighborhoods, with multi-family and commercial use properties. Major transportation networks that intersect the city include Interstate 15 and California State Route 78.

Development in the area initially began during the 1840s with the establishment of Rancho Rincon del Diablo. Rancho Rincon del Diablo, Spanish for “corner of the devil,” was a former Mexican land grant that encompassed a total of 12,653-acres. In 1943, the rancho was granted to Juan Bautista Alvarado, a politically active Mexican soldier from Monterey, by the Governor of Alta and Baja California Manuel Micheltorena. Under his ownership, Alvarado constructed a six-room adobe house for his family, once located near the present-day intersection of Bear Valley Parkway and State Route 78 and raised cattle on his land. In 1847, following Alvarado’s death the rancho was divided among his children.

In 1855, Oliver S. Witherby, the first state district judge of San Diego, began purchasing land from Rancho Rincon del Diablo from Alvarado’s heirs. By the 1860s, Witherby had purchased the entire rancho and commenced gold mining operations under the Rincon del Diablo and Escondido Mining Company. This was the first documented use of the word “Escondido” which would later extend its name to the entire valley. In 1868, Witherby, largely in debt by this time, sold the former rancho to Edward McGeary and three brothers, John, Josiah, and Matthew Wolfskill for a sum of $8,000. During

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1 Early Escondido, Escondido History Center, website https://www.citationmachine.net/bibliographies/06ca65fc-5602-410d-bda6-f31797f556e.
their 15-year ownership, the size of the rancho was increased, and the area was largely devoted to sheep farming. A wood-framed house was constructed 3-miles north of Escondido proper by the Wolfskill brothers and became a central location for tending sheep in the valley. Grain and hay were raised on the valley floor for stock feed. The area became known as the Wolfskill Plains until the early 1880s when the property was sold.

In 1883, a group of land speculators from Los Angeles and San Diego purchased the ranch from the Wolfskill brothers and McGeary for a total of $128,138. A year later the investors transferred their interests to the Escondido Company. In 1886, the land was deeded to the Escondido Land and Town Company who proceeded to subdivide the land into small farms and lay out the townsite. Through the Company's newly established newspaper, the *Escondido Times*, the area was promoted as a fertile “Garden of Eden” and the “Sunkist vale.” That year, the *San Diego Union* reported that the Escondido Land and Town Company had sold over $10,000 dollars of lots in the month of April. The following year, the area boasted a new rail line and depot, several houses for prospective buyers, a bank, and a 100-room hotel, constructed on the present-day site of Palomar Memorial Hospital. In October of 1888, Escondido was incorporated as a city. Subdivisions such as the W. R. Timken, Mathersons, and Woodward Addition, were established in the area and infrastructure was expanded or enhanced in support of the new city. The original residential settlement area was south of Grand Avenue. By 1890, Escondido had a population that had risen from 500 to 755. Newspaper advertisements labeled Escondido “one of the finest ranches in the county, embracing 13,000 acres of choice farming land which had been subdivided into small tracts.” Although land was purchased by land developers at a rapid rate, development in Escondido grew slowly and was initially characterized as a small rural agricultural town.

Between the 1890s and 1920s, the rich soils of the valley allowed the cultivation of fruit and other agricultural pursuits. Initially the area was primarily dedicated to the cultivation of citrus, but included grapes, hay, grain, apples, pears, avocados, olives, and peach trees. Escondido’s rise as an agricultural distribution center in North San Diego County was further facilitated by the arrival of the railroad. Irrigation projects, such as the Bear Valley Dam, were carried out to provide the area with a good water

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4 Ibid.
5 “Escondido,” *San Diego Union*, April 8, 1886.
supply and hydroelectric power.\textsuperscript{7} In 1894, a citrus cooperative was established in Escondido through which citrus growers worked. Companies, such as the Loveless Fruit Company and later the Sunkist Company, established packing houses for the handling and distribution of fruit. By the early 1900s, grapes became another major staple crop that defined the City of Escondido and would later be the inspiration for Escondido's Grape Day festival. Grape growers, such as W. E. Alexander, purchased thousands of acres of land and set out vineyards. The former Wolfskill Ranch became the site of a major vineyard owned by John Johnstone and John C. Dickson. Muscat was the main species of grape cultivated in the area which was used to produce wine.

During the 1930s, Escondido’s agricultural industry carried the city through the Great Depression and, as a result, the population of Escondido nearly doubled. By the 1930 United States Federal Census, Escondido had a population of about 3,500 compared to a population of over 1,700 in 1920.\textsuperscript{8} The majority of the City’s residents were employed by the citrus industry or involved in some aspect of the agricultural economy of Escondido. In 1934, the \textit{San Diego Union} reported on Escondido’s exponential growth largely because of its citrus industry. That year a new orange packing house was constructed by the Escondido Orange Association. Migrant workers, mainly of Mexican ancestry, comprised most of the citrus industries workforce, but the workforce also included Filipinos, African Americans, and Jews.\textsuperscript{9} By the 1950s, with the construction of major transportation networks such as Highway 395 and later Interstate 15 and State Route 78, the area was opened up to more development. The City of Escondido shifted from a primarily agricultural community to a major urban center in San Diego County.

\textbf{W. R. TIMKEN SUBDIVISION}

The subject property is in the W. R. Timken’s Subdivision (Map No. 464) on Lot 48 of Block 9. The subdivision is located within the boundaries of the City of Escondido in San Diego County. Commissioned by William R. Timken of St. Louis, Missouri on January 19, 1888, the subdivision was created from 17-acres of land and includes Blocks 1-58. The subdivision was divided into individual parcels of rectangular shape, of which the majority were backed by alleyways, and were sold at an affordable price. It is one of the oldest subdivisions established in Escondido since the city’s inception. Although it is among the earliest subdivision’s, development in the area did not commence until the

\textsuperscript{7} Ibid.
\textsuperscript{8} Ibid.
early 1900s. The properties comprising the subdivision were not delineated by the Sanborn Fire Insurance Company until 1927. Early Sanborn Fire Insurance Maps label the area north of Pennsylvania Avenue as “Cultivated Fields”, likely dedicated to the cultivation of citrus. Much of the City’s early development commenced south of the Timken Subdivision, along Grand Avenue, formerly Main Street. By 1927, the southeastern end of the W. R. Timken’s Subdivision had been improved by the construction of single-family dwellings with a detached garage back towards the alleyways. Aerial photographs of and maps of Escondido show eras of development and many of the blocks were not entirely developed until after World War II. By 1949, much of the subdivision had been improved by the construction of single-family residences, with commercial use properties located towards the northern end.
VI. **Ownership and Occupant Information**

The subject property on Lot 48 of Block 9 was first recorded in 1888 as part of the W. R. Timken’s subdivision map No. 464. In 1925, the lot was initially improved by the construction of a single-family residence for an unidentified owner. The property address was initially listed as 420 Waverly Place; it was renumbered to 34 in the early 1960s. Between 1925 and 1935, ownership and occupancy for the property was not identified.

In 1936, the property is listed under the ownership of Mrs. Anna Catherine Otto. Born in 1878, Mrs. Otto was a native of Minnesota and a first generation German American.\(^{10}\) She was the wife of Frederick C. Otto, a real estate agent from Minnesota.\(^{11}\) During the early 1900s, her younger sisters Florence G. Dunbar and Mary C. Grigsby relocated to San Diego, California with their respective husbands. During the 1920s, Mr. and Mrs. Otto traveled between Minnesota and San Diego. Mrs. Otto’s younger sister Mary was a resident of Escondido. By 1936, the subject property was acquired by Mrs. Otto who likely purchased the property for use as a part-time residence.\(^{12}\)

In 1938, the subject property was acquired by Isaac H. Patterson and his wife Letha Rickett.\(^{13}\) The couple never resided on the property, and it was likely acquired for use as a rental. Born in 1904, Mr. Patterson was a native of Oklahoma who relocated west with his wife to Roseville, California in the 1930s.\(^{14}\) For much of his life he was employed as a locomotive engineer for the Southern Pacific Railroad.\(^{15}\) He was an active member of his community serving as a member of the Brotherhood of Locomotive Engineers and the Fraternal Order of Eagles, an international non-profit organization that is dedicated to spreading “the spirit of liberty, truth, justice, and equality.” In 1938, Mr. Patterson was chosen as a delegate from the Roseville Fraternal Order of Eagles to attend a state convention in San Diego, California.\(^{16}\) Following his trip to San Diego, Mr. Patterson likely acquired the subject property as a rental. During the course of historic research, occupancy information for the property was not identified.

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10 Year: 1880; Census Place: Granby, Nicollet, Minnesota; Roll: 627; Page: 108C; Enumeration District: 183.
11 Year: 1910; Census Place: Lakefield, Jackson, Minnesota; Roll: T624_697; Page: 6A; Enumeration District: 0102; FHL microfilm: 1374710.
13 1941 Grant Deed. San Diego County Accessors Office.
14 Year: 1940; Census Place: Center, Sacramento, California; Roll: m-t0627-00281; Page: 16A; Enumeration District: 34-21.
In 1941, Mr. Patterson and his wife sold the property to Nick R. Cruz and his wife Paula Raya. Born in 1916, Nick R. Cruz was the son of migrant workers who immigrated to the United States to escape the violence, destruction, and destitution that was created by the Mexican Revolution of 1910. Following their arrival, the family settled in Riverside, California where Nick was born.\(^\text{17}\) He was one of nine children born to Ralph and Mary Cruz. In 1927, the family relocated to Escondido, California where his father found employment as a “picker” at one of the numerous citrus orchards that developed in the area during the early 1900s.

Around this time, Escondido was beginning to establish itself as an important agricultural center, largely based on the cultivation of citrus and grapes.\(^\text{18}\) Unlike other crops which could be harvested by large machines, citrus trees had to be harvested by hand, requiring a large workforce that was mainly composed of migrant workers.\(^\text{19}\) While migrant workers were paid more than they would be in their respective countries, wages were low by American standards. Men were typically employed as orange pickers, while women worked at one of the packinghouses located in Escondido. Most farm workers were required to work 16-hour days under extreme conditions.\(^\text{20}\) With no schooling readily available, children often worked alongside their parents.

Nick Cruz became the first of his siblings to attend primary school where he learned to read and write, an advantage his older siblings were not afforded.\(^\text{21}\) He likely attended one of the few segregated schools that were established in San Diego County for minority communities. By the mid-1930s, Mr. Cruz, including most of his siblings were employed as orange pickers by the Sunkist Orange Company in Escondido.\(^\text{22}\) In 1939, Nick married Paula Raya of Bakersfield, California and likely lived with his family until they were able to afford a place of their own. In 1941, Nick and Paula Cruz purchased the subject property, where they lived as a couple until their separation in 1962. Together they had three

\(^\text{21}\) Year: 1930; Census Place: Escondido, San Diego, California; Page: 4A; Enumeration District: 0020; FHL microfilm: 2339925.
\(^\text{22}\) National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards for California, 10/16/1940-03/31/1947; Record Group: *Records of the Selective Service System*, 247; Box: 401.
daughters, Helen, Josephine, and Gloria, as well as two sons, Bobby and Nick Jr. Under their ownership, an addition was added to the existing dwelling in 1951 to accommodate their growing family.

On July 15, 1963, following their separation Mr. Cruz transferred the property, now addressed as 340 Waverly Place, to his ex-wife Paula Raya Cruz. Born in 1913 in Bakersfield, California, Mrs. Cruz was the daughter of Anaclato and Mercedes Raya. She was one of seven children born to her parents. Much like her ex-husband’s family, her parents were Mexican immigrants who immigrated to the United States from the state of Michoacán during the Mexican Revolution. The family settled in Bakersfield, California where her father found employment as a laborer for the Southern Pacific Railroad. By the 1930s, her father relocated the family to Los Angeles, California where she would later meet her future husband and move to Escondido, California.

In 1962, following the dissolution of her marriage Mrs. Cruz gave birth to one more son, Jerry P. East. Between 1963 and 2001, Mrs. Cruz continued to own and reside on the property until her death. Over the course of her life, she was employed as a housekeeper at the Palomar Medical Center, where she worked for over 25 years. She was an active member of her community and was involved in the Garden Club at Joslyn Center and St. Mary’s Catholic Church. On December 2, 2001, Mrs. Paula R. Cruz passed away at the age of 88 and was interred at Oak Hill Memorial Park, in Escondido, California.

In 2001, the subject property was passed down to her youngest son Jerry P. East. Between 2001 and 2015, Mr. East owned the property until his death in January of 2015. Under his ownership, occupancy information was not identified. In 2016, Mark Schulman was appointed administrator of the 340 Waverly Place property. Mr. Schulman initially pursued designation delisting, however, his delisting request was not formally reviewed by the City. In 2018, the property was acquired by Mario Escobar. Today, 340 Waverly Place is under the ownership of Sepehr Sassani.

Refer to Tables 1 and 2 for ownership and occupancy summaries of 340 Waverly Place.

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23 Year: 1930; Census Place: Belvedere, Los Angeles, California; Page: 20B; Enumeration District: 1578; FHL microfilm: 2339859
24 California State Railroad Museum Libraries; Sacramento, California; Record Group: Payrolls - Southern Pacific Divisions; Description: San Joaquin Division.
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<td>Paula R Cruz and Josephine N. Cruz</td>
<td><em>Times-Advocate</em></td>
<td>1968- “Harold R. Star promotion”</td>
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Newspaper and Genealogical Database Search Results for Owners and Occupants

The property was originally identified as 420 Waverly Place in the City Directory. In 1962, the property is first listed as 340 Waverly Place.

Source: “Driver Unhurt As Car Leaves Road, Hits Pole,” Times-Advocate, November 17, 1950.

The property is listed as 420 Waverly Place on newspaper publications and in the City Directory.

The property is first listed as 340 Waverly Place in the 1962 City Directory. Nick R. Cruz Jr. was the son of Nicolas “Nick” R. Cruz Sr. and Paula Riya-Cruz.


Josephine N. Cruz was the daughter of Nicolas “Nick” R. Cruz Sr. and Paula Raya-Cruz. Harold R. Stairs was her 2nd husband and 3rd fiancé. They had an on-and-off relationship until they parted ways in the 1970s.

Nick R. Cruz Jr. was the son of Nicolas "Nick" R. Cruz Sr. and Paula Raya-Cruz and the younger brother of Josephine N. Cruz. In October 1987, he passed away at the age of 38.

In December of 2001, Paula R. Cruz passed away at the age of 88. She was the longest living owner and resident of the property.
VII. PHOTOGRAPHS

1923 aerial of the subject property. At this time the parcel appears empty and would not be improved until 1925. The neighboring 328 Waverly Place property is visible in the photograph.
Source: San Diego History Center.
1947 aerial of the subject property and the surrounding neighborhood. The view shows the dwelling in its original footprint. The dwelling was initially constructed in 1925 and featured a rectangular floorplan, board and batten siding, and a slightly pitched shed roof. Today, the original 1925 construction is identified as the rear portion of the residence.
1953 aerial of the subject property and the surrounding neighborhood. This view shows the building footprint as it appears today. The addition added 379-square feet to the existing residence and altered the original form, plan, space, structure, and style of the residence. As a result, the property has a square floorplan, differing rooflines, and exterior walls.

Source: Frame Finder, UC Santa Barbara Library.
1964 aerial of the subject property and the surrounding neighborhood. This view shows the building footprint as it appears today.

Source: Frame Finder, UC Santa Barbara Library.
1984 aerial of the subject property and the surrounding neighborhood. This view shows the building footprint as it appears today.
Source: Frame Finder, UC Santa Barbara Library.
1993 View of Grape Day Park. The property is partially visible in the background.
Source: Escondido Historical Society
2009 view east of the main (west) elevation. The dwelling’s fenestration appears to have been removed in the photograph.
Source: Google Street View

2012 view east of the main (west) elevation. A flush wooden door flanked by two aluminum sliding sash windows are visible in the photograph.
Source: Google Street View
2015 view east of the main (west) elevation. A metal screen door was installed over the main entryway.
Source: Google Street View

2012 view southwest of the rear (east) elevation and partial north elevation. The rear portion of the dwelling features a slightly pitched shed roof and the front portion has a moderately pitched hipped roof.
Source: Google Street View
2012 views southwest of the rear (east) and north elevations.
Source: Google Street View

2012 View west of the rear (east) elevation. The elevation has an asymmetrical façade and features a slightly pitched shed roof and a board and batten façade.
Source: Google Street View
2012 View southwest of the north and partial rear (east) elevation. The differing rooflines and exterior walls are visible in the photograph.
Source: Google Street View

Photo 1. View east of the main (west) elevation. The main elevation has a symmetrical façade with wood-framed windows, half-transom wood panel door, horizontal wood siding, and hipped roof topped with composite shingles.
Photo 2. View east of the south elevation. The south elevation is characterized by an irregular façade, with differing rooflines and exterior walls.
Photo 3. View east of the south elevation. The original 1925 dwelling has board and batten siding and a slightly pitched shed roof.

Photo 4. View west of the south elevation. A wood fence spans the entire length of the elevation and is located approximately 4-feet from the dwelling.
Photo 5. View north of the rear (east) elevation. The elevation is characterized by an asymmetrical façade and features a secondary entryway, board and batten siding, and wood-framed windows.

Photo 6. View south of the rear (east) elevation. A small, wood-framed, top hinge awning window is located towards the right end of the elevation.
Photo 7. View southeast of the north and west elevation. The irregular façade, differing rooflines and exterior walls are visible in the photo.

Photo 8. View south of the north elevation. The irregular façade, differing rooflines and exterior walls are visible in the photo. The rear portion of the dwelling is the original 1925 construction, and the front portion is the 1951 addition.
Photo 9. Detail view of the differing rooflines visible on the north elevation.
VIII. LOCAL DESIGNATION AND DELISTING ANALYSIS

CRITERIA FOR RESCINDING LOCAL REGISTER OR LANDMARK STATUS

Section 33-795. Procedure and criteria for rescinding local register or landmark status.

(1) New documentation has been presented disproving the information upon which the resource was placed on the local register or given landmark status.

The new evidence is as follows:

1) 340 Waverly Place did not possess distinctive architectural characteristics at the time it was designated and does not possess distinctive characteristics now, and

2) 340 Waverly Place was constructed in two episodes, one in 1925 and one in 1951. The large addition in 1951 was not fifty years old at the time of designation in 1992.

The 340 Waverly Place property was previously documented and evaluated in a 1990 Historic Resource Inventory. In 1992, the property was identified as significant under Criterion 2 and 5 by the City of Escondido. Under Criterion 2, the property was found eligible for embodying the distinguishing characteristics of an architectural type or specimen, or as a representative example of a recognized architect’s work that had not been substantially altered. In order to designate the property under Criterion 2, the subject dwelling must possess distinctive characteristics of an architectural style and be considered valuable for the study of a type, period, or method of construction that has not been substantially altered. Under Criterion 5, the property must be fifty years old at the time of designation.

Previous documentation indicates the subject property was a ca.1915 “board and batten cottage”, with additions constructed towards the west elevation. However, upon further research, historic aerials and documentation reveal the subject property was not constructed until 1925 and had been altered on multiple occasions without maintaining the historic character of the original structure. Based on the Residential Building Record, the property was initially improved with the construction of a single-family residence in 1925 described as “substandard” by the Assessor’s office. The original dwelling featured a rectangular floorplan atop a concrete foundation, a slightly pitched shed roof, board and batten siding, and double-hung windows. It was a low-cost simple vernacular structure. In 1946, the dwelling appears in its original footprint on an aerial photograph of the Escondido area.
In 1951, an addition was constructed along the main (west) elevation of the existing dwelling, giving the residence a vernacular Cottage appearance (refer to Figure 9). The addition featured a wood-siding exterior, a moderately pitched hipped roof topped with composite shingles, a slight eave overhang, boxed eaves, and double-hung windows. As a result, the dwelling has an irregular façade, with differing rooflines and exterior walls, and retains minimal architectural characteristics from its 1925 date of construction. In 1953, the subject property was first captured in its current footprint on aerial photographs of the area.

The residence is identified as a basic vernacular Cottage with minimal architectural detail throughout. Cottage house types often reflect a mixture of styles, including Craftsman Bungalow, Tudor, Cape Cod, Italianate, and Colonial Revival, and are described as “quaint” or having “character.” Characteristics of the house type include a compact footprint, wood-siding, low-pitched gabled roof or in some instances hipped roof, and are vernacular in construction. Notable examples of vernacular Cottages in the City of Escondido include 453 E. 6th Avenue, and 447 E. 6th Avenue (refer to Escondido Local Register Vernacular Cottage Style Dwellings on page 12). The property does not exhibit exemplary or artistic features to distinguish it from Cottage style residences constructed contemporaneously within the area. Furthermore, a builder or architect was not identified during the course of historical research for the property to be considered a representative example of a builder’s work. For this reason, the 340 Waverly Place property does not merit consideration for local register status under Criterion 2.

Relative to Criterion 5, the 1992 designation was in error as the form indicated that the original part of the building was constructed ca. 1915, in addition to a portion of the dwelling not meeting the 50-year threshold of a historic resource at the time of designation. Urbana’s analysis indicates the original portion of the building was constructed ca. 1925 and the addition constructed in 1951. Thus, at the time of listing in 1992 a portion of the property did not meet the 50-year requirement needed for local register listing.

Evidence has been presented showing that modifications and alterations to the resource have eliminated the distinctive architectural features that warranted its placement on the local register or its designation as a local landmark. (Ord. No. 2000-23, § 4, 9-13-00; Ord. No. 2008-16, § 4, 7-16-08; Ord. No. 2016-15, § 4, 10-26-16)

The dwelling at 340 Waverly Place has been altered since the 1992 designation by changes to window and door openings. Based on historical research and aerial photography, Urbana has concluded that the subject property did not have distinctive architectural features at the time of the 1992 designation. Additionally,
subsequent alterations further removed architectural features visible at the time of the 1992 designation. Modification and alterations are based on the Residential Building Record, Sanborn Fire Insurance Maps, and historic and current aerial photography of the subject property. Based on the Residential Building Record and historic aerials, the residence was constructed under two different building campaigns. In 1925, the subject property was initially improved with the construction of a substandard one-story dwelling constructed by an unidentified builder. The 379-square foot residence featured a rectangular floorplan, board and batten siding, wood-framed double-hung windows, and a slightly pitched shed roof topped with composite shingles. It was a low-cost simple vernacular structure.

In 1951, an addition was constructed along the main (west) elevation of the existing residence, altering the original form, plan, space, structure, and style of the residence. The addition was constructed as a vernacular Cottage and featured a moderately pitched hipped roof with a slight eave overhang, horizontal wood-siding, and wood-framed double-hung windows. As a result, the dwelling has an irregular façade, with differing rooflines and exterior walls. The property was first captured in its current footprint on a 1953 aerial photograph. Based on historic-period street views of the subject property, the fenestration throughout the dwelling was removed and replaced on at least 3 identified occasions. By 2012, the original windows had been removed and replaced with aluminum sliding sash windows. Between 2017 and 2021, wood-framed single hung windows were installed, and the primary and secondary entryways were replaced with half-transom wood panel doors. The alterations made have negatively impacted the integrity of the original dwelling. As per the Secretary of the Interior Guidelines, new additions and exterior alterations should always be made without destroying the historic character of the existing property and should be done in a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

LOCAL REGISTER ELIGIBILITY REVIEW

Escondido’s Local Register identifies those resources that warrant additional protection within the community, including structures, sites, buildings, uses, and landscape features. The city recognizes all structures over 50 years old. To be eligible for designation on the Local Register and as a Landmark, a historic resource must meet at least one or more of the criteria listed below.

Local Register Criterion 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.

Research does not indicate that the 340 Waverly Place property is associated with individuals who made a substantial impact in national, state, or local history to be considered significant. The dwelling was owned and occupied by local working-class residents, none of whom made significant contributions to the culture, history, prehistory, or development of the City of Escondido, region, state or nation. Therefore, the subject property does not qualify under Criterion 1.

Local Register 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.

To designate the property under Criterion 2, the subject dwelling must possess distinctive characteristics of an architectural style and be considered valuable for the study of a type, period, or method of construction that has not been substantially altered. Based on the Residential Building Record and historic aerials, the residence was constructed under two different construction episodes. In 1925, the subject property was initially improved with the construction of a small one-story dwelling constructed by an unidentified builder. The 379-square foot residence featured a rectangular floorplan, board and batten siding, wood-framed double-hung windows, and a slightly pitched shed roof topped with composite shingles. It was a low-cost simple vernacular structure and perhaps a secondary dwelling to a main house on the front of the lot which has since been demolished. In 1951, an addition was constructed along the main (west) elevation of the existing residence, altering the original form, plan, space, structure, and style of the residence. The addition was constructed as vernacular Cottage and featured a moderately pitched hipped roof with a slight eave overhang, horizontal wood-siding, and wood-framed double-hung windows. As a result, the dwelling has an irregular façade, with differing rooflines and exterior walls. Over the years the fenestration throughout the property was removed and replaced on multiple occasions.

Today, the residence remains as a basic vernacular Cottage with minimal architectural detail. Cottage house types often reflects a mixture of styles, including Craftsman Bungalow, Tudor, and Colonial Revival, and are described as “quaint” or having “character.” Early cottages were considered practical and economical types of housing, which fulfilled the basic need for shelter while exhibiting a certain charm. Characteristics of the house type include a simple design, form, detail, and are vernacular in construction.
Character defining features of a vernacular Cottage style visible on the subject property include: a modest-sized, compact footprint, one-story structure, and the use of indigenous materials, such as wood-siding. Notable examples of vernacular Cottages in the City of Escondido include 453 E. 6th Avenue and 447 E. 6th Avenue. While the property possesses character defining features of a vernacular Cottage, it does not exhibit exemplary or artistic features to distinguish it from significant Cottage style residences built contemporaneously within the area. Furthermore, it has not been identified as the construction of a notable builder or architect. Additionally, the windows and doors have been altered. For these reasons, Urbana determined the property is not eligible in its current state under Criterion 2 and was not eligible at the time of its 1992 designation.

Local Register Criterion 3

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

Since its date of construction in 1925, the property has functioned as a single-family residence. Research does not indicate that the 340 Waverly Place property is associated with a business or use that was once common but is now rare. Therefore, the subject property does not quality under Criterion 3.

Local Register Criterion 4

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

The subject property was constructed in 1925 during the early development of the W. R. Timken’s Subdivision. Prior to its construction, the area was largely defined by agricultural lands that were primarily dedicated to the cultivation of citrus and grapes. Agricultural crops such as these not only helped increase the population of the area but boosted the economic growth of Escondido. The 340 Waverly Place property, as many other residences in the area, served as a single-family residence for working-class families who were involved in the agricultural industry. While the subject property was constructed in an area that was important for the agricultural development of the City, no specific information was identified to indicate that the property, in and of itself, exemplifies or represents a special element of Escondido’s history. For this reason, the property is not eligible under Criterion 4.

Local Register Criterion 5

**Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years.**
Based on the Residential Building Record, the subject property was initially improved with the construction of a small single-family residence in 1925. In 1951, an addition was constructed along the main (west) elevation of the existing dwelling. The 340 Waverly Place property now meets the fifty years or older threshold that defines a historic property. However, the property has not achieved historical significance in the last fifty years. Therefore, the 340 Waverly Place property is not eligible under Criterion 5.

**Local Register 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.*

The subject property was first recorded in 1888 as part of the W. R. Timken’s subdivision map No. 464. The subdivision is among one of the oldest established in Escondido since the city’s inception. Although it is among the earliest subdivisions, development in the area did not commence until the early 1900s. As a result, the subdivision is not delineated on Sanborn Fire Insurance maps until 1927. Much of the early construction that took place occurred between the 1920s and 1940s. During this time, the area was improved mostly by the construction of single-family residences, with commercial use properties located towards the northern end of the subdivision. The dwelling at 340 Waverly Place was initially constructed in 1925 in the W. R. Timken’s Subdivision. Over the years, many of these early dwellings were replaced by multi-family housing units or commercial use properties. Today, few remain with the majority concentrated along Waverly Place and Juniper Street. As a result, the area lacks the unified appearance of a historic neighborhood. Therefore, the property is not an important key focal point in the visual quality or character of a neighborhood, street, area or district. Therefore, the property is not eligible under Criterion 6.

**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.*

The 340 Waverly Place property is one of a small number of Cottage style residences constructed during the early development of the W. R. Timken’s Subdivision. Over the years, modifications and alterations made to the subject property have eliminated any potential distinguishing characteristics of its original 1925 appearance. In 1951, an addition was made to the existing dwelling, giving the residence its vernacular Cottage appearance. Additionally, the original fenestration throughout the property was replaced on at least 3 identified occasions. Today, the residence is a basic vernacular Cottage with minimal architectural detail. While the property possesses character defining features of a vernacular Cottage, individually the
residence does not exhibit features that would distinguish it artistically or architecturally. For this reason, the property is not eligible under Criterion 7.

Local Register 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.
The property is not a sign; therefore Criterion 8 does not apply.

Local Register Criterion 9
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.
The property is not a sign; therefore, the property is not eligible under Criterion 9.

Local Register Criterion 10
Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.
The property is not a sign; therefore, the property is not eligible under Criterion 10.

Local Register Criterion 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.
The property does not exhibit any landscape features, and therefore is not considered eligible under Criterion 11.

Local Register Criterion 12
Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory.
The property is not an archaeological site. Further study of the subject property would not yield information which could be considered important in prehistory, and therefore is not eligible for designation under Criterion 12.

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

Local register resources proposed for local landmark designation shall be evaluated against Criterion 13. The 340 Waverly Place property does not have an outstanding rating of the criteria used to evaluate local register requests. Therefore, the property is not eligible for designation under Criterion 13 as a landmark.

INTEGRITY

If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed. Evaluation of integrity must always be grounded in an understanding of a resource’s physical features and how they relate its historic significance. To retain historic integrity, a resource will possess several, and usually most, of the following seven aspects of integrity.

1. Location

Location is the place where the historic property was constructed or the place where the historic event occurred. In rare cases, a moved resource can be eligible for designation. For example, a resource that is eligible under Criterion 7 as one of the few remaining examples of an architectural style and that retains most other applicable aspects of integrity may not be negatively affected by the loss of integrity of location.

Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the building has always existed in its present location or if it has been moved, rebuilt, or its footprint was significantly altered. Research reveals that the 340 Waverly Place property was built in its current location in 1925. While the original dwelling was altered since its date of construction, the building has not been moved from its current location. Therefore, the 340 Waverly Place property retains integrity of location.

2. Materials

Materials are the physical elements that were used and combined, during a particular period of time and in a particular pattern or configuration, to form a historic resource. The use of particular materials reveals the preferences of those who created the resource and indicates the availability of particular types of materials
and technologies. 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 building. Over the years several modifications and additions were made to the subject property introducing contemporary materials and altering its historic 1925 appearance. In 1951, an addition was constructed on the main (west) elevation of the existing dwelling, altering its original architectural design. Over the years the original fenestration throughout the property was removed and replaced with modern materials, further impacting the integrity of the dwelling. Therefore, the property does not retain integrity of materials.

3. Design

Design is the combination of elements that create the form, plan, space, structure, and style of a resource, and results from the conscious decisions made during the original design or planning process. It also applies to the way in which buildings, sites, or structures are related with respect to special relationships, visual rhythms, and layout. Integrity of design was assessed by evaluating the special arrangement of the building and any unique architectural features present. The 340 Waverly Place property was initially improved by the construction of a small single-family dwelling. In 1951, an addition was made to the existing dwelling along the main (west) elevation, altering the original form, plan, space, structure, and style of the overall property. Over the years, the original fenestration throughout the subject property was removed and replaced with modern materials. As a result, the 340 Waverly Place property does not retain integrity of design.

4. Setting

Setting is the physical environment of a historic property and refers to the character of a place, such as topography, landscape, and relationship between buildings. In this way, setting differs from location, which places importance on the specific place that a resource was constructed. Integrity of setting was assessed by inspecting the elements of the property, which include topography, landscape, and relationship between buildings. It was determined that the setting of the 340 Waverly Place property has changed substantially since its construction in 1925. At the time, the area was largely defined as an agricultural community. By the 1950s, much of the area was characterized as an urban neighborhood with paved streets, commercial use properties, and multi-family housing units. Today, the area is densely populated with in-fill development representing new construction. Therefore, the 340 Waverly Place property does not retain integrity of setting.
5. **Workmanship**

Workmanship is the physical evidence of an artisan’s labor and skill in the construction of a building, structure, object or site. Workmanship practices such as carving, joinery, and other details or construction methods provide evidence regarding the technology of a craft and illustrate the aesthetic principles of a historic period. Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the building. Due to the changes in materials and design, the property does not portray the original workmanship of dwelling. The property does not retain integrity of workmanship.

6. **Feeling**

Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property’s historic character. For example, a local historic district that retains original design, materials, workmanship, and setting will relate the feeling of small-town neighborhood life in the early 20th century. Integrity of feeling was assessed by evaluating whether the building’s features, in combination with setting, convey a historic sense of the property. Although the property continues to function as a single-family residence, it was determined that the 340 Waverly Place property no longer retains integrity of feeling, primarily due to the loss of integrity of setting. The area has been extensively developed since the residence’s construction in 1925 and no longer matches the appearance visible on historic photographs. As a result, the subject property no longer retains integrity of feeling.

7. **Association**

Association is the direct link between an important historic event or person and a historic resource. A resource retains association only if it is the place where the event or activity actually occurred and is sufficiently intact to convey that relationship. Integrity of association was assessed by evaluating the building’s data or information and its ability to answer any research questions relevant to the history of Escondido or the State of California. During the course of historical research, the property was not identified as having an association with an important historic event, person, or a historic resource. The 340 Waverly Place property does not retain integrity of association.

**IX. Conclusions**
The 340 Waverly Place property is a suitable candidate for designation delisting as a result of incorrect documentation relating to the dwellings original construction date and not meeting the 50-year threshold required at the time of the 1992 designation. The property meets the criteria for delisting contained within Escondido Municipal Code § Sec. 33-795. This study provides necessary information for the City to make the finding that designation delisting is appropriate in this instance. Urbana recognizes that rescinding local register status is a rare occurrence for municipalities, and does not generally encourage recission of designation decisions; however, in this instance, evidence supports that 340 Waverly Place was not eligible at the time of the 1992 designation. Further analysis of the subject property revealed that a portion of the dwelling did not meet the 50-year requirement needed for local register listing. Additionally, the dwelling had been significantly altered since its 1925 date of construction, negatively impacting its original appearance and footprint. Subsequent alterations further diminish the integrity of the subject property. Therefore, the study supports that the structure does not merit local register listing status and does not serve the City of Escondido to retain the property as a historic resource.

X. BIBLIOGRAPHY

https://www.ancestry.com/.


Escondido History Center. “Early History.” Escondido History, Escondido History Center, Website (2019)  
https://www.escondidohistory.org/early-history.


APPENDIX A. PREPARER QUALIFICATIONS
Alexia Landa is a Veteran of the United States Navy having served from 2007-2012, including deployments in the Middle East. For the USN, she served as an Aircrew Survival Equipmentman. In this capacity she inspected aircraft and aircrew life-support equipment for evidence of abuse, damage, or malfunction. She holds a Bachelor of Arts (double major) in History and Anthropology from San Diego State University. Prior to joining Urbana, Alexia served as an Archaeological Specialist for the California Department of Parks and Recreation Southern Service Center where she performed archaeological monitoring and site assessment activities for a variety of project types including State Park facility improvements, historic building maintenance, and municipal water and sewer system repair and replacement. She meets The Secretary of the Interior’s Historic Preservation Professional Qualifications Standards in the discipline of History. At Urbana Alexia leads field survey and monitoring activities, conducts contextual and site-specific research, prepares historic context statements, and authors technical reports and site records. Ms. Landa’s passion for history is demonstrated through her volunteer work with the Museum of Man, the San Diego Museum of Natural History, and as a member of the Board of Directors for the San Diego County Archaeological Society.

**PROJECT EXPERIENCE**

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<td>☐ City of Coronado Determination of Historic Significance, 610 10th Street, Coronado, CA</td>
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<td>☐ Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line Historic Property Survey Report, Lindsay, CA</td>
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<td>2019</td>
<td>☐ Pedley Powerhouse Historic Property Survey Report, Norco, California</td>
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<td>☐ Crew Chief / Archaeological Monitor for linear trench utility excavations; prepared daily reporting, photo documentation, and artifact recordation; facilitate contractor and crew communications.</td>
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<tr>
<td>2017</td>
<td>☐ Site excavation, artifact identification, screening, and lab analysis for ancient paleocoastal site at Santa Rosa Island within Channel Islands National Park</td>
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**EDUCATION**

Bachelor of Arts- History and Anthropology  
School of Arts and Letters, California, State University, San Diego

**PROFESSIONAL EXPERIENCE**

Historian + Archaeologist: Urbana Preservation & Planning, LLC (San Diego) 2018 – present

— Field Archaeologist / Historian: Loveless & Linton, Inc. Cultural Preservation & Archaeology (San Diego) 2017-2019

— Archaeological Project Leader: California State Parks, Southern Service Center (San Diego) 2017-present

— Field Archaeologist: PanGIS, Inc. (San Diego) 2017

— Field Archaeologist: Channel Islands National Parks Services (Santa Rosa) 2017

**PROFESSIONAL MEMBERSHIPS**

Society of California Archaeology

— Board Member: San Diego County Archaeological Society

— Society of Architectural Historians
Senior Historian and Archaeologist, Douglas Kupel, holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, master’s degrees from the University of Arizona and Northern Arizona University, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets The Secretary of the Interior’s Historic Preservation Professional Qualifications Standards in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California, Nevada, and Arizona. He maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian.

Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Historic Preservation Officer (SHPO), and the Cities of Phoenix and Glendale, Arizona. As the former National Register of Historic Places (NRHP) Coordinator for the Arizona SHPO, Doug processed many large and complex historic district nominations early in his career. He has continued his association with the NRHP program by serving on Arizona’s Historic Sites Review Committee. Doug has authored 37 NRHP nominations including the Multiple Property Format NRHP Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886, and the NRHP Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Dr. Kupel is a court-recognized expert on water rights and has conducted substantive research and analysis on statewide water management and policy. For the City of Phoenix Law Department, he organized and directed research for litigation and water resources planning in the Arizona General Stream adjudication. He has served as expert witness for Native American and municipal water history topics. Dr. Kupel has worked on a number of significant Native American water rights settlements during his career at Phoenix and Glendale. These include the White Mountain Apache Tribe (WMAT) Water Rights Settlement, Verde River Yavapai – Apache Settlement, Gila River Indian Community Water Rights Settlement, Fort McDowell Indian Community Water Rights Settlement, and the Salt River Pima-Maricopa Indian Community Water Rights Settlement.

He has more than 30 years of experience in water civil engineering projects, including authoring historical narratives, manuscripts, and eligibility evaluations for the Bureau of Reclamation Salt River Project, and the Central Arizona Project. His experience provides understanding not only to historic properties and cultural resources, but also to larger management concerns and the federal regulatory process. His management of large publicly owned utilities speaks directly to his ability to supervise and organize large-scale projects in a complex regulatory environment. Dr. Kupel led a research and planning group as Deputy Director of a water utility and has wide experience with a variety of water resources, planning, safety, and emergency management programs. Dr. Kupel has served as a liaison on water planning and policy issues between municipal utilities and a wide range of local, state, and Federal agencies. His knowledge of imported water contracts, water supply planning efforts, and financial and economic analysis related to natural resources highlights his ability to integrate cultural resources planning within larger planning efforts.

**EDUCATION**

<table>
<thead>
<tr>
<th>Degree</th>
<th>Institution</th>
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<tbody>
<tr>
<td>Ph.D.</td>
<td>History School of Historical, Philosophical and Religious Studies</td>
<td>Arizona State University</td>
</tr>
<tr>
<td>Master of Arts</td>
<td>History</td>
<td>University of Arizona</td>
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<tr>
<td>Master of Education</td>
<td>Educational Leadership</td>
<td>Northern Arizona University</td>
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<tr>
<td>Graduate Certificate</td>
<td>Archaeology</td>
<td>University of South Carolina</td>
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<tr>
<td>Bachelor of Arts</td>
<td>History</td>
<td>University of Oregon, Eugene</td>
</tr>
</tbody>
</table>

**REGISTRATIONS**

- Society of Professional Archaeologists – Registered Professional Archaeologist, No. 10353
- Organization of American Historians No. 48527

**PUBLICATIONS**

**SELECT PROJECT EXPERIENCE**

In Process


2021

- Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation (Norco, CA).

2019-2021


2020-21


2020-21

- Avo Theater Rehabilitation Tax Credit Consulting, JCG Development (Vista, CA).

2020

- Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate (Jurupa Valley, CA).

2020


2020

- Rancho Miramonte Section 106 Historic Property Survey Report, TH Miramonte Investors, LLC (Rancho Miramonte, CA).

2020

- Historic Designation Report Peer Review: 1135 Devonshire Drive (San Diego, CA).

2020


2020-21

- Determination of Historic Significance Report Peer Reviews, City of Coronado (Coronado, CA).

2020

- East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom (Banning, CA).

2019

- Southern California Edison Catalina Island Historic-Era Water System Management Program (Catalina Island, CA).

2012


2012

- *De Soto Dealership National Register Nomination, Phoenix, Arizona.* Metropolis Design Group, Phoenix.

2011

- *Sage Acres Historic District National Register Nomination, Glendale, Arizona.* Metropolis Design Group, Phoenix.

2011

- *Historic American Building Survey Documentation of the Fort Defiance Hospital and Associated Buildings, Fort Defiance, Arizona.* Metropolis Design Group, Phoenix.

2010


2007

- *Historic Building Analysis of Morcomb Service Station and House, Glendale, Arizona.* Metropolis Design Group, Phoenix.

2007

- *Myrtle Avenue Historic District National Register Nomination, Glendale, Arizona.* Metropolis Design Group, Phoenix.

2007

- *Bunch / Perez House National Register Nomination, Glendale, Arizona.* Metropolis Design Group, Phoenix.

2007

- *61st Avenue Historic District National Register Nomination, Glendale, Arizona.* Metropolis Design Group, Phoenix.

2007


2007

- George Dowdy Rental Cottage National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.

**PROFESSIONAL EXPERIENCE**

**Senior Historian / Archaeologist:** Urbana Preservation & Planning, LLC (San Diego, CA) 2019-present

- Adjunct Faculty: Grand Canyon University
- Embry-Riddle Aeronautical University
- Arizona State University (Main, Downtown, and West Campus)
- Gateway Community College
- Phoenix College
  1996 - present

- Deputy Water Services Director
  City of Glendale (Glendale, AZ)
  2014-2018

- Environmental Program Manager
  City of Glendale (Glendale, AZ)
  2012-2014

- Water Advisor
  City of Phoenix (Phoenix, AZ)
  2011-2012

- Assistant Water Advisor
  City of Phoenix (Phoenix, AZ)
  2007-2010

- Historian
  City of Phoenix (Phoenix, AZ)
  1988-2007

- Consulting Historian / Archaeologist: Independent
  Consultant (California, Arizona, Nevada, and South Carolina)
  1979-1986
2003  Historic Building Analysis of the Big Horn Ranch Service Station, Maricopa County, Arizona. Metropolis Design Group, Phoenix.
1996 National Register Nomination of the Queen Creek School, Arizona. Ryden Architects, Phoenix.
1996 Historic Building Analysis of the Sun Valley Court Motel, Mesa. Ryden Architects, Phoenix.
1985  University of Arizona National Register District Nomination Form (with Robert C. Giebner, David Blackburn, and Adelaide Elm).
1984  A Proposal to Construct a Plank Road Exhibit at the Proposed Imperial Safety Roadside Rest. Prepared for the California Department of Transportation.
1983  Request for Determination of Eligibility, La Mesa Depot (with John W. Snyder). Prepared for the California Department of Transportation.
1983  Plank Road Discontiguous District Nomination form (with Pat Welch and Lisa Capper).
1983  Plank Road Research. Wirth Environmental Services, San Diego.


1981 Proposed Archaeological Phase II Excavation at SDi 8873H (with Joan M. DeCosta). Prepared for the California Department of Transportation.


1981 Historical Evaluation of the Sunset Street Property, Lot 1, Block 394, Old San Diego. Prepared for the California Department of Transportation.

1980 Conservation Management Strategies: State Departments of Transportation. Department of Anthropology, University of South Carolina, Columbia.


1979 Cultural Resource Study of a Proposed Electrical Transmission Line from Jade to the Sand Hills, Imperial County, California. Regional Environmental Consultants, San Diego (with Carol Walker).
Founding Principal, **Wendy L. Tinsley Becker, RPH, AICP**, brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the draft standards established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History’s Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista’s award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa’s award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company’s 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project’s Kako’o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy’s professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick and mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.

**EDUCATION**

Master of City Planning, Preservation & Urban Design Emphasis  
San Diego State University

Bachelor of Arts – History  
San Diego State University

**REGISTRATIONS**

American Institute of Certified Planners  
(#022838)

Register of Professional Historians  
(#612)

**EXPERIENCE**

2005-present: Founding Principal  
Urbana Preservation & Planning, LLC

2012-present: Faculty Lecturer  
San Diego State University  
City Planning Graduate Program

2006-2017: Faculty Instructor  
University of California, San Diego  
Urban Planning & Development Program

2002-2005: Historian / Planner  
Architectural Resources Group

2001-2002: Historian / Planner  
Historic Research Services

2000-2001: Historian  
Office of Marie Burke Lia, Esq.

SHPO/CHRIS  
South Coastal Information Center
**PROJECT EXPERIENCE**

In Process

- In Process

- Historic Resource Research Report: 3800 University Ave; San Diego, CA.

- 860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.

- Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.

- Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.

- Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.


- 528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.


- Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.

- East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.

- 5265 N. 4th Street Historical Resource Summary; Irwindale, CA.


- Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.

- 1033 Pandora Drive Historic Designation; La Mesa, CA.

- 7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.

- 3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.


- Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaef er RV Park, City of Ontario, CA.


- Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.


- Red Fox Room Retroactive Review, JCG Development, San Diego, CA.


**BOARDS + COMMITTEES**

Chair / Immediate Past Chair: American Planning Association National Urban Design & Preservation Division, 04/2012-12/2016

- Founder + Volunteer Executive Director / Ex –Officio Director: Built Environment Education Program (BEEP) San Diego, 2008-2015

- Education Committee Member: California Preservation Foundation, 04/2012-04/2014

- Vice-Chair + Newsletter Editor: APA National Urban Design & Preservation Division, 01/2010-03/2012

- Director & Education Chair: San Diego Architectural Foundation, 11/2008-2011

- Appointed Public Member: City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008-02/2010


**SELECT AWARDS**

2016 - Award of Excellence for Preservation Advancement - City of San Diego Historical Resources Board (recognized for Urbana's preservation planning study for the San Diego State Normal School Campus & San Diego City Schools Historic District).

2020 4630 Date Street Historic Landmark Nomination, La Mesa, CA.
2020 Avo Theater Rehabilitation Tax Credit Consulting, JCG Development, Vista, CA.
2020 Historic District Nomination Package: Culverwell and Taggarts, City of San Diego, CA.
2020 Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.
2020 Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.
2020 Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.
2020 Historic Property Survey Report: Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.
2019 Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.
2019 Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.
2019 City of Laguna Beach Preservation Ordinance and Program Consulting.
2019 Historical Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.
2019 Retroactive Historical Resource Research Report, 31st Street, San Diego, CA.
2019 Historical Resource Research Report, 3629 Front Street, San Diego, CA.

RELATED EXPERIENCE

Member: County of San Diego Valle de Oro Community Planning Group, 09/2016 forward

Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 08/2016 forward

Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort

Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016)

AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present

Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present

Invited Speaker: Building Community and Character – Preservation is Place; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE), 06/2013

Panel Speaker: Preservation Toolkit for Small Cities, American Planning Association California Chapter Conference, 10/2012

2019 City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.

2019 Historic Site Report, 10446 Russell Road, La Mesa, CA.

2019 City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.

2019 Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.


2018 City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.

2018 California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.

2018 City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.


2018 Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.


2017 Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.


2017 Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.

2017 Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.


2017 Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.


2017 Historical Resource Research Report, 707 17th Street, San Diego, California.


2017 Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.

2017 6035 University Avenue, San Diego, California, Historical Resource Technical Report.

2016 Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego


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**SELECT AWARDS (CONT.)**

2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division).


2011 - American Planning Association National Division Executive Committee Recipient Branding Award (recognized for education efforts on behalf of the APA Urban Design & Preservation Division).

2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (recognized for preservation, urban design, and development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division).

2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (recognized for preservation planning work at the historic San Diego State Normal College campus).


2016 NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.

2016 Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.

September 2016 City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.


June 2016 Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.

June 2016 Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.


May 2016 San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.

March 2016 Historic Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.

March 2016 City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.

March 2016 Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.

March 2016 City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.

March 2016 City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.

February 2016 City of San Diego HRB No. 461 / Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.

January 2016 Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.

December 2015 Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.


November 2015 Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.


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### Related Experience (Cont.)

- **Attendee: National Charrette Institute, Introduction to Dynamic Planning (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003**

- **Attendee: CA Preservation Foundation, Incentives for Historic Preservation Projects, Berkeley (CA) 09/2003**

- **Attendee: University of Southern CA, Preservation Planning & Law, Los Angeles (CA) 07/2003**

- **Attendee: League of CA Cities, Smart Growth Zoning Codes, Lodi (CA) 12/2002**

  Invited Participant: Second Natures, *Redefining the Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)

---

### Courses Created & Taught

- **BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)**

- **BUSA 40515 - Fundamentals of City Planning (UCSD 2007)**

- **BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)**

- **ART 40436 - American Architectural History I & II (UCSD 2008-2014)**

- **CP 670 - History of Urban Planning (SDSU 2012)**

2014-2015  Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.


November 2014  Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.


October 2014  NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.

October 2014  NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.

October 2014  NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.

September 2014  City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.

September 2014  City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.

September 2014  Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.


May 2014  Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.

May 2014  City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.

April 2014  City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.

April 2014  Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.

April 2014  4th@ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA
March 2014  Commercial Club of Southern California Building / Case Hotel Part 1
Determination of Eligibility, Los Angeles, CA.

February 2014  Commercial Club of Southern California Building / Case Hotel Historic
Cultural Monument Application, Los Angeles, CA.

January 2014  1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence
Consulting.

November 2013  Consulting for Two Historic House Relocations to the City of San Diego
Development Services Department, Public Works Department, and City
Attorney’s Office.

September 2013  Caltrans Section 106 Historic Property and CEQA Historical Resource Survey
– Gilbert Street, Santa Ana, CA.

October 2013  NHPA Section 106 Historic Property and CEQA Historical Resource Survey
Report, Proposed Coolwater Lugo Transmission Project.

June 2013  Historic Agricultural Landscapes of Visalia and Tulare County electronic book
and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia,
CA

January 2013  National Park Service Historic American Engineering Record (HAER) Level II
Documentation (Large Format Negative Photography & Narrative) – Big
Creek Hydroelectric System East & West Transmission Line, Fresno to Los
Angeles, CA

January 2013  Historical and Architectural Eligibility Evaluation of Delano Substation
Complex.

October 2012  Historical and Architectural Eligibility Evaluations of the Southern California
Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa
Clara, and Goleta Substations

October 2012  City and County of San Francisco, 2429-2435 Lombard Street Historical

of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)

In-process  San Diego Municipal Anglers Building Historical Resource Designation
Report, San Diego, CA

July 2012  National Park Service Historic American Engineering Record (HAER) Level II
Documentation (Large Format Negative Photography & Narrative) – SCE
San Joaquin Cross Valley Loop Project, Visalia, CA

June 2012  Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San
Leandro, CA

June 2012  County of San Diego Historic Site Designation Report, John N. Mortenson’s
Hines Residence, Mt. Helix, CA

April 2012  NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA

March 2012  Federal Rehabilitation Certification Application – Part 3 Request for
Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El
Cajon Boulevard, San Diego, CA

February 2012  National Register of Historic Places Nomination, Imig Manor / Lafayette
Hotel, 2223 El Cajon Boulevard, San Diego, CA

February 2012  Sequoia National Forest Electric Power Conveyance Systems NRHP
Eligibility Evaluations, Tulare County, CA

January 2012  NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA

December 2011  City of La Mesa 2012 General Plan Update – 2030 Historic Preservation
Element, La Mesa, CA

December 2011  Crown City Medical Center EIR Historical Resource Initial Study, Pasadena,
CA

November 2011  NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA

September 2011  Big Creek Hydroelectric System Historic District Vincent 220kV Transmission
Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.
July 2011  Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)

June 2011  Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA


November 2010  Historic Designation Report, Burt F, Raynes Residence, 299 Hilltop Drive, Chula Vista, CA

August 2010  Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review

July 2010  Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California

July 2010  Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review

June 2010  Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review

June 2010  Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California

April 2010  Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA

March 2010  Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application

January 2010  CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA

December 2009  City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA

December 2009  Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA

November 2009  City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4112 University Avenue, San Diego, CA

November 2009  CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA

November 2009  Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application

August 2009  CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA

August 2009  Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA

August 2009  Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA

August 2009  CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA

July 2009  Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA

July 2009  City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA
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<th>Date</th>
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<tr>
<td>May 2009</td>
<td>Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA</td>
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<td>April 2009</td>
<td>Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA</td>
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<td>April 2009</td>
<td>Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA</td>
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<td>April 2009</td>
<td>Section 106 Review of the Fairfax Theatre, Oakland, CA</td>
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<td>March 2009</td>
<td>National Register of Historic Places Documentation &amp; Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California</td>
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<td>February 2009</td>
<td>Historical Resource Analysis Report &amp; Design Review – 337 Hawthorne Road, Laguna Beach, CA</td>
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<td>February 2009</td>
<td>Section 106 Review for the San Diego Normal School Campus Phase I Preservation Planning Study &amp; Historical Resource Survey, San Diego, CA</td>
</tr>
<tr>
<td>January 2009</td>
<td>Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA</td>
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<td>October 2008</td>
<td>Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA</td>
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<tr>
<td>2007-2008</td>
<td>Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms)</td>
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<td>August 2008</td>
<td>Mayor John Gill Residence, Designation, Mills Act &amp; Rehabilitation Consulting, San Leandro, CA</td>
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<td>July 2008</td>
<td>California Portland Cement Company P&amp;H Excavators #3 &amp; #4 Historic Context Statement &amp; California Register Eligibility Review, Mojave, CA</td>
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<tr>
<td>July 2008</td>
<td>Historic Context Statement – Bean Springs Site, Rosamond, CA</td>
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<tr>
<td>May 2008</td>
<td>Historical Resource Documentation &amp; Review, San Diego Aqueduct, San Diego, CA</td>
</tr>
<tr>
<td>April 2008</td>
<td>Historic Site Designation &amp; Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA</td>
</tr>
<tr>
<td>April 2008</td>
<td>Storefront Improvement / Façade Revitalization Historical Resource Analysis &amp; Design Review Assistance, 3201 Adams Avenue, San Diego, CA</td>
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<td>March 2008</td>
<td>Lombardi Ranch CEQA Review, San Ardo, California</td>
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<tr>
<td>February 2008</td>
<td>Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA</td>
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<td>Foothill Ranch Historical Resource Review, Palmdale, CA</td>
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<tr>
<td>January 2008</td>
<td>Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA</td>
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<tr>
<td>January 2008</td>
<td>Historic Site Designation Report &amp; Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA</td>
</tr>
<tr>
<td>October 2007</td>
<td>Historic Site Designation &amp; Mills Act Historic Property Tax Consulting for the Olmstead Building Company’s Calavo Gardens Project #531, Mt. Helix, CA</td>
</tr>
<tr>
<td>October 2007</td>
<td>Southern CA Edison Company’s Del-Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA</td>
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<td>October 2007</td>
<td>Southern CA Edison Company’s Antelope Substation Historical Resource Review, Lancaster, CA</td>
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<td>September 2007</td>
<td>Historical Resource Review &amp; Data Responses for the Proposed SDG&amp;E Orange Grove Energy Project in Pala, CA</td>
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<td>September 2007</td>
<td>SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA</td>
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<td>August 2007</td>
<td>USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA</td>
</tr>
<tr>
<td>July 2007</td>
<td>Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA</td>
</tr>
</tbody>
</table>
May 2007  Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)

February 2007 419 Park Way Historical Resource Analysis Report, Chula Vista, CA

January 2007 Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA


November 2006 Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA

September 2006 Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA

September 2006 Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA

August 2006 Historical Evaluation Report – 2959 East Avenue, Hayward, CA

June 2006 Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA

May 2006 Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA

May 2006 Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA

April 2006 Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA

March 2006 City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA

March 2006 South Mossdale Historic-Era House Evaluation, Lathrop, CA

February 2006 Westwind Barn Historic Preservation Study, Los Altos Hills, CA

January 2006 Section 106 Review of the 2654 Mission Street Property, San Francisco, CA

January 2006 Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536

January 2006 Section 106 Review of Ardenwood 34551 Ardenwood Boulevar, Fremont, CA 94555

December 2005 Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814

December 2005 Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA

November 2005 Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA

November 2005 Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA

October 2005 Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818

September 2005 City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA

September 2005 Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA

August 2005 Historical Resource Analysis Report – Somky Property/Thompson’s Soscol Ranch, Napa, CA 94558

July 2005 Walnut Creek Women’s Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA

June 2005 Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA

May 2005 Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA

March 2005 Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA

March 2005 University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)

February 2005 Hall Winery Historical Resource Analysis, St. Helena, CA

January 2005 Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA
<table>
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<th>Date</th>
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<tr>
<td>January 2005</td>
<td>Historical Resource Evaluation, 312 &amp; 318 Highland Avenue, San Mateo, CA</td>
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<td>December 2004</td>
<td>San Mateo Motel Historical Resource Report – Park Bayshore Townhomes –</td>
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<td>Environmental Impact Report (Revised February 2005)</td>
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<td>November 2004</td>
<td>Historical Evaluation of the San Mateo Motel, 801 South Bayshore</td>
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<td>Boulevard, San Mateo, CA</td>
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<td>October 2004</td>
<td>Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings</td>
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<td>Design Review, San Mateo, CA</td>
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<td>September 2004</td>
<td>University of CA at Santa Cruz, Getty Campus Heritage Grant Application</td>
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<td>September 2004</td>
<td>City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis,</td>
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<td>Riverside, CA</td>
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<td>August 2004</td>
<td>Residential Remodel Design Review – Glazenwood Historic District</td>
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<td>Contributor, 929 Laurel Avenue, San Mateo, CA</td>
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<td>August 2004</td>
<td>Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo,</td>
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<td>CA (with Conservator Seth Bergstein)</td>
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<td>July 2004</td>
<td>Embarcadero Cove Development Project Initial Study – Preliminary Historical</td>
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<td>Resource Analysis, Oakland, CA</td>
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<td>July 2004</td>
<td>Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego,</td>
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<td>CA 92107 (Revised January 2005)</td>
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<td>June 2004</td>
<td>City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA</td>
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<td>June 2004</td>
<td>City and County of San Francisco Historical Resource Evaluation Report –</td>
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<td>450 Frederick Street, San Francisco, CA 94117</td>
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<td>June 2004</td>
<td>Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402</td>
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<td>May 2004</td>
<td>Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402</td>
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<td>City and County of San Francisco Historical Resource Evaluation Report –</td>
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<td>1272 42nd Avenue, San Francisco, CA 94122</td>
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<td>April 2004</td>
<td>City of Fresno Broadway Row Historical Resource Survey, Fresno, CA</td>
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<td>March 2004</td>
<td>Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402</td>
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<td>March 2004</td>
<td>Historical Evaluation of The Fresno Republican/McMahan’s Building, 2030 Tulare</td>
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<td>Street, Fresno, CA 93721</td>
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<td>February 2004</td>
<td>Crocker Bank Building Preservation Considerations Memorandum</td>
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<td>January 2004</td>
<td>Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070</td>
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<td>January 2004</td>
<td>Historical Evaluation of The Residence Located At 571 Valley Street, San</td>
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<td>Francisco, CA</td>
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<td>January 2004</td>
<td>Historical Evaluation of the 3925 20th Street Residence, San Francisco, CA 94131</td>
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<td>November 2003</td>
<td>Historical Evaluation of Commercial Building Located at 1022 El Camino Real,</td>
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<td>San Carlos, CA</td>
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<td>November 2003</td>
<td>Peer Review Statement for the K &amp; T Foods Building, 451 University Avenue, Palo</td>
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<td>Alto, CA</td>
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<td>November 2003</td>
<td>Historical Evaluation of the Greer-O’Brine Property, 51 Encina Avenue, Palo</td>
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<td>Embarcadero Hotel Environmental Impact Report, Historical Resources</td>
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<td>Analysis and Design Review Statement</td>
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<td>October 2003</td>
<td>City of San Leandro Historical Resources Survey, Historic Context Statement,</td>
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<td>Historic Preservation Ordinance, and Draft Historic Preservation</td>
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<td>August 2003</td>
<td>Palm Theater Environmental Impact Report, Historical Resources Analysis</td>
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</table>
July 2003  Historical Evaluation of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403

June 2003  Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)

May 2003  Historical Evaluation of The Residence Located At 606 Dorchester Road, San Mateo, CA

March 2003  Ames Aeronautical Laboratory 40’ x 80’ Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)

March 2003  Ames Aeronautical Laboratory 6’ x 6’ Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)

March 2003  Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)

March 2003  Historical Evaluation of The Residence Located At 1015 South Grant Street, San Mateo, CA

February 2003  8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA

February 2003  Existing Conditions and Subdivision Design Alternatives for The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA

February 2003  Historical Evaluation of The Residence Located At 336 West Poplar Avenue, San Mateo, CA

January 2003  Historical Evaluation of The Residence Located At 744 Occidental Avenue, San Mateo, CA

January 2003  Historical Evaluation of the 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA

December 2002  CA State Capitol Building, Historical Resource Review, Sacramento, CA

November 2002  Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA

October 2002  Historical Evaluation of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)

October 2002  Historical Assessment of The St. Patrick’s Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104

September 2002  Historical Assessment of The Building Located At 4257 Third Street, San Diego, CA

September 2002  Historical Review of Lots A, B, K & L, Block 93, Horton’s Addition Lockling, San Diego, CA

August 2001  Core Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented (Prepared For Centre City Development Corporation)

August 2001  Urbana Project Abstract Bibliography (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)

July 2001  Historical Assessment of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103

July 2001  Historical Assessment of The Building Located At 4230 Maryland Street, San Diego, CA, 92103 (With Kathleen A. Crawford)

June 2001  Historical Assessment of the 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103

May 2001  Update of The November 1988 Historic Site Inventory of Centre City East for Centre City Development Corporation (with Scott Moomjian)
<table>
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<tr>
<th>Date</th>
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<tr>
<td>April 2001</td>
<td><em>East Village Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented</em> (Prepared for Centre City Development Corporation)</td>
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<td>April 2001</td>
<td><em>Update of The May 1989 Historic Site Inventory of Bayside for Centre City Development Corporation</em></td>
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<tr>
<td>January 2001</td>
<td><em>Historic Survey Report of The Former Teledyne-Ryan Aeronautical Complex</em> 2701 North Harbor Drive San Diego, CA 92101 (with Scott Moomjian)*</td>
</tr>
<tr>
<td>January 2001</td>
<td><em>Historical Assessment of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101</em></td>
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<tr>
<td>December 2000</td>
<td><em>Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site</em></td>
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<td>November 2000</td>
<td><em>Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites</em></td>
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<tr>
<td>November 2000</td>
<td><em>Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site</em></td>
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<tr>
<td>October 2000</td>
<td><em>The National Register of Historic Places Travel Itinerary; Old Town San Diego</em></td>
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<td>August 2000</td>
<td><em>Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites</em></td>
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<tr>
<td>July 2000</td>
<td><em>Historical Assessment of the 3658 Warner Street Residence, San Diego, CA 92106</em></td>
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<td>July 2000</td>
<td><em>Historical Assessment of the 367 Catalina Boulevard Residence, San Diego, CA 92106</em></td>
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<td><em>Historical Assessment of the 906 West Lewis Street Residence, San Diego, CA 92103</em></td>
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<td>May 2000</td>
<td><em>Historical Assessment of the 501-503, 507 and 509 14th Street Residences, San Diego, CA</em></td>
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<td>May 2000</td>
<td><em>The San Diego Flume Company System Redwood Pipeline, San Diego County, CA</em></td>
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<td>March 2000</td>
<td><em>Historical Assessment of The Society for Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113</em></td>
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*Visit [www.urbanapreservation.com](http://www.urbanapreservation.com) for project profiles and additional information.*
CITY OF ESCONDIDO
Planning Division
201 North Broadway
Escondido, CA 92025-2798
(760) 839-4671
Fax: (750) 839-4313

DESIGN REVIEW APPLICATION

APPLICANT/CONTACT PERSON

Name (Print): SIAVASH SASSANI
Address: 340 WAVERLY PL.
Phone: (858) 774 0402
Fax:____________________________
E-mail: SIAVASH.SASSANI@GMAIL.COM
Signature: _________________________

SITE INFORMATION

Address: 340 WAVERLY PL.
Assessor Parcel No.: 229-302-08-00
Property Size: 7,560 SF
Building Size: Existing: 738 SF
Proposed: 0
General Plan Designation: DOWNTOWN SPECIFIC PLAN
Zone: CN
Overlay Zone: CREEKSIDENEW YORK DISTRICT

Environmental Status: ____________________________

Project Description and Intended Uses (use additional sheets if necessary):

REMOVE EXISTING STRUCTURE FROM ESCONDIDO HISTORIC REGISTRY.

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

Name (Print): SEPEHR SASSANI
Address: 340 WAVERLY PL.
Phone: (858) 774 0462
Fax:____________________________
E-mail: SEPH.SASSANI@GMAIL.COM
Signature: _________________________

Signature: _________________________
( authorizing applicant to submit application )

ARCHITECT/ENGINEER

Name (Print): n/a
Firm: ______________________________
Address: _________________________
Phone: ____________________________
Fax: ______________________________
E-mail: ____________________________
Registration/License No.: __________
Signature: _________________________

EX1336 (Rev. 10/19)
December 23, 2021

City of Escondido, Attn: Veronica Morones
340 Waverly Pl.
Escondido, CA 92025

Dear Planning Staff,

My brothers and I purchased this property in June 2020 and have been residing there ever since. Our plan is to continue living in the current residence while we work on the design and procuring sufficient financing to develop the property in the future. Based on a preliminary site analysis, the current single story Historic Structure at the rear of the property will limit any viable development possibilities that would meet the city’s vision for the neighborhood. As a first step in the process, we are requesting the current structure be de-listed from Historic Registry for the reasons that: it does not meet the standards for Historic Listing, does not provide any architectural benefit to the neighborhood, and does not support the city’s vision of an urban style development.

We have retained Urbana Preservation & Planning, LLC (Urbana) to prepare a Historical Resource Analysis Report for the property to document the history, construction campaigns, integrity, and existing historic status. Urbana has evaluated the property under the Local and California State Registers of Historic Resources, and has opined the property to be ineligible for designation. Urbana’s conclusions in support of delisting are based on the premise that the property was not initially, nor in its current state is eligible for designation due to substantial alterations and lack of integrity.

We appreciate your consideration,

Regards,

Siavash Sassani (applicant)
In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.
This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.
Dated as of June 08, 2020 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA/CLTA Homeowner’s (EAGLE) Policy of Title Insurance (2013) and ALTA Ext Loan Policy 1056.06 (06-17-06) if the land described is an improved residential lot or condominium unit on which there is located a one-to-four family residence; or ALTA Standard Owner’s Policy 2006 (WRE 06-17-06) and the ALTA Loan Policy 2006 (06-17-06) if the land described is an unimproved residential lot or condominium unit

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

Mario Escobar, A Single Man

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2020-2021, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2019-2020.
   First Installment: $1,884.99, PAID
   Penalty: $0.00
   Second Installment: $1,884.99, PAID
   Penalty: $0.00
   Tax Rate Area: 04234
   A. P. No.: 229-302-08-00

3. Supplemental taxes for the year 2018-2019 assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
   First Installment: $ 805.73, DELINQUENT
   Penalty: $ 80.57
   Second Installment: $ 805.73, DELINQUENT
   Penalty: $ 90.57
   Tax Rate Area: 04234
   A. P. No.: 889-572-54-98
4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

5. Covenants, conditions, and restrictions in the document recorded in Book 67 of Deeds, Page 115, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

6. A deed of trust to secure an original indebtedness of $271,000.00 recorded SEPTEMBER 28, 2018 as INSTRUMENT NO. 18-406435 OF OFFICIAL RECORDS.
   Dated: SEPTEMBER 25, 2018
   Trustor: MARIO ESCOBAR, A SINGLE MAN
   Trustee: PROVIDENT FINANCIAL CORP.
   Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
   LENDER: PROVIDENT SAVINGS BANK, FSB

7. Any lien, assessment, and/or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled CERTIFICATE OF EXISTENCE OF A PUBLIC NUISANCE recorded APRIL 25, 2019 as INSTRUMENT NO. 19-151753 of Official Records.

8. Any defects, liens, encumbrances or other matters which name parties with the same or similar names as MARIO ESCOBAR. The name search necessary to ascertain the existence of such matters has not been completed. In order to complete this preliminary report or commitment, we will require a statement of information.

9. Water rights, claims or title to water, whether or not shown by the public records.

10. Rights of parties in possession.

11. The new lender, if any, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.

12. This transaction may be subject to a Geographic Targeting Order ("GTO") issued pursuant to the Bank Secrecy Act. Information necessary to comply with the GTO must be provided prior to the closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete.
INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. This report is preparatory to the issuance of an ALTA Loan Policy. We have no knowledge of any fact which would preclude the issuance of the policy with CLTA endorsement forms 100 and 116 and if applicable, 115 and 116.2 attached.

   When issued, the CLTA endorsement form 116 or 116.2, if applicable will reference a(n) Multi Family Residence known as 340 Waverly Place, Escondido, CA.

2. According to the public records, there has been no conveyance of the land within a period of twenty four months prior to the date of this report, except as follows:

   A document recorded July 06, 2018 as INSTRUMENT NO. 18-277054 OF OFFICIAL RECORDS
   From: MARK SCHULMAN
   To: EDGEWOOD FLOORING AND CONSTRUCTION, INC., A CALIFORNIA CORPORATION

   A document recorded SEPTEMBER 28, 2018 as INSTRUMENT NO. 18-406434 OF OFFICIAL RECORDS
   From: EDGEWOOD FLOORING AND CONSTRUCTION, INC, A CALIFORNIA CORPORATION
   To: MARIO ESCOBAR, A SINGLE MAN

   NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

   The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.
LEGAL DESCRIPTION

Real property in the City of Escondido, County of San Diego, State of California, described as follows:


ALSO, THE EASTERLY 30 FEET OF WAVERLY PLACE ADJOINING SAID LOT ON WEST, AS VACATED AND CLOSED TO PUBLIC USE FEBRUARY 20, 1912, BY ORDINANCE NO. 166 PASSED BY COMMON COUNCIL OF THE CITY OF ESCONDIDO.

APN: 229-302-08-00
NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.
1. In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy.

3. Defects, liens, encumbrances, adverse claims or other matters:
   a. whether not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
   b. not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   c. resulting in no loss or damage to the insured claimant;
   d. attaching or created subsequent to Date of Policy; or
   e. resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.

4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.

5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.

6. Any claim, which arises out of the transaction vesting in the insured estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.

3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.

6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

**CLTA/ALTA HOMEOWNER’S POLICY OF TITLE INSURANCE (12-02-13)**

EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
   a. building;
   b. zoning;
   c. land use;
d. improvements on the Land;
e. land division; and
f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.

3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

4. Risks:
   a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
   b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
   c. that result in no loss to You; or
   d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.

5. Failure to pay value for Your Title.

6. Lack of a right:
   a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
   b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

<table>
<thead>
<tr>
<th>Covered Risk 16:</th>
<th>1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)</th>
<th>$10,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Covered Risk 18:</td>
<td>1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)</td>
<td>$25,000</td>
</tr>
<tr>
<td>Covered Risk 19:</td>
<td>1% of Policy Amount Shown in Schedule A or $5,000 (whichever is less)</td>
<td>$25,000</td>
</tr>
<tr>
<td>Covered Risk 21:</td>
<td>1% of Policy Amount Shown in Schedule A or $2,500 (whichever is less)</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

2006 ALTA LOAN POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
(c) resulting in no loss or damage to the Insured Claimant;
(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.

4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.

5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.

6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
(a) a fraudulent conveyance or fraudulent transfer, or
(b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

[Except as provided in Schedule B - Part II,] This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

**[PART I]**

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

**PART II**

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

**2006 ALTA OWNER'S POLICY (06-17-06)**

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the
Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.

7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.

8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.
Privacy Notice

Effective: January 1, 2020

Notice Last Updated: January 1, 2020

This Privacy Notice describes how First American Financial Corporation and its subsidiaries and affiliates (together referred to as “First American,” “we,” “us,” or “our”) collect, use, store, and share your information. This Privacy Notice applies to information we receive from you offline only, as well as from third parties. For more information about our privacy practices, please visit https://www.firstam.com/privacy-policy/index.html. The practices described in this Privacy Notice are subject to applicable laws in the places in which we operate.

What Type Of Information Do We Collect About You? We collect both personal and non-personal information about and from you. Personal information is non-public information that can be used to directly or indirectly identify or contact you. Non-personal information is any other type of information.

How Do We Collect Your Information? We collect your personal and non-personal information: (1) directly from you; (2) automatically when you interact with us; and (3) from third parties, including business parties and affiliates.

How Do We Use Your Information? We may use your personal information in a variety of ways, including but not limited to providing the services you have requested, fulfilling your transactions, comply with relevant laws and our policies, and handling a claim. We may use your non-personal information for any purpose.

How Do We Share Your Personal Information? We do not sell your personal information to nonaffiliated third parties. We will only share your personal information, including to subsidiaries, affiliates, and to unaffiliated third parties: (1) with your consent; (2) in a business transfer; (3) to service providers; and (4) for legal process and protection. If you have any questions about how First American shares your personal information, you may contact us at dataprivacy@firstam.com or toll free at 1-866-718-0097.

How Do We Secure Your Personal Information? The security of your personal information is important to us. That is why we take commercially reasonable steps to make sure your personal information is protected. We use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information.

How Long Do We Keep Your Personal Information? We keep your personal information for as long as necessary in accordance with the purpose for which it was collected, our business needs, and our legal and regulatory obligations.

Your Choices We provide you the ability to exercise certain controls and choices regarding our collection, use, storage, and sharing of your personal information. In accordance with applicable law, your controls and choices. You can learn more about your choices, and exercise these controls and choices, by sending an email to dataprivacy@firstam.com or toll free at 1-866-718-0097.

International Jurisdictions: Our Products are hosted and offered in the United States of America (US), and are subject to US federal, state, and local law. If you are accessing the Products from another country, please be advised that you may be transferring your personal information to us in the US, and you consent to that transfer and use of your personal information in accordance with this Privacy Notice. You also agree to abide by the applicable laws of applicable US federal, state, and local laws concerning your use of the Products, and your agreements with us.

We may change this Privacy Notice from time to time. Any and all changes to this Privacy Notice will be reflected on this page, and where appropriate provided in person or by another electronic method. YOUR CONTINUED USE, ACCESS, OR INTERACTION WITH OUR PRODUCTS OR YOUR CONTINUED COMMUNICATIONS WITH US AFTER THIS NOTICE HAS BEEN PROVIDED TO YOU WILL REPRESENT THAT YOU HAVE READ AND UNDERSTOOD THIS PRIVACY NOTICE.

Contact Us dataprivacy@firstam.com or toll free at 1-866-718-0097.
For California Residents

If you are a California resident, you may have certain rights under California law, including but not limited to the California Consumer Privacy Act of 2018 ("CCPA"). All phrases used in this section shall have the same meaning as those phrases are used under California law, including the CCPA.

**Right to Know.** You have a right to request that we disclose the following information to you: (1) the categories of personal information we have collected about or from you; (2) the categories of sources from which the personal information was collected; (3) the business or commercial purpose for such collection and/or disclosure of your personal information; (4) the categories of third parties with whom we have shared your personal information; and (5) the specific pieces of your personal information we have collected. To submit a verified request for this information, go to our online privacy policy at www.firstam.com/privacy-policy to submit your request or call toll-free at 1-866-718-0097. You may also designate an authorized agent to submit a request on your behalf by going to our online privacy policy at www.firstam.com/privacy-policy to submit your request or by calling toll-free at 1-866-718-0097 and submitting written proof of such authorization to dataprivacy@firstam.com.

**Verification Process.** For either a request to know or delete, we will verify your identity before responding to your request. To verify your identity, we will generally match the identifying information provided in your request with the information we have on file about you. Depending on the sensitivity of the personal information requested, we may also utilize more stringent verification methods to verify your identity, including but not limited to requesting additional information from you and/or requiring you to sign a declaration under penalty of perjury.

**Right to Opt-Out.** We do not sell your personal information to third parties, and do not plan to do so in the future.

**Right of Non-Discrimination.** You have a right to exercise your rights under California law, including under the CCPA, without suffering discrimination. Accordingly, First American will not discriminate against you in any way if you choose to exercise your rights under the CCPA.

**Collection Notice.** The following is a list of the categories of personal information we may have collected about California residents in the twelve months preceding the date this Privacy Notice was last updated, including the business or commercial purpose for said collection, the categories of sources from which we may have collected the personal information, and the categories of third parties with whom we may have shared the personal information:

<table>
<thead>
<tr>
<th>Categories of Personal Information Collected</th>
<th>The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver’s license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Categories of Sources</td>
<td>Categories of sources from which we’ve collected personal information include, but may not be limited to: the consumer directly; public records; governmental entities; non-affiliated third parties; social media networks; affiliated third parties</td>
</tr>
<tr>
<td>Business Purpose for Collection</td>
<td>The business purposes for which we’ve collected personal information include, but may not be limited to: completing a transaction for our Products; verifying eligibility for employment; facilitating employment; performing services on behalf of affiliated and non-affiliated third parties; debugging to identify and repair errors that impair existing intended functionality on our Websites, Applications, or Products; protecting against malicious, deceptive, fraudulent, or illegal activity</td>
</tr>
</tbody>
</table>
Categories of Third Parties Shared

The categories of third parties with whom we’ve shared personal information include, but may not be limited to: advertising networks; internet service providers; data analytics providers; service providers; government entities; operating systems and platforms; social media networks; non-affiliated third parties; affiliated third parties.

Categories of Personal Information We Have Sold In The Past Year. We have not sold any personal information of California residents to any third party in the twelve months preceding the date this Privacy Notice was last updated.

Categories of Personal Information Disclosed For A Business Purpose In The Past Year. The following is a list of the categories of personal information of California residents we may have disclosed for a business purpose in the 12 months preceding the date this Privacy Notice was last updated: The categories of personal information we have collected include, but may not be limited to: real name; signature; alias; SSN; physical characteristics or description, including protected characteristics under federal or state law; address; telephone number; passport number; driver’s license number; state identification card number; IP address; policy number; file number; employment history; bank account number; credit card number; debit card number; financial account numbers; commercial information; internet or other electronic network activity; geolocation data; audio and visual information; professional or employment information; and inferences drawn from the above categories to create a profile about a consumer.