

HISTORIC EVALUATION REPORT

Veterans Village San Diego



Prepared for

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I. INTRODUCTION

A. REPORT PURPOSE AND ORGANIZATION

The purpose of this Historic Evaluation Report is to assess the potential eligibility for national, state, or local historic registers of the building resources located at 1534-1538 and 1540 South Escondido Boulevard, Escondido, California.

This report contains the following information:

- Review of the existing exterior conditions of the property.
- Review of the history of the property and its physical development.
- Review of the required consideration of historic resources under local, state, and national register criteria.

This Historic Evaluation Report has been prepared in compliance with the City of Escondido’s Initial Study and environmental review process. As part of the Initial Study, a historic analysis of existing buildings over 50 years old and within the project study area needs to be evaluated to determine their level of historical significance. If determined potentially historic or eligible for listing on the local, state, or national registers, a separate technical report will need to be prepared to determine the effects that the proposed project has on the resource and if mitigation is required.

This report is organized into seven sections. The first section is the Introduction providing the purpose and overview of the report, resource location, and applicable regulatory information. The Introduction is followed by a discussion on Methodology, then the Overview of the Resource, which includes historic overview that provides a brief narrative of the patterns and trends by which the resource was constructed and a description of the resource. The Significance Evaluation assesses the resource using applicable local, state, and national register criteria as well as discussing whether or not the resource has retained its integrity over the years. The Findings and Conclusion includes a summary of the evaluation criteria used, and historical resource eligibility determination. A bibliography and completed DPR form is included at the end of this report.

B. RESOURCE INFORMATION AND LOCATION

The project study area is limited to the legal boundary for 1534-1538 South Escondido Boulevard property. The existing site is rectangular in shape located in the City of Escondido along South Escondido Boulevard between West 15th and West 17th Avenues.

Current Property Address:	1534-1538 So. Escondido Blvd. Escondido, CA 92025
Assessor Parcel Number:	2362310400
Short Legal Description:	The southeasterly 60.00 feet of the northwesterly 273.75 feet (excepting the northeasterly 125.00 feet) Lot 9 in Block 256 of Rancho Rincon Del Diablo, City of Escondido, County of San Diego, State of

California, according to the Map thereof No. 349 filed in the office of the County Recorder of San Diego County, July 10, 1886, as further described.

Current Property Address: 1540 So. Escondido Blvd.
 Escondido, CA 92025

Assessor Parcel Number: 2364605900

Short Legal Description: The northeasterly 141.00 feet of the northwesterly 130.00 feet of Lot 9, and the northeasterly 273.75 feet of said lot 9 in Block 256, of Rancho Rincon Del Diablo, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 349, filed in the Office of the County Recorder of San Diego County, July 10, 1886, as further described.

The project study area is limited to the legal property boundary of the parcel.

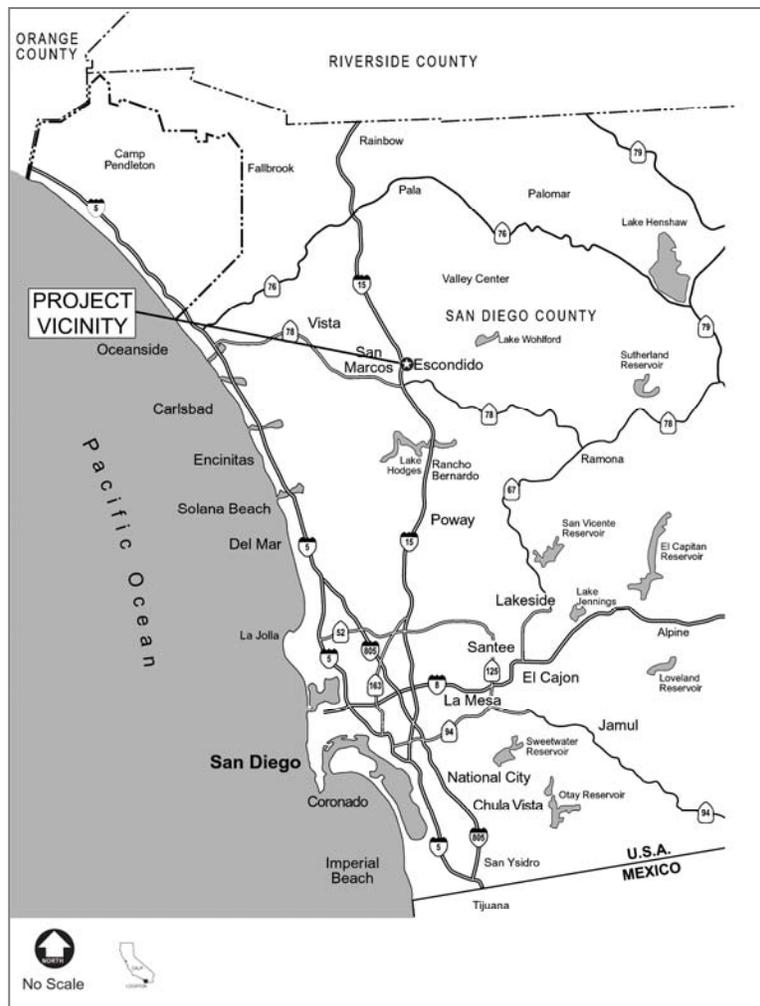


Figure 1-1: Project Vicinity Map.

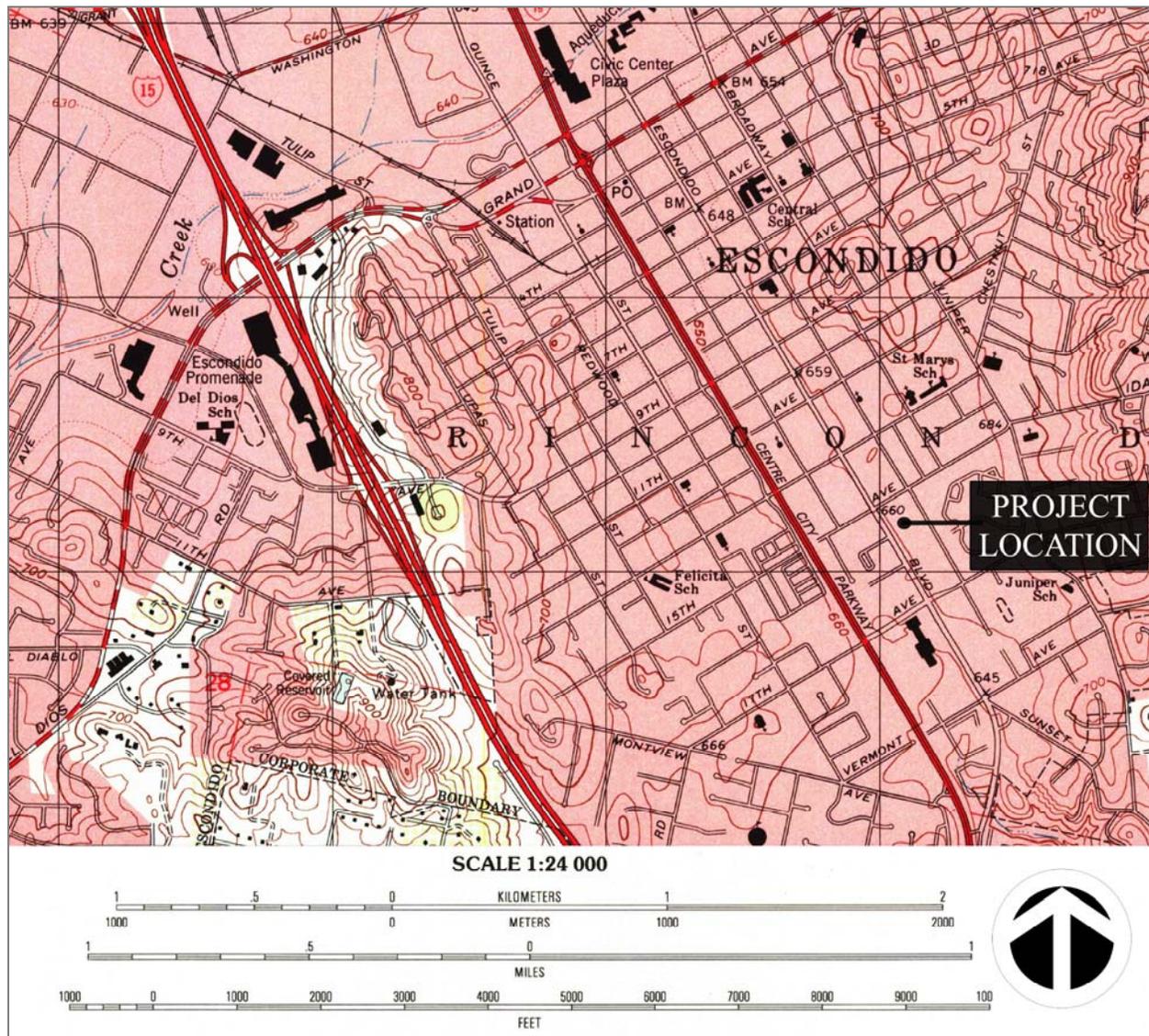


Figure 1-2: Project Location Map.

Source: U.S.G.S Map, Escondido, 1996.



Figure 1-3: Project Study Area.

Source: Google Maps. Map Not To Scale.

II. METHODOLOGY

The architectural investigation is a critical first step in assessing potential historical resources. The following steps were taken in the documentation process:

1. Preliminary Walk Through and Existing Conditions Survey

A site walk through and existing conditions survey was conducted by Eileen Magno, Historian. The survey was conducted to understand the existing condition of the site and assess its integrity. Analysis focused on the building's exterior and did not include detailed assessments of the landscape, archaeological, structural, electrical, mechanical systems, or building interiors.

2. Background Information

This report was prepared using primary and secondary sources related to the resource's site development history. Research was conducted at the following depositories: City of Escondido, City of Escondido Public Library Pioneer Room, Escondido Historical Society, County of San Diego Assessor's Office, San Diego History Center, and the San Diego Public Library California Room. Materials included previous documentation of historic status, photographs, architectural drawings, news articles, City/County directories, title information, and maps. Published sources focusing on local history were consulted, as well as material relating to federal, state, and local designation requirements. Research for the report was not intended to produce a large compendium of historical and genealogical material, but rather to provide selected information necessary for understanding the evolution of the site and its significance.

3. Drawings and Photographs

Drawings were provided by the Veterans Village of San Diego. Photographic documentation was conducted by Heritage during the site visit and is noted throughout this report.

4. Evaluation

The process of evaluation occurs throughout the study as information is gathered, compared, and reviewed. Typically, historical data and physical evidence are reviewed to help evaluate the historical, architectural, engineering, and cultural significance of a property, its surrounding context, its construction and use, and occupants or other persons associated with its history and development. Evaluations were completed by a team made up of Secretary of the Interior's Qualified Historic Architect, Architect, and Historian.

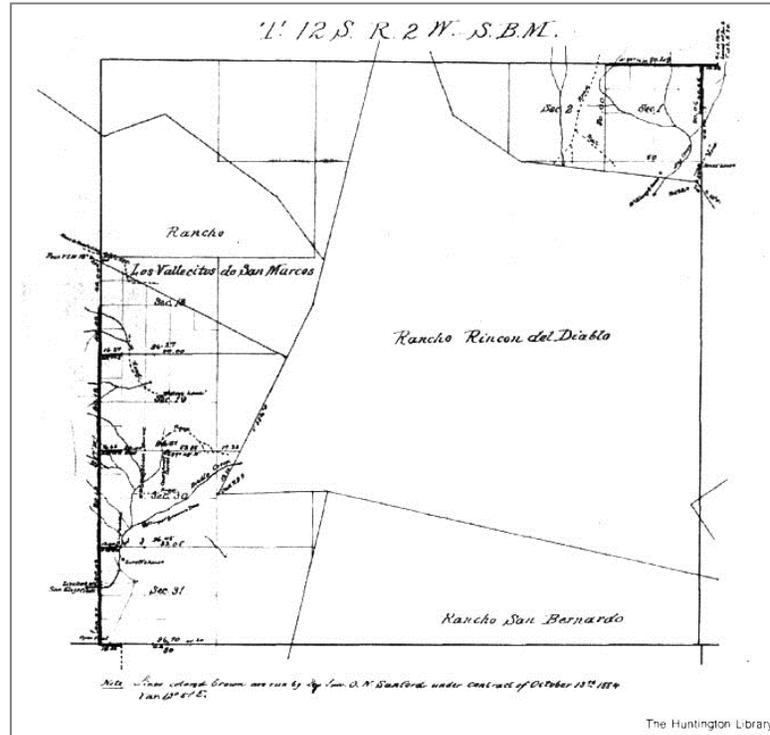
5. Project Personnel

The primary investigators from Heritage Architecture & Planning are Eileen Magno, Historian/Architectural Historian and David Marshall, AIA, Senior Principal Architect. All staff members meet or exceed *The Secretary of the Interior's Qualification Standards*.

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II. OVERVIEW OF THE RESOURCE

A. HISTORIC OVERVIEW



H1: 1884 survey map of the Rancho Rincon del Diablo.

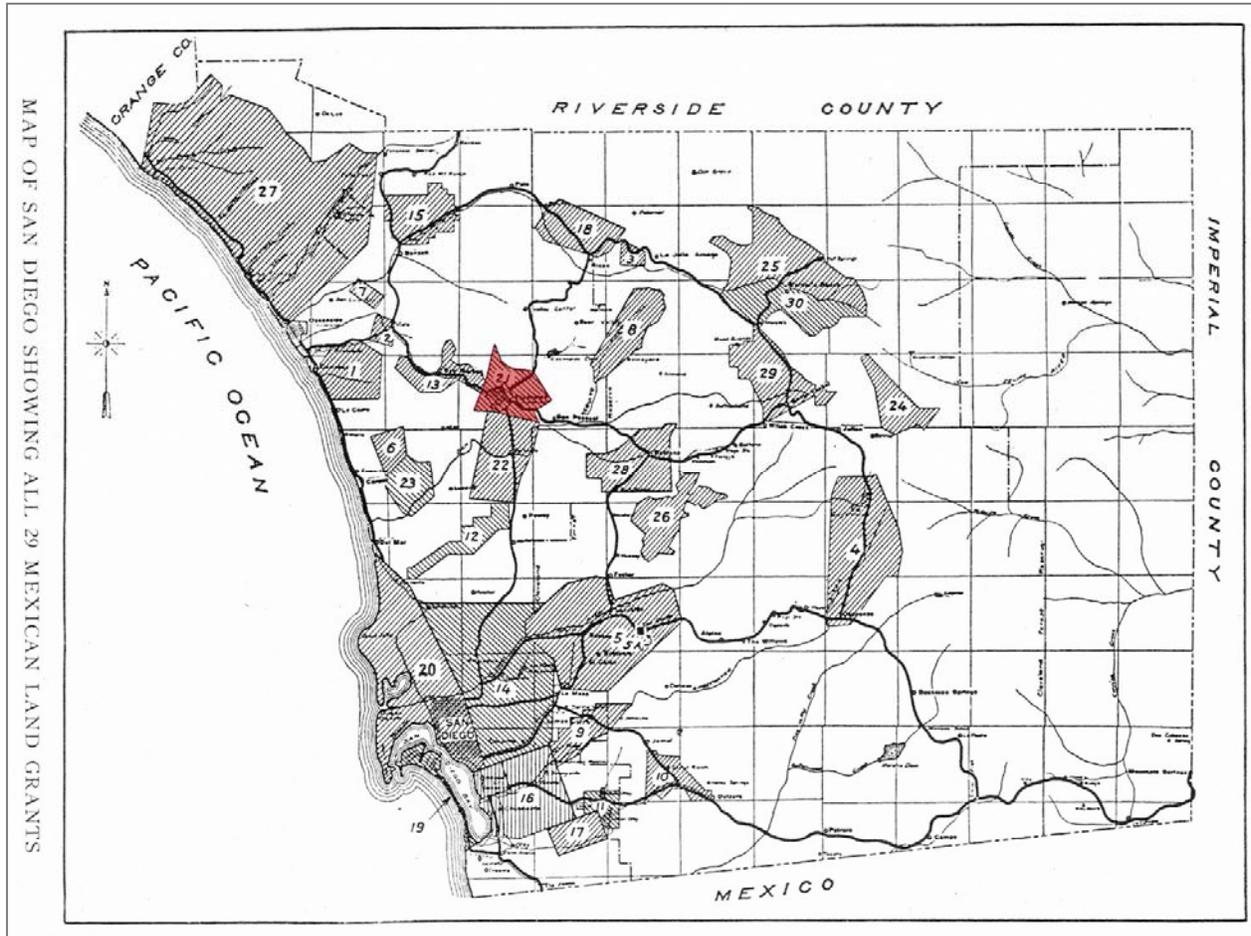
Source: San Diego History Center.

Originally part of the Rancho Rincon del Diablo (the devil's corner), the City of Escondido is rich in history. The area fell into the hands of the Spanish in the mid-1700s and the location of Escondido was first identified and discovered by Juan Bautista de Anza, a Spanish explorer in 1776.¹ These conquered lands were deeded to the Catholic Church, and later the King of Spain awarded land grants to various individuals. The Escondido valley was not under the jurisdiction of either the San Diego (Diegueños) or the San Luis Rey (Luisenos) missions so when scouting parties from the San Diego Mission found Indians living in the area, they pressed them into service as shepherds and caretakers of the Mission flocks.² The Mexican government eventually came into possession of large parcels of land in the area and in 1843, the last Mexican Governor of California granted Juan Bautista Alvarado, a native of San Diego, a 12,633 acres of land known as the Rancho Rincon del Diablo.³

¹ <http://www.escondido.org/history.aspx>. "History." Accessed April 10, 2014.

² Bill Fark, "A Brief History of Escondido." www.escondidohistory.org/brief_escondido_history.pdf. Accessed May 2, 2014.

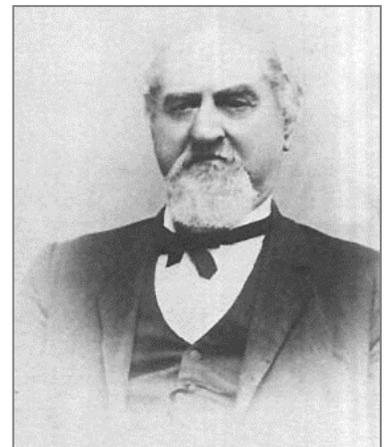
³ Margie L. Whetstone, "The Escondido Story." *The Journal of San Diego History* vol. 9, no. 3 (July 1963). www.sandiegohistory.org/journal/63july/escondido.htm. Accessed May 14, 2014. Juan Bautista Alvarado had been *regidor* of tiny Los Angeles pueblo and of San Diego. Also, although it has not been unconfirmed as to how the site was



H2: San Diego Mexican Land Grants with the Rancho Rincon del Diablo noted in red.

Source: San Diego History Center.

Señor Alvarado built a large six-room adobe on a knoll in Dead Horse Canyon where he lived with his wife and their six children. Alvarado raised cattle on his land and transported and sold the hides in San Diego. Not too long after living at the Rancho, both Alvarado and his wife died in early 1850s. In ca. 1853, Judge Oliver S. Witherby began to purchase the various parcels owned by the remaining Alvarado heirs. He paid a total of \$2,216.66 to obtain full ownership of the 13,000 acres. By 1856, the Judge acquired an additional 2,200+ acres of the adjoining Rancho San Marcos on the west.⁴ In 1868, the property was deeded to Edward McGeary and the Wolfskill brothers, John, Matthew, and Josiah for \$8,000.⁵ For many years following, the area was known as the Wolfskill Plains. The 1880s land boom



H3: Judge Oliver S. Witherby.

Source: San Diego History Center.

named, legend notes, however, that since the area was not under any church jurisdiction and since anything that was not held by the church belonged to the devil, thus, the rancho was named the “devil’s corner.”

⁴ Leland G. Stanford, “Devil’s Corner and Oliver S. Witherby.” *The Journal of San Diego History*, vol. 24, no. 2 (Spring 1978). www.sandiegohistory.org/journal/78spring/corner.htm. Accessed May 13, 2014.

⁵ Fark, “A Brief History of Escondido.”

permeated through the valley and the first settlement was noted as the McDougall ranch.⁶

A group of investors from San Diego and Los Angeles formed The Stockton Company and purchased the site in 1883 for \$128,138.70.⁷ A year later the owners transferred their interest in the valley to the Escondido Company that started a large vineyard of Muscat grapes that required little irrigation. On March 1, 1886, the Escondido Company granted the land to the Escondido Land & Town Company, which proceeded to subdivide the valley into small farm parcels and lay out for the town site. They even constructed houses in town in order for prospective residents to have a temporary place to stay while they were looking for property to buy. With the growing population, an increase need for water was urgent. The Escondido Land & Town Company installed the first city wells and pipe systems.⁸ Not only was the Escondido Land & Town Company responsible for city infrastructure, but they also began drilling several wells to provide irrigation for several groves they developed.

That same year, a branch of the Santa Fe Railway was extended to Escondido. The railway was a great boost to the community in terms of transportation and freight with daily passenger service starting in 1890.⁹ With the railroad bringing in visitors into the city, the Escondido Land & Town Company also constructed the Escondido Hotel to accommodate travelers. It boasted 100-room capacity at the eastern end of Grand Avenue and was described as one of the finest and best equipped in Southern California. For years thereafter, it served as the social center of the area.¹⁰

The community was booming and by October 8, 1888, Escondido was incorporated as a city and included 1,854 acres with a population of 249.¹¹ Government officials included five trustees elected by the people with A.K. Crovath as the first appointed president.¹²

In 1890, the Escondido Irrigation District was organized. A bond issue was created and sold to Henry W. Putnam of San Diego for the construction of the Escondido Reservoir. Although construction continued, the irrigation taxes were unable to be paid due to a period of depression. After a compromise was reached where indebtedness was released upon payment of only 43% of the amount due. The percentage was finally reached and a celebration of the burning of the bonds took place in 1905.¹³ The event was attended by three thousand at the Lime Street School, now Grape Day Park.

By 1908, an annual event celebrating the burning of the bonds began. The event was named “Grape Day” also accrediting the grape harvest, one of the most important agricultural products in the valley and was organized by W.L. Ramey of the Escondido Lumber Hay and Grain Company and Sig Steiner, early merchant and civic leader.¹⁴ Visitors from all over the county attended arriving on the

⁶ Mr. McDougall served as postmaster for the Apex post office.

⁷ Fark, “A Brief History of Escondido.”

⁸ Whetstone, “The Escondido Story.”

⁹ Ibid.

¹⁰ Ibid.

¹¹ Fark, “A Brief History of Escondido.”

¹² Whetstone, “The Escondido Story.”

¹³ Fark, “A Brief History of Escondido.”

¹⁴ Whetstone, “The Escondido Story.”

train and staying overnight at the Escondido Hotel to view and participate in the festivities including a parade down Grand Avenue and prizes for the best grown citrus, vegetables, and poultry. A Grape Day Queen was chosen and reigned each year. The celebration continued until 1950 due to a lack of grapes in the valley that year.¹⁵



H4: Historic postcard of Grape Day celebrations, ca. 1915.

Source: www.visitescondido.com

By 1950, Highway 395 was completed linking San Diego to Escondido. The opening of the highway contributed to a building boom in the 1950s. The influx of housing during this period was also due to the increase of defense contracts in San Diego and the highway made it easier for residents to commute. Many of the vineyards and citrus groves located at the east end of town had been turned into home sites to meet housing needs.

This period also revealed a resurgence of the use of adobe in more artful and custom residential construction from the 1950 until the mid-1980s when changes in the building codes made the use of adobe all but obsolete. Although adobe building techniques long predate the 1888 incorporation of Escondido as a city, adobe was an easily accessible material due to Escondido's abundant natural resources. Soon Escondido became the site of two major adobe block manufacturers around that time. One of these companies, the Adobe Block Company, was formed by L.R. Green in 1949 after he was inspired by a visit to a 1930s construction of an adobe home. The materials used to make the adobe blocks were sourced directly from the company's 100 acres of land, located at present-day Kit Carson Park."¹⁶

¹⁵ Fark, "A Brief History of Escondido."

¹⁶ Jule Drexler Desmarais, "Mud is Thicker than Water: The Brothers Who Left an Adobe Legacy." *Escondido*. Winter 2012/2013.

One company in particular moved their offices to Escondido solely to be in close proximity to this readily available product as they utilized the adobe blocks as their signature building material on many of their custom made homes.¹⁷ This company was Weir Bros. Construction. In 1951, brothers Jack and Larry Weir relocated their offices to Escondido located at 134 West 6th Avenue and set up shop as “Weir Bros. Adobe Construction.” In 1954, Jack and Larry purchased an existing residence along South Escondido Boulevard from U.S. Army officer and 1932 U.S. Olympic Bronze Medalist Hiram Tuttle. They also purchased the adjacent property to the north, 247 West 15th Street (now 1540 So. Escondido Blvd.) from Ernest and Helen Warner.

According to 1956 City Directories, Larry resided on the property at 1538 South Escondido Boulevard. Building permits were filed at the City on March 6, 1956 for an adobe office and completed about a year later. The office was located in front of the existing residential building and listed as 1536 South Escondido Boulevard in the City Directory. It had rooftop signage and included two separate offices complete with their own entry and restroom. That same year a separate flat roof adobe workshop building, located to the southeast portion of the parcel, was built. A six foot adobe site wall was constructed in 1959 and permits were filed in 1960 for a 700sf office wing to the rear of the building. The Weir Bros. continued to work from this office until the early 1970s even when the property was sold to Roberta Steinbaum in 1966.



H5: Early photograph of the Weir Bros. Construction Company offices located at 1534 South Escondido Boulevard, ca. 1957. Note the rooftop signage. Source: Escondido History Center.

¹⁷ The adobe supplier was Weir’s primary source until 1975 when the business closed down.

In 1954, Jack and Larry also purchased the adjacent lot to the north from Ernest and Helen Warner. The parcel was previously addressed as 247 West 15th Avenue and is now 1540 So. Escondido Boulevard. In 1961, a permit was filed at the City for the erection of a six-unit adobe Cooperative Apartment complex designed and built by the Weir Bros. The unfinished adobe complex was originally designed in a quadrangle fashion with a central court and fountain. Four turrets, signature features of the Weir Bros. design, are located at the inner corners and one on the east end. Most of the units had a fireplace with either an attached carport and storage or rear patio.

In 1963, the complex expanded and included a linear four-unit, two bedroom adobe apartment complex. Each L-shaped unit included an exterior front uncovered patio with arched entry wall, and a kidney-shaped swimming pool. According to City Directories, the complex was called “Adobe Villa Apartments” and is noted on the South Escondido Boulevard adobe perimeter wall. In 1966, a detached seven-car carport was constructed to the west of the apartment complex. Later that year, Adobe Villas Apartment property was deeded to Roberta Steinbaum who retained the property until 1993 when it was granted to Louis L. Rothey. Mr. Rothey sold the lot to the current owners in 1996.

Weir Bros. Construction¹⁸

“People either love adobe or they wouldn’t even stable their horses in it.” ---Jack Weir

Weir Bros. Construction was established in Encinitas in 1947 by brothers Jack and Larry Weir. The company specialized in custom adobe structures; some designed in-house by Larry, others were designed by local architects such as Sim Bruce Richards. Weir Bros. Construction achieved prominence for creating residences for high-profile clients such as former San Diego Chargers owner Gene Klein, Rancho Bernardo founding father Harry Summers, industrialist Allen Paulson, and Hall of Fame quarterback Dan Fouts.¹⁹

Weir Bros. Construction, noted for their use of adobe bricks, also incorporated recycled lumber, such as old train trestles, wooden piers and wagon wheels. Both brothers had distinct styles; Jack’s were mostly square, while Larry’s depended on rounded circular patterns like turrets. The Weir Brothers firm is regarded as a Master Design-Builder firm with over 200 custom built adobe homes constructed throughout San Diego from 1947 through the 1960s when Larry separated and established his own firm, Larry Weir Adobe. Both Weir brothers continued to build custom adobe homes in San Diego County well into the 1970s, and additional timber frame homes through the 1980s.²⁰

¹⁸ Primarily excerpted from Keith York’s “Weir Brothers, Weir Bros. and Larry Weir Adobe.” www.modernsandiego.com/WeirBrothers.html. Accessed April 10, 2014 unless otherwise noted.

¹⁹ Gary Hyvonen, “Remembering Jack Weir: With Hard Work, Moxie Man Created Successful Construction Company.” *North County Times*, March 23, 2009.

²⁰ Urbana Preservation & Planning. “RE: Memorandum on NRHP Section 106 + CEQA Historical Resource Review of the Property at 1560-1574 S. Escondido Boulevard, Escondido, CA.” January 21, 2014.



H6: Jack and Larry Weir of Weir Bros. Construction. This 1956 photo shows the brothers in front of one of the adobe homes they designed and built. Note the sprawling floor plan and traditional detailing typical of Ranch style homes.

Source: Weir Bros. Construction

John Edward Weir (June 5, 1923-February 27, 2009)

John Edward “Jack” Weir was born June 5, 1923, in Chicago. He was 12 when his mother passed away while giving birth to her sixth child. Growing up motherless during the Great Depression shaped his independent nature that would serve him well in life, according to his family. As a teen he worked for a traveling summer carnival. At age 18, he joined the Navy and was assigned to a select group of skilled pilots that trained to land on aircraft carriers.

It was while on military duty in San Diego that he met his future wife, Carnella Hall, at a dance at the Hotel Del Coronado. She moved from Arkansas to work for a munitions factory during the war. They were married on January 19, 1946, and had six children together.

After the war, Weir and his wife settled in Encinitas, where he ran a gas station and auto body shop with his brother Larry. He lived in the apartment above the shop in a small wood building that still exists across the street from Swami's sandwich shop.

His daughters, “...particularly enjoyed hearing his stories about growing up during the Depression, when he would jump onto slow-moving trains and kick off enough coal to his waiting brothers to keep the family warm during those frigid Chicago winters. Later in life, Weir would make ends meet during the post-World War II economic slump by trading his auto body work for produce and other necessities. It was a combination of barter deals, in fact, that led to him establishing one of North County's most successful home-building companies.”

In 1947, after a large debt was paid with an acre of land on Idaho Street, Weir decided to build a home for his family on it. With a \$3,000 loan and some old adobe bricks he acquired in another trade, he erected his first "mud" house. Weir quickly sold the home for several thousand dollars, which he and his brother used to build six more homes on Windsor Avenue. Each was built with bricks made of sand and clay, mixed with water, and dried under the sun. By 1948 Weir Bros. Construction was up and running with Jack serving as contractor, Larry as the designer. In 1951, Weir moved to Escondido. There, he had access to a large supply of adobe at what is now Kit Carson Park. His company grew to 80 employees.

The brothers worked long hours building adobe homes. They started with small, inexpensive two-bedroom units and then expanded into Rancho Santa Fe by building high-end masterpieces. Either way, it was an acquired taste. "People either love adobe or they wouldn't even stable their horses in it," Weir said in a 1989 interview with the *Los Angeles Times*.

In 1988, Weir retired and turned the business over to his only son, Robert. The company now goes by the name of Weir Bros. Custom Homes Inc. and is located in Rancho Santa Fe.

Lawrence Weir (November 5, 1924-July 11, 2012)

Lawrence "Larry" Weir, a designer of numerous adobe houses in San Diego County and helped restore the Mission San Antonio de Pala in 1958, died on July 11, 2012 of heart failure. He was 87.

Son of Patrick Weir and Stella Bourgeois, Larry was born in Chicago on November 5, 1924. He served in the Navy from 1939 to 1946, where, during World War II he delivered supplies and briefly served as an aircraft gunner in the South Pacific. Following military service he moved to San Diego and with his three older brothers started Weir Bros. Construction, quickly establishing themselves as pioneers in adobe construction. In 1964 he started his own company Larry Weir Adobe.

Larry and Maria Ravettino were married on June 23, 1951. They had nine children: Larry Weir, Maria Werth, Estelle Harrison, Thomas Weir, Christine Herms, Catherine Le Bell, Theresa Moller, Michael Damian, and Joani Weir.

In 1964, Weir left the business to begin his own company, Larry Weir Adobe. That firm operated for about four decades and built homes across the county, including Rancho Santa Fe, Escondido, Encinitas, and Poway. Weir's designs were rarely conventional. Weir drew inspiration from his time in the Navy by using rope to frame windows. He also built houses around the site, incorporating boulders and tree limbs into the structure's design. On occasion he would visit a train yard and buy old parts for use in the construction of the homes.

While certainly adobe walls were their signature early on, passersby may also look for a signature placement of an old wagon wheel often embedded in a wall or a fence as well as round and large arched windows. Weir Bros. homes were often built of recycled lumber – decades before it was fashionable they would buy old piers and train trestles for the large beams used in their home designs. It has been said that Jack's designs were square, while Larry's depended on circles, turrets, and more rounded, creative patterns.

B. BUILDING HISTORY

1534-1538 So. Escondido Boulevard

Designer/Builder: Residential building unknown.
 Office and workshop by Weir Bros. Construction

Original Address: 1536 South Escondido Boulevard (office)
 1538 South Escondido Boulevard (residence)

Current Address: 1534-1538 South Escondido Boulevard

Original Use: Single family residence with later office additions.

Current Use: Storage and meeting room.

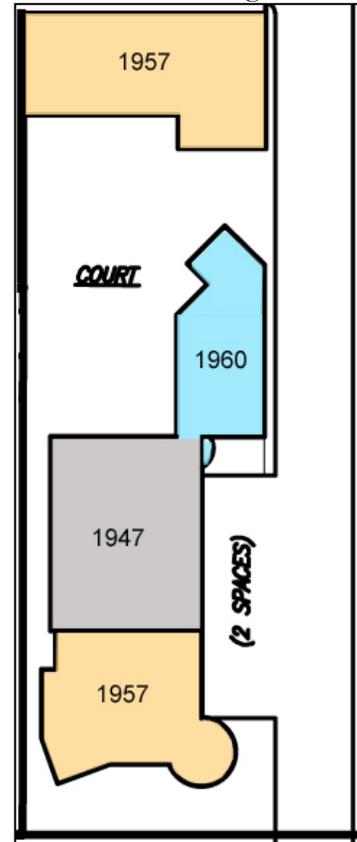
Chronology:

1947 Residential building constructed.

1957 Adobe office addition to the primary west façade of the residence.
 Workshop building addition at the rear of the parcel.

1959 6' adobe site wall addition.

1960 Adobe office wing addition to the rear of the residence.



H7: Historical development site plan for 1534-1538 So. Escondido Blvd.

1540 So. Escondido Boulevard

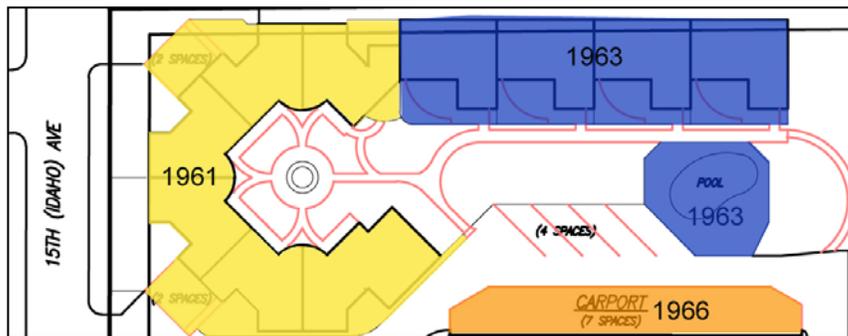
Designer/Builder: Weir Bros. Construction

Original Address: 247 West 15th Avenue

Current Address: 1540 South Escondido Boulevard

Original Use: Cooperative Apartments

Current Use: Apartments



H8: Historical development site plan for 1540 So. Escondido Blvd.

Chronology:

1961 Circular, six-unit apartment complex constructed per Residential Building Record and City of Escondido building permit.

1963 Linear, four-unit apartment complex, adobe perimeter wall, and pool constructed per Residential Building Record.

1966 Seven-car detached carport was constructed per the City of Escondido building permit and Residential Building Record.

C. RESOURCE DESCRIPTION

The Custom Ranch Style²¹

The Mid-Century Modern Custom Ranch construction is differentiated from Tract Ranch because these properties were typically custom-designed with a specific client in mind. Designers of these custom resources include noted San Diego County designers such as Cliff May, Richard Wheeler, CJ Paderewski, and Weir Bros. Construction. Cliff May was instrumental in popularizing the Ranch style in California with his book and articles published by *Sunset Magazine*. The Ranch style became the era's most prevalent type of residential construction in San Diego County. Custom Ranch buildings, typically residential buildings, are generally much more lavish than their tract counterparts; they frequently included a large landscaped property, with a deep street setback creating a generous front yard. These homes may also feature larger garages, motor courts, servant's quarters, expanded kitchens, and generous living spaces.

Like Tract Ranch housing, materials and detailing are generally traditional. Typical exterior materials include wood siding, stone, concrete block, brick, and even adobe. Detailing may include paneled wood doors, divided lite windows, wood shutters, and prominent chimneys.

Primary character defining features include horizontal massing, wide to the street; usually single story; custom details such as wood shutters, large wood windows, or large brick or stone chimneys; prominent low-sloped gabled or hipped roofs with deep overhangs; and use of natural building materials such as wood shingle roofing, wood siding, brick, stone, and adobe.

1534-1538 So. Escondido Boulevard - Architectural Description

Originally built in 1947 as a one story single family residence, the building is of standard wood frame construction on a concrete foundation.²² The cross gabled roofs contain composition shingles and a brick chimney was formally located at the rear. The original exterior walls have a smooth stucco finish still visible along portions of the north and south façades. The central portion of the building was infilled and includes a flat roof and rough vertically scored stucco siding. Vinyl replacement sliding windows are located at the central portion of the building's north and south facades including a sliding glass door that accesses the inner courtyard at the north façade.

In 1957, a Custom Ranch style two-office adobe addition was constructed to the primary west façade facing South Escondido Boulevard. The addition includes a gabled roof with deep overhanging eaves and painted adobe exterior finish. It features a central full height turret. A metal framed angled bay window is located along the southwest corner and a curved wing wall at the northwest corner of the office building. Fenestration also includes metal sliders at the northwest façade facing South Escondido Boulevard. There are two entry doors both with heavy timber wood surrounds. The south entry (1536 unit) includes a crossbuck door with diamond lites above and a mail slot. The north entry (1534 unit) was not visible due to a metal security screen door.

²¹ City of San Diego and Heritage Architecture & Planning. *San Diego Modernism Historic Context Statement*. October 17, 2007.

²² It appears from the historic photograph, that the original residence may have been an Early Ranch style.

Landscaping includes square clay pavers, low adobe planters, six foot adobe site wall extending to the south with square pillars and decorated period sconce and light fixtures.

A rear office wing, also constructed of adobe, was completed in 1960. The wing includes a flat roofed turret with parapet that is located along the southeast corner which connects to the original residential building. The turret has a textured colored glass window inset at the center. The entry faces west and includes a shed roof with square posts and Mexican pavers below. The door is flush with a recessed colored textured side lite. A large chimney is located at the rear east façade.

A separate L-shaped workshop building was added in 1957 to the southeast portion of the property. The flat roof building is of adobe construction and has a flush wood door with fixed window.

Both the office building and separate workshop building are in good condition.

1540 So. Escondido Boulevard – Architectural Description

The 1961, six-unit, one-story apartment complex is designed in a quadrangle arrangement with a central court, 12' diameter adobe fountain, and concrete walkways. The fountain is no longer extant and has been filled with sod. The complex is constructed of 16" thick adobe bricks on a concrete foundation. The adobe is unfinished. The combination roof is flat and gabled with 10"x16" exposed beams. The gabled roof originally designed with "Mexican Flat Tiles" has been replaced with composition shingles. The interior court covered patios have shed roofs and square posts. Five of the six units have interior chimneys. The building features four turrets, located at each interior corner, plus one on the east end that connects to the linear apartment addition. The east turret has a recessed circular fixed window with a decorative metal grille. Fenestration consists of vinyl replacement sliders and stained glass windows. Entry doors vary, but are mainly paneled, some with wickets. There are two connecting carports with storage. The apartment appears to be in good condition.

The 1963, four-unit, one-story apartment addition is linear in shape. The building is of construction. The adobe walls are 16" thick. Most of the adobe walls remain unfinished. Adobe walls along at the uncovered entry patios are painted. Other walls at the entry patio have vertical wood panels. There are alternating walls along the east façade with an exterior stucco finish. The roof is flat with exposed beams and wood parapet features along portions of the west and south facades. Large arched adobe entry features are located at the west façade leading to the uncovered patio and entrance to each unit. Each two-bedroom unit is L-shape in plan. Fenestration consists of vinyl replacement sliders at the west façade and metal sliders at the east façade. The entry doors to each unit are paneled. The apartment appears to be in good condition.

Other structures associated with the apartment complex include an adobe perimeter wall, pool, and detached carport. The adobe perimeter walls were constructed at the same time as the apartments. The 8' high perimeter wall located along the south portion of the property along South Escondido Boulevard is 12" thick with cap and has arched features similar to those at the four-unit apartment, but the arches feature wood fence infill. There are four decorative lights and a sconce that are located along the entry along with an "Adobe Villa" sign. The 6' high perimeter wall along 15th Avenue is 8" thick and runs perpendicular to the street dividing the parcel from the adjacent

commercial property to the west. The walls appear to be in good condition. A kidney shaped pool constructed in 1963 is in good condition. The seven-car detached carport with metal posts is located west of the apartment complex and is in good condition.

[INSERT PHOTO PAGES STARTING HERE]

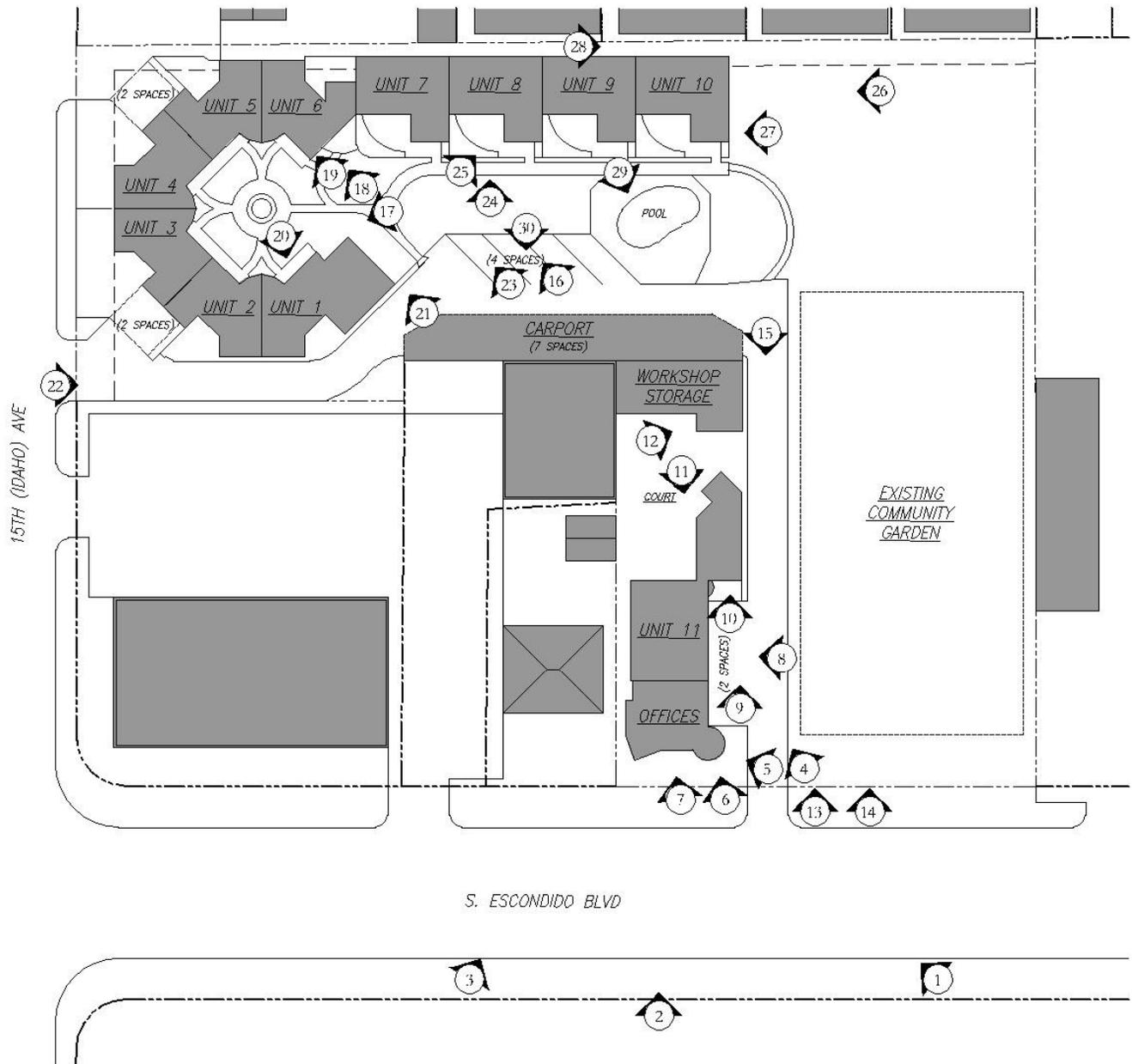


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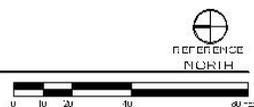


Figure 3-1: Photo key plan.



Image 1: Looking northeast at the building and driveway entry.



Image 2: Looking east at the primary west façade.



Image 3: Looking southeast at portions of north and west facades.



Image 4: Looking northeast at the south facade.



Image 5: Looking northeast. Note the period landscaping and six foot adobe site wall and sconce.



Image 6: Detail of the metal framed angled bay window at the primary facade.



Image 7: Detail of turret feature, deep overhanging eaves, and original front entry doors with heavy timbered door surrounds.



Image 8: Portion of the original residence at the south façade with vinyl replacement windows. The center was infilled and differentiated with a vertical textured stucco exterior finish. The adobe cladding along the original smooth exterior may have been added with the 1960 rear office addition.



Image 9: Looking east at the 1960 rear office addition and six foot adobe site wall. The turret has a textured colored glass window feature.



Image 10: Detail of the 1960 office entry with shed porch roof, heavy timbered square posts, and Mexican pavers. The original flush door is extant with recessed colored textured side lite.



Image 11: Looking west from the inner court at portions of the east façade and porch. Note the windows have been replaced with vinyl sliders.



Image 12: Looking southeast at the 1957 adobe workshop (storage) building. The flush door and fixed window appear to be original.



Image 13: Looking north at the 8' adobe perimeter wall and Adobe Villa signage are along So. Escondido Boulevard. The arched openings filled with wood fencing and the period light fixtures are extant.



Image 14: Detail of the fence board arch infill feature at the adobe perimeter wall.



Image 15: Looking west at the entry drive as accessed from South Escondido Boulevard.



Image 16: Looking north toward the six-unit Adobe Villa Apartment complex.



Image 17: Looking north toward the inner court. Note the windows have been replaced with vinyl sliders and the original central fountain feature has been removed and replaced with sod.



Image 18: Detail of the southeast turret with circular window feature.



Image 19: Covered entry patio with exposed beams and narrow stained glass detail.



Image 20: View looking southwest at the covered entry porch.



Image 21: Southwest façade detail showing the vinyl replacement windows, unfinished adobe walls, low pitched gabled roof with exposed beams, chimney at the roof ridge, and plastered 3' adobe wall.



Image 22: Entry drive along 15th Avenue. Note the attached 2-car carport, screened patio wall, and 6' adobe perimeter wall.

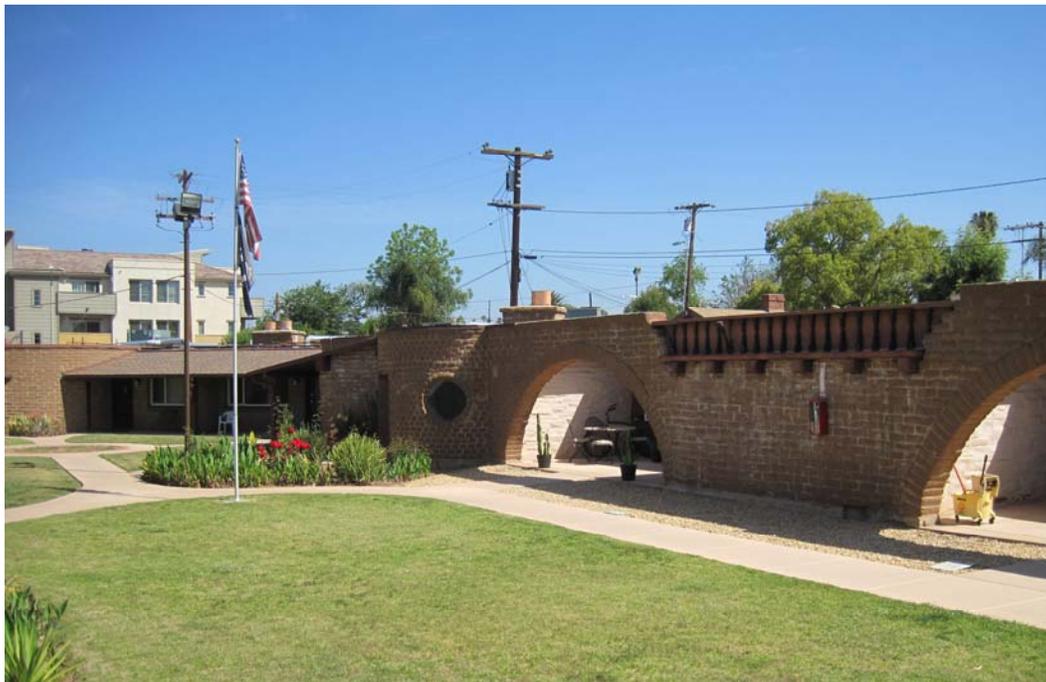


Image 23: Looking northeast toward the Adobe Villas.



Image 24: Looking east at the detail of the arched uncovered porch entry to the four-unit complex.



Image 25: Detail of the adobe arch wall, wood clad, panel door, and vinyl replacement windows at the four-unit complex.



Image 26: Looking northwest at the four-unit complex's south façade.



Image 27: Detail of the parapet, exposed beam, and adobe wall at the south façade of the four-unit complex.



Image 28: Looking south at the four-unit complex's east façade. Note the variation of adobe and stucco exterior finishes.



Image 29: Looking southwest at the pool.



Image 30: Looking southwest toward the detached carport.

IV. SIGNIFICANCE EVALUATION

Federal, state, and local governments all have regulatory programs providing for the identification, and, in certain instances, protection, of historic resources. Part A of this section reviews relevant federal, state, and local regulatory provisions. Part B of this section applies those provisions to the specific resource.

A. EVALUATION CRITERIA

Federal, state, and local historic preservation programs provide specific criteria for evaluating the potential historic significance of a resource. Although the criteria used by the different programs (as relevant here, the National Register of Historic Places, the California Register of Historical Resources, and the City of Escondido's Local Register of Historical Places) vary in their specifics, they focus on many of the same general themes. In general, a resource need only meet one criterion in order to be considered historically significant.

Another area of similarity is the concept of integrity — generally defined as the survival of physical characteristics that existed during the resource's period of significance. Federal, state, and local historic preservation programs require that resources maintain integrity in order to be identified as eligible for listing as historic.

1. NATIONAL DESIGNATION: THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (commonly referred to as the “National Register” or “NRHP”) is a Congressionally-authorized inventory of “districts, sites, building, structures, and objects significant in American history...” (16 U.S.C. § 470a). To be eligible for listing in the National Register, a resource must meet three requirements.

First, the resource must either be at least 50 years old or meet one of seven “criteria considerations.” Second, the resource must “possess integrity of location, design, setting, materials, workmanship, feeling, and association.” (36 C.F.R. § 60.4). Third, the resource must meet at least one of four “evaluation criteria” for determining the quality of “significance in American history, architecture, archeology, engineering, and culture”:

Criterion (a): associated with events that have made a significant contribution to the broad patterns of our history

Criterion (b): associated with the lives of persons significant in our past

Criterion (c): embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; *or* represent a significant and distinguishable entity whose components may lack individual foundation

Criterion (d): has yielded or is likely to yield information important in prehistory or history.

(36 C.F.R. § 60.4).

2. STATE CRITERIA EVALUATION: CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (“California Register” or “CRHR”) identifies historical and archeological resources significant to the state. The eligibility requirements for listing in the California Register are very similar to the eligibility requirements for listing in the National Register, though they have a somewhat stronger focus on California-specific issues.

More specifically, to qualify as an historical resource for purposes of the California Register, a resource must meet at least one of four criteria:

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage

Criterion 2: Associated with the lives of persons important to local, California, or national history

Criterion 3: Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic value

Criterion 4: Has yielded or has the potential to yield information important to the prehistory or history of the local area, California, or the nation.

(Cal. Pub. Res. Code § 5024.1).

In order to be eligible for listing in the California Register, an historical resource must have integrity. (Cal. Code Regs. tit. 14, § 4851). Integrity is “evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association” and it “must [] be judged with reference to the particular criteria under which a resource is proposed for eligibility.”

3. LOCAL CRITERIA EVALUATION: CITY OF ESCONDIDO LOCAL REGISTER OR LOCAL LANDMARK DESIGNATION

The City of Escondido established Procedure and Criteria for Local Register Listing or Local Landmark Designation (Escondido Municipal Code, chapter 33, article 40, §33-794(d)). Per the City of Escondido, 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. 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.

4. INTEGRITY

The concept and aspects of integrity are defined in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation Section VIII. How to Evaluate the Integrity of a Property Historical Resource* (Andrus 1997). The Bulletin also establishes how to evaluate the integrity of a property: “Integrity is the ability of a property to convey its significance.” The evaluation of integrity must be grounded in an understanding of a property’s physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity which are location, design, setting, materials, workmanship, feeling, and association.

B. RESOURCE EVALUATION

The following evaluation is based on Heritage’s site visit, research, and review of the sources cited in this report.

Federal and State Level Evaluation

- Criterion A/1: Event
The events or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A. The property’s specific association must be considered important as well.

At the federal and state register level, the resources located at 1534-1538 and 1540 South Escondido Boulevard do not qualify under National Register/California Register for Event at either the local, state, or national levels. Historical research did not identify any important events associated with the buildings over the course of their existence.

- Criterion B/2: Person
Criterion B/2 applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic context. Properties eligible under Criterion B are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance. Speculative associates are not acceptable.

The 1534-1538 South Escondido Boulevard property is significant under Criterion B/2 as the Weir Bros. Construction company’s office and the site of some of their most accomplished work throughout San Diego County. The property is noteworthy at the local level of significance.

The Weir Bros. Construction was the most prominent post-modern commercial adobe home builder in Southern California and is renowned for reviving the art and science of traditional adobe construction. The 1534-1538 South Escondido Boulevard property served as the central location where much of their collaborative design and construction management took place and is most associated with their significant contribution of work in Escondido as well as throughout San Diego County.

While retaining their offices here, many custom residences were designed and completed such as Jack Weir's private residence at 738 Idaho Street (1958), the Reuben H. Fleet Residence at 3118 Quiet Hills Drive in Escondido (1959), as well as the 1960 Beebe Residence in Escondido. Other private residences during this period include: a private residence at 16630 Avenida Florencia in Poway (1958), the Homer J. Morehouse Spec House #1 in La Mesa (1959), 3188 Quiet Hills Drive in Escondido (1959), Montesano Road in Escondido (1959), 738 Idaho Street 3215 Bernardo Lane in Escondido (1961), 2705 Ross Lane in Escondido (1961), the Home J. Morehouse Spec House #2 in La Mesa (1962), Home J. Morehouse Spec House #3 in La Mesa (1963), Walseth Residence at 705 Idaho Avenue in Escondido (1964), the Joseph & Genevieve Thunder Residence at 2195 East Madison Avenue in El Cajon (1964), 3125 Robert Weir Sr. Residence at 1914 Summit Ridge Drive in Escondido (1966), William Barend Residence on Verda Avenue in Escondido (1967), two private residences on Acorn Patch Road in Poway (1969) the Pala Mesa Village Tract in Fallbrook (1971), as well as a private residence at 1317 Windsor Road in Cardiff (1972).

The property at 1540 South Escondido Boulevard is not significant under Criterion B/2 as historical research does not reveal any association with significant persons. It is associated with the Weir Bros. Construction firm based on their design, construction, and ownership of the property until 1966. However, neither the company nor the individual owners have made any significant contributions to the City of Escondido, the State of California, or the Nation while occupying the buildings.

- Criterion C/3: Design/Construction

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

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.

Both the 1534-1538 and 1540 South Escondido Boulevard parcels are significant for their association with Weir Bros. Construction. 1534-1538 South Escondido Boulevard is significant as the firm's office and as an example of the company's signature work in adobe for a commercial application. It is the only commercial office building associated with the company as most of their work was custom residential. The Adobe Villa Apartment represents the Weir Bros. only known apartment complex designed and constructed by the firm.

Both buildings exemplify the Weir Bros. Construction use of adobe construction techniques and Custom Ranch style of architecture. The use of their signature circular patterns, such as the turrets, arched walls, as well as prominent chimneys, and low-sloped gabled roof with exposed beams and deep overhangs are still evident.

The firm is regarded as a Master Design-Builder with over 200 custom built adobe homes constructed throughout San Diego from 1947 into the 1960s when Larry Weir established his firm Larry Weir Adobe. Both Weir brothers continued to build custom adobe homes throughout San Diego in the 1970s, and additional timber frame homes into the late 1980s.

The buildings are noteworthy at the local level of significance as the only known commercial building and apartment complex designed and constructed by the company.

- Criterion D/4: Information Potential

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

The resource at 1534-1536 and 1540 South Escondido Boulevard does not qualify under Criterion D: Information Potential as a property which is likely to yield information important in terms of history and prehistory.

Local Level Evaluation

The Weir Bros. Construction company offices at 1534-1538 South Escondido Boulevard and the Adobe Villa Apartment complex at 1540 South Escondido Boulevard meet the following City of Escondido criteria for potential historic buildings:

- (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;*

As noted above, the building located at 1534-1538 South Escondido Boulevard is strongly identified with Weir Bros. Construction as their main office in the City of Escondido throughout the late 1950s-1970s. Many of the over 200 custom built adobe residences were designed and built while the company housed their offices here. Many of these custom residences were also located within the City of Escondido. The Adobe Villa Apartments complex is the only known apartment complex designed and constructed by the firm and is therefore a unique resource in the City of Escondido.

- (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;*

As noted above, the 1534-1538 South Escondido Boulevard property is significant for its association with Weir Bros. Construction as the firm's office and as an example of the company's signature work in adobe. It is the only commercial office building associated with the company as most of their work was custom residential. 1540 South Escondido Boulevard is significant for its association with the Weir Bros. Construction and the only known adobe apartment complex in their firm resume. The buildings exemplify Weir Bros. Construction use of adobe construction techniques and Custom Ranch style of architecture. The use of their signature circular design, such as the turrets, arched walls, prominent chimneys, and low-sloped gabled roof with deep overhangs and exposed beams are extant.

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

The building represents a time in Escondido's history when mid-century modern adobe construction was popular due to the abundant amount of local resources. With the mid-1980s changes in the building codes that made the use of adobe all but obsolete, the closure of local supplier L.R. Green's Adobe Block Company, and the later deaths of the Weir brothers, the use of adobe construction in Escondido has now become rare.

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

The original residence was constructed in 1947 and the office additions by Weir Bros. Construction in 1957 and 1960 make this property more than 50 years in age.

The Adobe Villa Apartment was constructed in 1961 and 1963, and making this parcel more than 50 years in age.

Integrity Evaluation

- *Location - Location is the place where the historic property was constructed or the place where the historic event took place.*

The original 1947 residence and the later 1957 and 1960 office additions as well as the Adobe Villa Apartment complex have remained in the same location over the course of their existence, and thus retain their location integrity.

- *Design - Design is the composition of elements that constitute the form, plan, space, structure, and style of a property.*

Although the Weir Bros. Construction company resource was constructed in 1947, the subsequent additions designed and constructed by the Weir Bros. Construction company for their offices has remained, with the exception of some vinyl replacement windows along the central north and south facades. Their signature circular designs such as the turrets located at the west front office wing and the rear wing, prominent chimney, and low-sloped gabled roof

with deep overhangs are extant. Therefore, the property has retained a high degree of its design integrity.

Likewise, the Adobe Villa Apartment complex has retained much of its original design with the exception of the vinyl replacement windows and tile roof materials. The signature turrets, arched walls, low-sloped gabled roof with exposed beams are extant. Therefore, the complex has retained a high degree of its design integrity.

- *Setting - Setting is the physical environment of a historic property that illustrates the character of the place.*

The overall street setting around the both parcels have changed gradually since its initial construction in 1947 through the early 1960s. Changes are mostly from residential to mixed use along South Escondido Boulevard. Therefore, the properties retain a moderate degree of its setting integrity.

- *Materials - Materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past.*

The materials that have gone into the construction of both buildings are mostly original with the exception of the roof materials, which are now composition, and the vinyl replacement windows. Classic Weir Bros. Construction utilizing adobe blocks and reclaimed building materials in their designs are evident, so integrity of materials is retained.

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

As with the materials noted above, the workmanship is classic Weir Bros. Construction with their low-sloped gabled roof, exposed beams, deep overhangs, turrets, arched walls, bay window, and large adobe chimney are focal points. Therefore, both properties have retained its workmanship integrity.

- *Feeling - Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time.*

The building in its current condition still imparts an aesthetic or historic sense of a Weir Bros. Construction project during the 1950s-1960s. As a result, the buildings retain its feeling element for integrity purposes.

- *Association - Association is the direct link between a property and the event or person for which the property is significant.*

Both buildings continue to be linked to Weir Bros. Construction as their primary offices during the most significant period of their construction careers prior to Larry Weir separating from the company. The apartment complex is associated as the only apartment known to have been designed by this firm. Therefore, the properties retain their association integrity.

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V. FINDINGS AND CONCLUSIONS

The property at 1534-1538 South Escondido Boulevard in the City of Escondido, also known as the Weir Bros. Construction company office, has been evaluated for potential listing on the local, state, and national registers. Historical research and site evaluation reveal that the Weir Bros. Construction company office building appears to be eligible as a historic resource at the local level of significance under the Criterion B and C for the National Register of Historic Places, under Criterion 1 and 3 for the California Register of Historical Resources, and under Criterion 1, 2, 3, and 5 for the City of Escondido.

The parcel at 1540 South Escondido Boulevard in the City of Escondido, also known as the Adobe Villa Apartments, has also been evaluated for potential listing on the local, state, and national registers. Historical research and site evaluation reveal that the Adobe Villa Apartments appears to be eligible for listing as a historic resource under Criterion C/3 for the National Register of Historic Places and California Register of Historical Resources as well as Criterion 1, 2, 3, and 5 for City of Escondido's Local Register.

The resources are both directly associated with the renowned Mid-Century Modern design-build firm of Weir Bros. Construction and retain a high level of integrity for their architectural style, incorporating the company's signature use of modern adobe construction techniques and Custom Ranch style of architecture to their office and apartment buildings. They are also the only known commercial building and apartment complex associated with Weir Bros. Construction firm.

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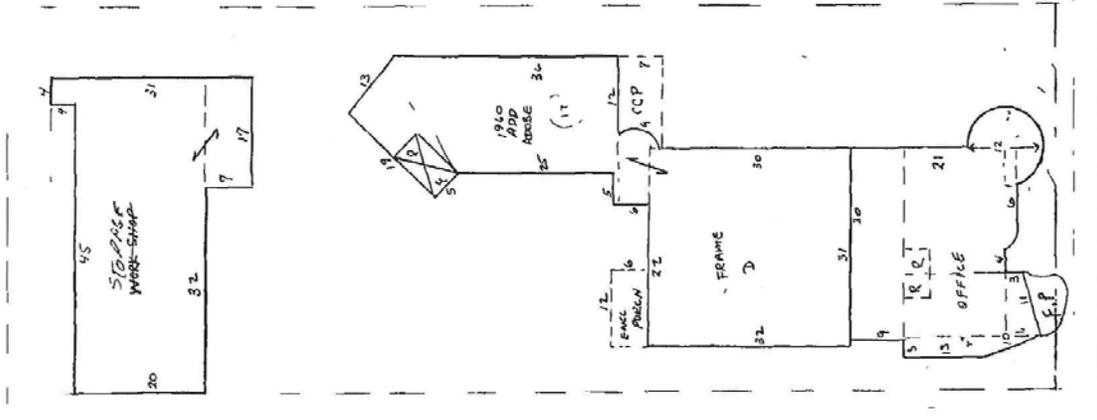
VII. APPENDIX

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A. BUILDING DEVELOPMENT INFORMATION

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MISCELLANEOUS STRUCTURES						
STRUCTURE	FOUND	FLOOR	CONST. E.T.C.	ROOF	DIN	AREA/NUM
<p>AREA 1 1/2 X 10 1/2 COMPUTATIONS 6 70</p> <p>13 1/2 X 2 1/2 3 5 1/2 5 B.P. (BY REVERSE) 1.10</p> <p>2 1/2 X 10 20 M.C.</p> <p>2 1/2 X 30 75 20 ADD F012 7 37</p> <p>6 1/2 X 11 1/4 57 ROOF 1.30</p> <p>1 1/2 X 3 1/2 2 1/2 2 1/2 PART 1.00</p> <p>4 9 5 1/2 1 1/2 4 1/2 4 1/2 4 1/2</p> <p>GB REC ANNEXES 9 0</p> <p>BE 10 1/2</p>						
REMARKS Factor of 1/2						



Scale: 1" = 20' Ft.

MISCELLANEOUS STRUCTURES						
STRUCTURE	FOUND FLOOR	CONST	EXT.	ROOF	DIM	AREA/UNI
FLAT BRICK	1600	for all	4800	1600	40	640
FLAT ASP			4800	3600	15	540
6" FENCE	GRAPESTK	on	ADBE	BASE	550	1724
6" ADGEBE WALL	8" THICK	+ 200		115 LF	8.00	920
8" ADGEBE WALL	12" THICK	+ 200		95 LF	11.00	1045
FOUNTAIN	12" DIAMETER	ADGEBE				200
CPT-STAR	ASP	POST	ADGEBE			200
COMPUTATIONS						
C70	PER: 162					12.00
UNIT #1	26712 =	312				109
UNIT #2	31115 =	465				110
UNIT #3	1144	260				1140
UNIT #4	1615	246.5				35
UNIT #5	1193	56.5				1145
UNIT #6	1140	56.5				10.85
UNIT #7	1134	246.5				110
UNIT #8	1171	96				17.55
UNIT #9	25427	500				125.2
UNIT #10	9720	17 = 246.5				359.6
UNIT #11	51416	12 = 56.5				879.8
UNIT #12	803	111.6				111.6
REMARKS						
Unit #1 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #2 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #3 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #4 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #5 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #6 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #7 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #8 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #9 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #10 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #11 has extra 74 sq ft, incl on slab. (unsubmit)						
Unit #12 has extra 74 sq ft, incl on slab. (unsubmit)						

COUNTY ASSESSOR
 SAN DIEGO CO. CALIFORNIA - MISCELLANEOUS BUILDING RECORD
 PARCEL 236-469-153
 SHEET 2 OF 3
 ADDRESS 247 W 75th 1540 So Escondido Blvd, San Diego, CA 92108
 63073568
 660401

DESCRIPTION OF BUILDINGS

Bldg. No.	Structure	Size	Found	Wall & Exterior	Roof	Floor & Interior Detail	2nd Story or Loft	Year Built	Effective Year
1	POOL	APPROX. 15x39	Y	CONCRETE WALLS		HEATED & FILTER		1963	1963
2	UNIT ROOF WALL AROUND POOL INCLUDING WATER FALL							1963	1963

COMPUTATION

Appraiser - Date	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
7-18-63	1	2500	2500	95	2375		2375	88	2080		2080	85	1768
	2	1000	1000	98	980		980	87	853		853	85	725
Total			3500		3355		3355		3033		3033		2493

Appraiser - Date	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
Total													

A-15 8-56

NEW ALTER REPAIR ADD

BUILDING PERMIT APPLICATION

Location: 1534 So Escondido Blvd
 Owner: WEIR BEOS ACCESS CONST CO
 Lot 209 Block 256 Sub Rd Rm 10 Bldg. Site Area _____ sq. ft.
 Type of Const. HOUSE Bldg. Dist. C-1 Fire Zone 2
 Occupancy OFFICE BUILDING
 No. Families _____ No. Stories 1 Valuation \$4200.00

Type Permit	Permit No.	Date	Contractor
Building	<u>5175</u>	<u>6 March 86</u>	<u>Cagnano</u>
Electrical	<u>4249</u>	<u>23 May 86</u>	<u>Barber</u>
Sewer			

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

Signature of: Owner [Signature]
 Contractor _____

ID-1M-11-1-54

A.2.1 1534-1538 South Escondido Boulevard. Building permits for the office additions.

ORIGINAL TO INSPECTOR
 PINK TO PERMITTEE
 WHITE TO FILE
 GREEN TO ASSESSOR
 BUFF TO FINANCE DEPARTMENT

BUILDING PERMIT APPLICATION
 CITY OF ESCONDIDO, STATE OF CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS - BUILDING INSPECTION DIVISION
 CITY HALL, 100 VALLEY BLVD.
 Telephone SH 5-2200

THIS APPLICATION IS NOT A PERMIT UNTIL FEES HAVE BEEN PAID AND APPLICATION HAS BEEN MACHINE VALIDATED

Owner Name Winn-Lewis-Cole Co. Mailing Address 1536 So. Esc. Blvd.
 (Please Print) (Last) (First) (Middle) Number Street City Phone
 Contractor Owner Mailing Address Same
 (Please Print) Number Street City Phone
 Type of Construction Other No. of Stories _____ Residential Commercial Other
 (Frame, Masonry, Etc.)
 To Construct To Add or Alter To Repair To Convert Total Land Area 16,580 Sq. Feet
 Existing Main Buildings _____ Sq. Feet Existing Accessory Buildings _____ Sq. Feet ATTACHED DETACHED
 Proposed Main Building 700 Sq. Feet Proposed Accessory Buildings _____ Sq. Feet ATTACHED DETACHED

TOTAL ESTIMATED COST OF IMPROVEMENTS INCLUDED IN THIS PERMIT \$ 8,050.00
Office Bldg.

BUILDING INSPECTION DIVISION WILL FILL OUT ITEMS IN THIS ENCLOSURE.

Public Sewer Available? Yes () No () City Water Available? Yes () No ()
 Driveway Permit Required? Yes () No () Yard Fence or Wall _____ Max. Height _____ Ft.
 Fire Zone No. 2 Building District C-1
 Front Yard Distance: P/L To Building _____ Feet Rear Lot Line To Building _____ Feet
 Distance Between Buildings (If Required) _____ Feet Side Yard Distance: Lot Line To Building _____ Feet
 LEGAL DESCRIPTION: LOT Part 9, BLOCK 256, SUB. _____
 METES & BOUNDS Sely 6' of the Nubly 273.5' (Excepting 200' of the Ely of Lot 9 Block 256
 ASSIGNED OR RECORDED ADDRESS 1536 So. Escandido Blvd.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

If a check is tendered for payment of the fee and the check is not honored when presented for payment, your Building Permit will be immediately revoked.

SIGNATURE OF PERMITTEE [Signature]

BUILDING PERMIT FEE \$ 31.00
 PLAN CHECKING FEE \$ 15.00
 TOTAL FEE PAID \$ 46.00

PLANS APPROVED BY [Signature] DATE 6/29/59
 Building Inspection Division

PERMIT ISSUED BY [Signature] (Title)

I hereby certify that I am the applicant for a building permit, and that in the performance of the work for which such permit is issued I will not employ any person or persons in any manner so as to become subject to the provisions of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

VALIDATION	568	BTP-	30.00	PERMIT NUMBER
<u>CL 5927</u>	568	BTP-	30.00	• 7413
	569	BTP-	15.00	• 7413
	569	BTP-	15.00	• 7413

Signature of applicant _____
 DPW-BID Form 100.1/300.1 (6/58-2.5M)

ORIGINAL TO INSPECTOR
PINK TO PERMITTEE
WHITE TO FILE
GREEN TO ASSESSOR
BUFF TO FINANCE DEPARTMENT

BUILDING PERMIT APPLICATION
CITY OF ESCONDIDO, STATE OF CALIFORNIA
 DEPARTMENT OF PUBLIC WORKS - BUILDING INSPECTION DIVISION
CITY HALL, 100 VALLEY BLVD.
 Telephone SH 5-2200

THIS APPLICATION IS NOT A PERMIT UNTIL FEES HAVE BEEN PAID AND APPLICATION HAS BEEN MACHINE VALIDATED

Owner Name WEIS LAWRENCE W Mailing Address 1536 S ESCONDIDO BLVD SAS-1612
(Please Print) (Last) (First) (Middle) Number Street City Phone

Contractor WEIS BOSS ADOLF PAINT CO Mailing Address 1536 S ESCONDIDO BLVD SAS-1612
(Please Print) Number Street City Phone

Type Construction MASONRY No. of Stories _____ Residential Commercial Other
(Frame, Masonry, Etc.)

To Construct To Add or Alter To Repair To Convert Total Land Area _____ Sq. Feet

Existing Main Buildings _____ Sq. Feet Existing Accessory Buildings _____ Sq. Feet ATTACHED DETACHED

Proposed Main Building _____ Sq. Feet Proposed Accessory Buildings _____ Sq. Feet ATTACHED DETACHED

TOTAL ESTIMATED COST OF IMPROVEMENTS INCLUDED IN THIS PERMIT \$ 433⁰⁰

BUILDING INSPECTION DIVISION WILL FILL OUT ITEMS IN THIS ENCLOSURE.

Public Sewer Available? Yes () No () City Water Available? Yes () No ()

Driveway Permit Required? Yes () No () Yard Fence or Wall None 40' Max. Height 6'0" Ft.

Fire Zone No. 2 Building District C1

Front Yard Distance: P/L To Building _____ Feet Rear Lot Line To Building _____ Feet

Distance Between Buildings (If Required) _____ Feet Side Yard Distance: Lot Line To Building _____ Feet

LEGAL DESCRIPTION: LOT PORTION LOT 9, BLOCK 256, SUB. 15TH AVE

METES & BOUNDS: _____

ASSIGNED OR RECORDED ADDRESS 1536 S ESCONDIDO BLVD

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

If a check is tendered for payment of the fee and the check is not honored when presented for payment, your Building Permit will be immediately revoked.

BUILDING PERMIT FEE - - - - \$ 5⁰⁰

PLAN CHECKING FEE - - - - \$ _____

TOTAL FEE PAID - - - - \$ 5⁰⁰

I hereby certify that I am the applicant for a building permit, and that in the performance of the work for which such permit is issued I will not employ any person or persons in any manner so as to become subject to the provisions of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Signature of applicant

SIGNATURE OF PERMITTEE George M. Adams

PLANS APPROVED BY _____ **DATE** 4/23/59

PERMIT ISSUED BY _____ **(Title)** _____

VALIDATION 7401 **PERMIT NUMBER**

JUN 23 59 4 5 3 DEP-- 5.00 0 • 7401

JUN 23 59 4 5 3 DEP-- 5.00 0 • 7401

DPW-BID Form 100.1/300.1 (6/58-2.5M)

JOB ADDRESS 277 So. Escondido St.

LEGAL DESCRIPTION Escondido 7000 Avenue Blvd. Public Block 200

(Legal descriptions may be protected separately if Advisory)

Use of Structure
 Single Family Duplex
 Unit Apt. Sign
 Commercial Indust.
 Other _____

APPLICATION FOR BUILDING PERMIT
BUILDING DIVISION
CITY OF ESCONDIDO

Description of Work To Construct **6 UNIT**
6 UNIT APT. HOUSE

Name WELLES INC.
Address _____
City _____ **Tel. No.** _____

Name WELLES INC.
Address 2572 S. Escondido Blvd.
City Escondido **Tel. No.** 761-5-1112
License: State Lic. 127012 **City** 538

Name _____
Address _____
City _____ **Tel. No.** _____
State Certificate No. _____

Size of Lot 213 x 141 **No. of Bldgs.** _____
Use of Property New on Lot **Area** _____
WORK COVERED BY THIS PERMIT _____
Height 12.5 Ft. **Area** 4241.1000 SQ. FT.
No. of Stories 1 **Valuation** \$62,280

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 Owner or Authorized Agent

Zone G-1 **Fire District** II **Minimum Setbacks**
Required Parking Spaces Front 15 Rear 5
 Side 4 Side 4

Special Permits or Conditions _____

Zoning Approval _____ **Date** _____

Group _____ **Year of Const.** 1960 **File #** _____ **Permit #** _____
Checked by _____ **Approved by** _____ **Receipt #** 25501
 _____ **Date** 9-11-14

A.2.2 1540 South Escondido Boulevard Building permits.

1534-1538 & 1540 So. Escondido Blvd.

ADDRESS *1534-1538 & 1540 So. Escondido Blvd.*

LEGAL DESCRIPTION *1534-1538 & 1540 So. Escondido Blvd.*

Use of Building *Residential*

Single Family Duplex

New Alter Repair

Temporary Industrial

Other

APPLICATION FOR BUILDING PERMIT
BUILDINGS DIVISION
CITY OF ESCONDIDO

Investigation of Work *1 - 1/2 story*
ADDITIONAL UNIT

Name *John Doe*
Address *[REDACTED]*
City *[REDACTED]* Tel. No. *[REDACTED]*

Name *John Doe*
Address *[REDACTED]*
City *[REDACTED]* Tel. No. *[REDACTED]*

Name *John Doe*
Address *[REDACTED]*
City *[REDACTED]* Tel. No. *[REDACTED]*

Name *John Doe*
Address *[REDACTED]*
City *[REDACTED]* Tel. No. *[REDACTED]*

Site of Lot *21' x 110'* No. of Bldgs. *1*
Site of Property *[REDACTED]* Now on lot *1*

Height *11'* Area *231 Sq. Ft.*
No. of Stories *1 1/2* Valuation *\$ 97,148.00*

I HEREBY CERTIFY that I have examined the 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]
Inspector of Building Department

Fee *Quarter 5* Minimum Setbacks
Front Rear
Side Side

Special Permits or Conditions

zoning Approval Date *10/30/14*
 [Signature] *[Signature]*
 [Signature] *[Signature]* *[Signature]*

ADDRESS 247 W. 15th

LEGAL DESCRIPTION

Use of Structure

Single Family Duplex
 One Apt. Other
 Commercial Industrial
 Other

APPLICATION FOR BUILDING PERMIT
 BUILDING DIVISION
 CITY OF ESCONDIDO

Description of Work frame

Home Name Wing Bros
 Address [REDACTED]
 City [REDACTED] Tel. No. [REDACTED]

Business Name [REDACTED]
 Address [REDACTED]
 City [REDACTED] Tel. No. [REDACTED]
 License State [REDACTED] City [REDACTED]

Engineer Name [REDACTED]
 Address [REDACTED]
 City [REDACTED] Tel. No. [REDACTED]
 State Certificate No. [REDACTED]

Use of Lot No. of Story [REDACTED]
 Area on lot [REDACTED]

Use of Frequency

WORK COVERED BY THIS PERMIT

Height ft. Area Sq. Ft. No. of Stories
 Volume 4,000.00

I HEREBY CERTIFY that I have prepared 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 Owner or Authorized Agent

7. Code Fire Minimum Setbacks
 8. Erosion Control Other Left: Right:
 9. Services Side Other

Special Permits or Conditions

10. Zoning Approval Date

Group Fee Fee
 11. Checked by: Approved by: 12462-4638
 4638 12462
 1252 115-07

247 W. 15th Ave
 POP LOT 749
 R Pt. Diego Bk 256

APPLICATION FOR
 BUILDING PERMIT
 BUILDING DIVISION
 CITY OF ESCONDIDO

Description of Work:
 ADORR FENCE

Name: Will Green
 Address: [Redacted]
 City: [Redacted] CA Zip: [Redacted]

No. of Stories: 1
 Height: 6 ft
 No. of Spaces: 1

(HEREBY CERTIFY that I have examined the completed application and the statements therein on file and correct, and that all work shall be done in accordance with all applicable City, County and State laws.)

Zone: O-1 District: 2
 Required Parking: 0
 Spaces: 0

Date: 12-5-62
 Approved by: [Signature]

108
 ADDRESS **247 W - 15th**
 LEGAL DESCRIPTION **PAR. 17, 7 & 9 RIN-
 CARR DEL DIABLO BLK. 256**

Use of Structure
 Single Family Duplex
 Unit Apt Sign
 Commercial Industrial
 Other **CARPORT**

**APPLICATION FOR
 BUILDING PERMIT
 BUILDING DIVISION
 CITY OF ESCONDIDO**

Description of Work **CARPORT**
CARPORT
7 - CARPORTS

Contractor
 Name **W. B. BROS. INC.**
 Address **[REDACTED]**
 City **[REDACTED]** Tel. No. **[REDACTED]**

Owner
 Name **OWNERS**
 Address **[REDACTED]**
 City **[REDACTED]** Tel. No. **[REDACTED]**
 License State **127511** City **718**

Architect
 Name **[REDACTED]**
 Address **[REDACTED]**
 City **[REDACTED]** Tel. No. **[REDACTED]**
 State Certificate No. **[REDACTED]**

Size of Lot **2.3 x 1.1** No. of Bldgs. **[REDACTED]**
 How on Lot **[REDACTED]**
 Use of Property **RESIDENTIAL (CAPTS.)**

WORK COVERED BY THIS PERMIT
 Height **10** ft. Area **2560** Sq. Ft.
 No. of Stories **1** Valuation **7680**

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]
 License of Designer or Authorized Agent

Zoning **C-1** Fire District **3** Minimum Setback
 Front **4'** Rear **[REDACTED]**
 Side **[REDACTED]** Side **[REDACTED]**

Special Permits or Conditions
 Zoning Approval **[REDACTED]** Date **[REDACTED]**

Engineer **[Signature]** Type of **[REDACTED]** Permit **[REDACTED]**
 Date **11-26-12** **11-26-12**
 Fee **4603** **4603**
13.52 **27.00**

B. OWNERSHIP AND OCCUPANT INFORMATION

[This page intentionally left blank.]

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 0514091

Chain of Title
(January 6, 1911 through April 22, 2014)

1. Deed
Grantor: William D. Willis
Grantee: J. H. Coomer
Recorded: January 6, 1911, #1406, Book 502, Page 440, of Deeds
2. Deed
Grantor: J. H. Coomer and Catherine Coomer
Grantee: Henry H. Risley
Recorded: August 12, 1912, #20877, Book 571, Page 242, of Deeds
3. Deed
Grantor: Henry H. Risley
Grantee: Lewis W. Rhode and Mabel H. Rhode
Recorded: May 8, 1913, #14188, Book 604, Page 318, of Deeds
4. Deed
Grantor: Lewis W. Rhode and Mabel H. Rhode
Grantee: Mabel H. Rhode
Recorded: November 2, 1916, #20490, Book 710, Page 382, of Deeds
5. Deed
Grantor: Mabel H. Rhode
Grantee: Charles B. Tuttle
Recorded: July 16, 1917, #12481, Book 739, Page 206, of Deeds
6. Decree Settling Final Account and Report of Guardianship After Death of Ward
In the Matter of
the Guardianship of
the Estate of: Charles B. Tuttle, An Insane Person
Recorded: January 25, 1938, #3826, Book 743, Page 218

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

7. Decree of Distribution to Sole Distributee Without Rendering Account

In the Matter of

the Estate of:

Charles B. Tuttle, Deceased

Recorded:

September 2, 1938, #47911, Book 805, Page 499

8. Deed

Grantor:

Hiram A. Tuttle

Grantee:

Hiram A. Tuttle and Maude D. Tuttle

Recorded:

September 20, 1940, #48918, Book 1069, Page 290

9. Deed

Grantor:

Hiram A. Tuttle and Maude D. Tuttle

Grantee:

Fred Strieff and Helen I. Strieff

Recorded:

June 7, 1945, #46142, Book 1861, Page 434

10. Deed

Grantor:

Helen I. Warner

Grantee:

Ernest I. Warner and Helen I. Warner

Recorded:

December 7, 1950, #141598, Book 3890, Page 110

11. Joint Tenancy Grant Deed

Grantor:

Ernest J. Warner and Helen I. Warner

Grantee:

John E. Weir and Carnella H. Weir, one-half interest, and
Lawrence W. Weir and Maria A. Weir, one-half interest

Recorded:

August 2, 1954, #100268, Book 5318, Page 563

12. Grant Deed

Grantor:

John E. Weir and Carnella H. Weir, one-half interest, and
Lawrence W. Weir and Maria A. Weir, one-half interest

Grantee:

Weir Bros.

Recorded:

November 10, 1960, Recordors File No. 60-222349

13. Corporation Grant Deed

Grantor:

Weir Bros.

Grantee:

Roberta Steinbaum

Recorded:

April 11, 1966, Recordors File No. 66-59826

14. Quitclaim Deed

Grantor:

Roberta Steinbaum

Grantee:

J. Barry Baker, Trustee

Recorded:

July 22, 1982, Recordors File No. 82-224867

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

15. Quitclaim Deed

Grantor: J. Barry Baker, Trustee
Grantee: Roberta Steinbaum, Trustee
Recorded: July 28, 1987, Recorders File No. 87-422635

16. Quitclaim Deed

Grantor: Roberta Steinbaum, Trustee
Grantee: Roberta Steinbaum, 42% interest
Recorded: March 16, 1992, Recorders File No. 92-142290

17. Quitclaim Deed

Grantor: Roberta Steinbaum, 42% interest
Grantee: Louis L. Rothery, Trustee
Recorded: March 17, 1992, Recorders File No. 92-145372

18. Quitclaim Deed

Grantor: Roberta Steinbaum, Trustee, 58% interest
Grantee: Louis L. Rothery, Trustee
Recorded: March 23, 1993, Recorders File No. 93-177084

19. Grant Deed

Grantor: Louis L. Rothery, Trustee, 42% interest, Louis L. Rothery, Trustee, 58% interest
Grantee: Vietnam Veterans of San Diego, Incorporated
Recorded: January 18, 1996, Recorders File No. 96-26886

20. Quitclaim Deed

Grantor: Vietnam Veterans of San Diego, Incorporated
Grantee: Vietnam Veterans of San Diego
Recorded: March 17, 2011, Recorders File No. 11-142537

– End of Report –

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

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

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California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 0514090

Chain of Title
(August 2, 1954 through April 14, 2014)

1. Joint Tenancy Grant Deed

Grantor: Ernest J. Warner and Helen I. Warner
Grantee: John E. Weir and Carnella H. Weir, one-half interest, and
Lawrence W. Weir and Maria A. Weir, one-half interest
Recorded: August 2, 1954, #100268, Book 5318, Page 563

2. Grant Deed

Grantor: John E. Weir and Carnella H. Weir, one-half interest, and
Lawrence W. Weir and Maria A. Weir, one-half interest
Grantee: Weir Bros.
Recorded: November 10, 1960, Recordors File No. 60-222349

3. Corporation Grant Deed

Grantor: Weir Bros.
Grantee: Roberta Steinbaum
Recorded: April 11, 1966, Recordors File No. 66-59826

4. Quitclaim Deed

Grantor: Roberta Steinbaum
Grantee: J. Barry Baker, Trustee
Recorded: July 22, 1982, Recordors File No. 82-224867

5. Quitclaim Deed

Grantor: J. Barry Baker, Trustee
Grantee: Roberta Steinbaum, Trustee
Recorded: July 28, 1987, Recordors File No. 87-422635

6. Quitclaim Deed

Grantor: Roberta Steinbaum, Trustee
Grantee: Roberta Steinbaum, 42% interest
Recorded: March 16, 1992, Recordors File No. 92-142290

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

B.1.2 1540 South Escondido Boulevard. Chain of Title.

7. Quitclaim Deed

Grantor: Roberta Steinbaum, 42% interest
Grantee: Louis L. Rothery, Trustee
Recorded: March 17, 1992, Recordors File No. 92-145372

8. Quitclaim Deed

Grantor: Roberta Steinbaum, Trustee, 58% interest
Grantee: Louis L. Rothery, Trustee
Recorded: March 23, 1993, Recordors File No. 93-177084

9. Grant Deed

Grantor: Louis L. Rothery, Trustee, 42% interest, Louis L. Rothery, Trustee, 58% interest
Grantee: Vietnam Veterans of San Diego, Incorporated
Recorded: January 18, 1996, Recordors File No. 96-26886

10. Memorandum of Lease

Lessor: Vietnam Veterans of SD or Barbara Potts
Lessee: Washtek, LLC
Recorded: June 22, 1999, Recordors File No. 99-434222

11. Quitclaim Deed

Grantor: Vietnam Veterans of San Diego, Incorporated
Grantee: Vietnam Veterans of San Diego
Recorded: March 17, 2011, Recordors File No. 11-142537

– End of Report –

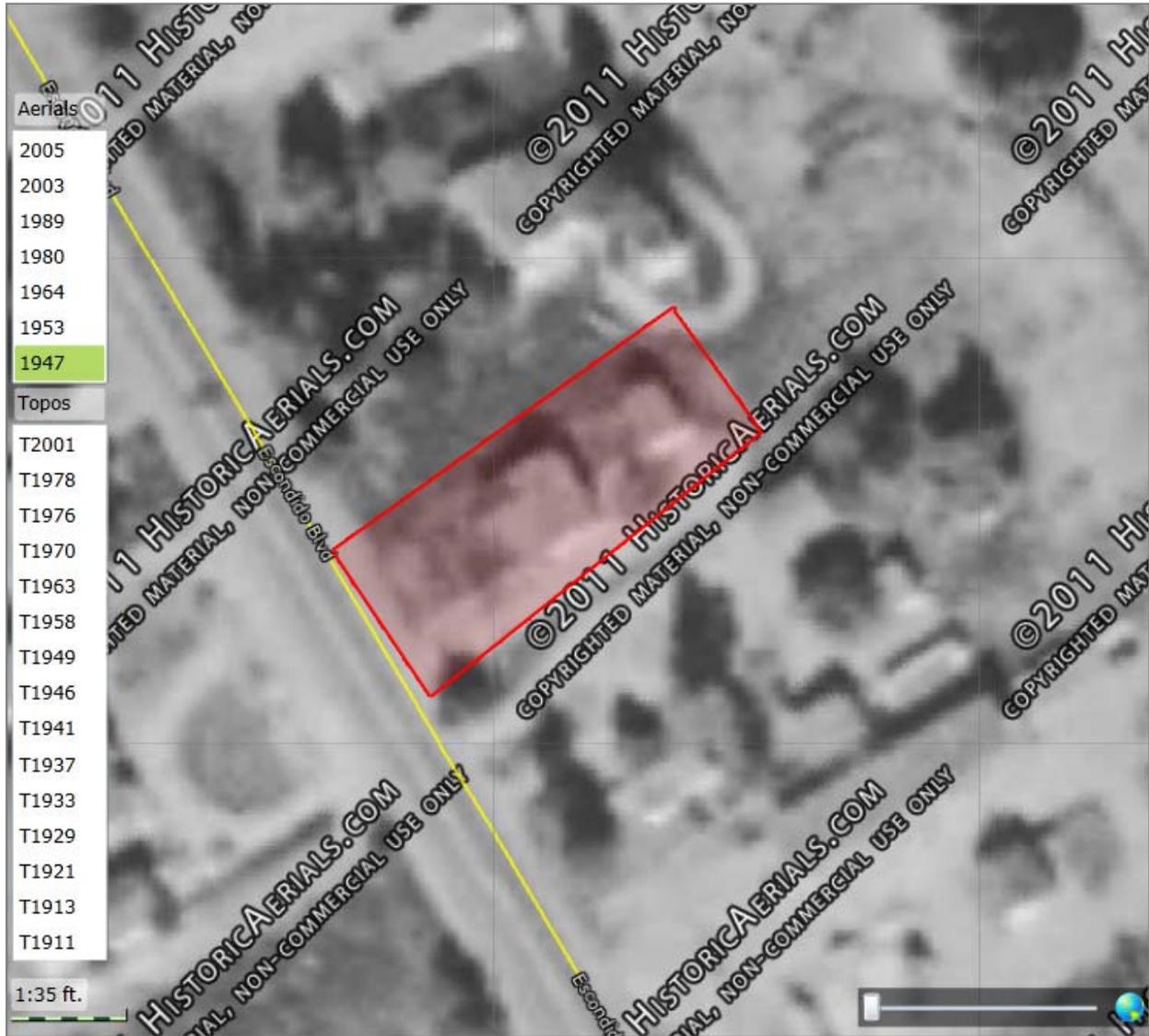
Note: We find no recorded evidence of a Notice of Completion.

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

C. MAPS

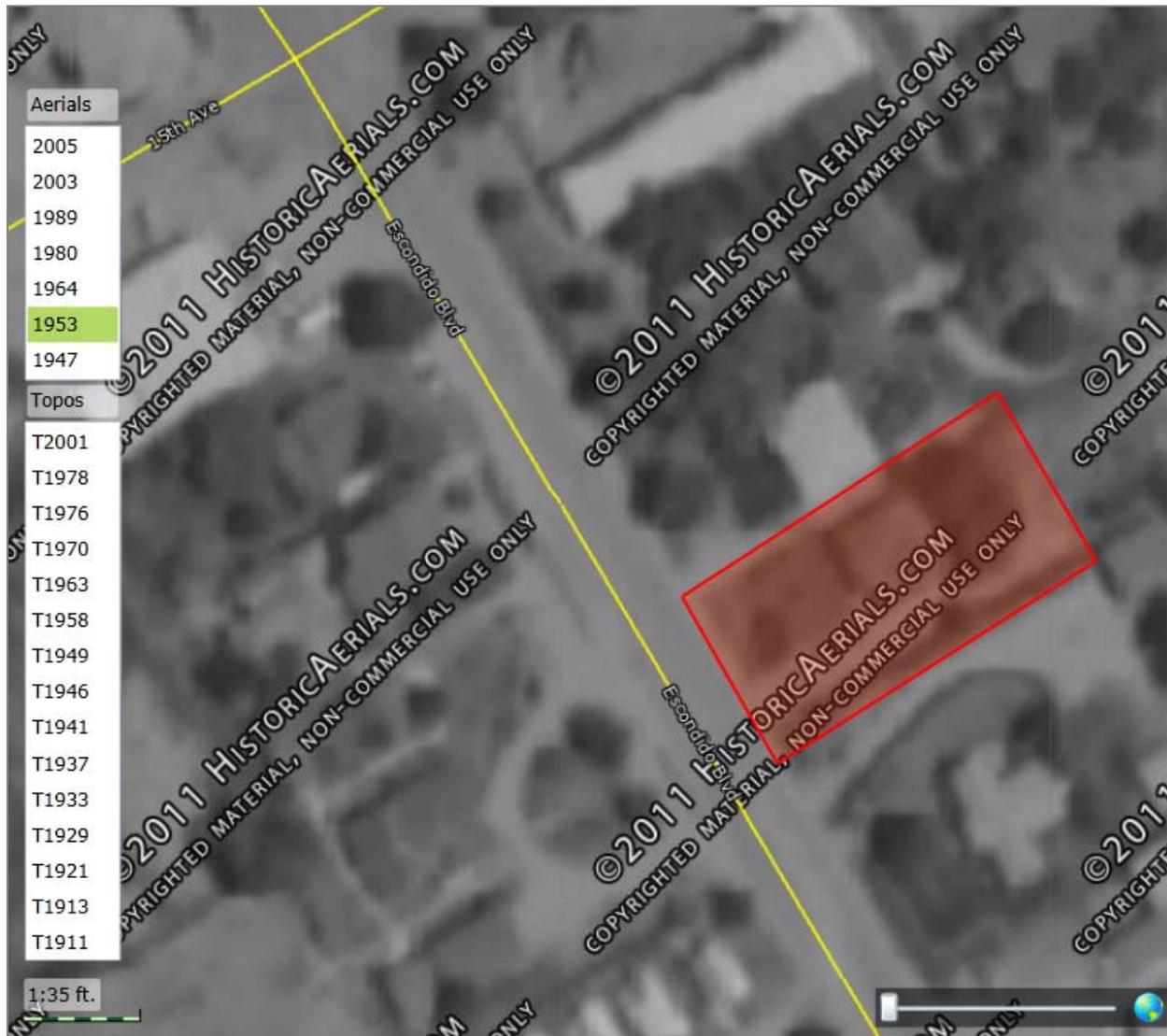
Sanborn Fire Insurance Maps were unavailable for this part of the City of Escondido. The following are various historic aerials documenting the history of the property from 1947-1964.

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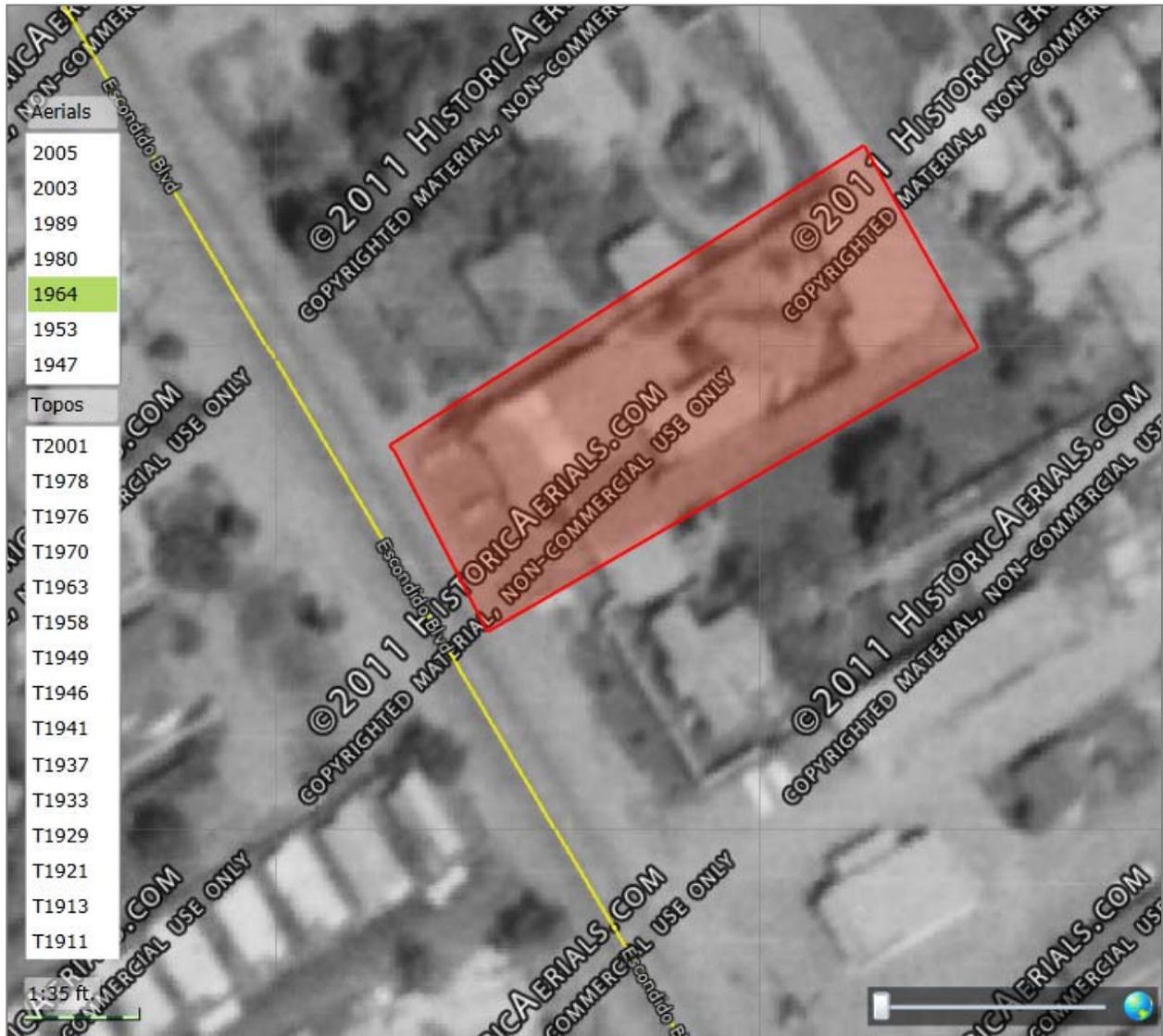
C.1 1947 Aerial view of the 1534-1538 So. Escondido Boulevard property.

Source: NETR Online Historic Aerials. www.historicaerials.com



C.2 1953 Aerial view of the 1534-1538 So. Escondido Boulevard property.

Source: NETR Online Historic Aerials. www.historicaerials.com



C.3 1964 Aerial view of the 1534-1538 So. Escondido Boulevard property.

Source: NETR Online Historic Aerials. www.historicaerials.com

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D. DPR FORMS

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 3S

Other Listings
Review Code

Reviewer

Date

Page 1 of 9

*Resource Name or #: 1534-1538 South Escondido Blvd.

P1. Other Identifier: Weir Bros. Construction Office

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad Escondido 7.5 Minute Date: 1996 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1534-1538 So. Escondido Boulevard City: Escondido Zip: 92025 B.M.

d. UTM: Zone: ; mE/ mN

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

Parcel Number: 2362310400

The southeasterly 60.00 feet of the northwesterly 273.75 feet (excepting the northeasterly 125.00 feet) Lot 9 in Block 256 of Rancho Rincon Del Diablo, City of Escondido, County of San Diego, State of California, according to the Map thereof No. 349 filed in the office of the County Recorder of San Diego County, July 10, 1886, as further described.

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

Originally built in 1947 as a one story single family residence, this L-shaped Early Ranch architectural style building is of standard wood frame construction on a concrete foundation. The cross gabled roofs contain composition shingles and a brick chimney was formally located at the rear. The original exterior walls have a smooth stucco finish still visible along portions of the north and south façades. The central portion of the building was infilled and includes a flat roof and rough vertically scored stucco siding. Vinyl replacement sliding windows are located throughout including a sliding glass door that accesses the inner courtyard at the north façade.

*P3b. Resource Attributes: (List attributes and codes) HP44 Adobe Building/Structure

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

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



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

Looking northeast at the primary façade.
1534-1538 S Escondido\IMG_7569.JPG

*P6. Date Constructed/Age and Sources:

1947, 1957, 1960 Building Record

Prehistoric Historic Both

*P7. Owner and Address:

Veterans Village San Diego
4141 Pacific Highway
San Diego, CA 92111

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

Heritage Architecture & Planning
625 Broadway, Suite 800
San Diego, CA 92101

*P9. Date Recorded: 5/13/2013

*P10. Survey Type: (Describe)
Intensive

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

Historic Evaluation Report, Veterans Village San Diego, 1534-1538 & 1540 South Escondido Boulevard, Escondido, CA

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

DPR 523A (1/95)

*Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1534-1538 South Escondido Blvd.

B1. Historic Name: Weir Bros. Construction Office

B2. Common Name: 1534-1538 South Escondido Boulevard

B3. Original Use: Single Family Residence

B4. Present Use: Meeting Room and Storage

*B5. Architectural Style: Custom Ranch

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

1947 Residential building constructed.

1957 Adobe office addition to the primary west façade of the residence and workshop building addition at the rear of the parcel.

1959 - 6' adobe site wall addition.

1960 - Adobe office wing addition to the rear of the residence.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

Detached workshop building.

B9a. Architect: 1957/1960 Weir Bros. Construction

b. Builder 1957/1960 Weir Bros. Construction

*B10. Significance: Theme: Commerce

Area: Escondido

Period of Significance: 1957-1970

Property Type: Office

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

The property at 1534-1538 South Escondido Boulevard in the City of Escondido, also known as the Weir Bros. Construction company office, is significant at the local level and is eligible for listing on the local, state, and national registers. Historical research and site evaluation reveal that the Weir Bros. Construction company office building appears to be eligible as a historic resource at the local level of significance under the Criterion B and C for the National Register of Historic Places, under Criterion 1 and 3 for the California Register of Historical Resources, and under Criterion 1, 2, 3, and 5 for the City of Escondido. The resource is directly associated with the mid-century modern renown Design-Build firm of Weir Bros. Construction and retains a high level of integrity for its architectural style incorporating the company's signature use of modern adobe construction techniques and Custom Ranch style of architecture to their office building. It is the only commercial building associated with Weir Bros. Construction.

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

*B12. References:

(Refer to Continuation page)

B13. Remarks:

*B14. Evaluator:

Heritage Architecture & Planning

*Date of Evaluation: 5/3/2013

(This space reserved for official comments.):



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P3a. Description (Cont.)

In 1957, a Custom Ranch style two-office adobe addition was constructed to the primary west façade facing South Escondido Boulevard. The addition includes a gabled roof with deep overhanging eaves and painted adobe exterior finish. It features a central full height turret. A metal framed angled bay window is located along the southwest corner and a curved wing wall at the northwest corner of the office building. Fenestration also includes metal sliders at the northwest façade facing South Escondido Boulevard. There are two entry doors both with heavy timber wood surrounds. The south entry (1536 unit) includes a crossbuck door with diamond lites above and a mail slot. The north entry (1534 unit) was not visible due to a metal security screen door. Landscaping includes square clay pavers, low adobe planters, six foot adobe site wall extending to the south with square pillars and decorated period sconce and light fixtures.

A rear office wing, also constructed of adobe, was completed in 1960. The wing includes a flat roofed turret with parapet that is located along the southeast corner which connects to the original residential building. The turret has a textured colored glass window inset at the center. The entry faces west and includes a shed roof with square posts and Mexican pavers below. The door is flush with a recessed colored textured side lite. A large chimney is located at the rear east façade.

A separate L-shaped workshop building was added in 1957 to the southeast portion of the property. The flat roof building is of adobe construction and has a flush wood door with fixed window.

Both the office building and separate workshop building are in good condition.

B10. Applicable Criteria (Cont.)

The Custom Ranch Style

The Mid-Century Modern Custom Ranch construction is differentiated from Tract Ranch because these properties were typically custom-designed with a specific client in mind. Designers of these custom resources include noted San Diego County designers such as Cliff May, Richard Wheeler, CJ Paderewski, and Weir Bros. Construction. Cliff May was instrumental in popularizing the Ranch style in California with his book and articles published by Sunset Magazine. The Ranch style became the era's most prevalent type of residential construction in San Diego County. Custom Ranch buildings, typically residential buildings, are generally much more lavish than their tract counterparts; they frequently included a large landscaped property, with a deep street setback creating a generous front yard. These homes may also feature larger garages, motor courts, servant's quarters, expanded kitchens, and generous living spaces.

Like Tract Ranch housing, materials and detailing are generally traditional. Typical exterior materials include wood siding, stone, concrete block, brick, and even adobe. Detailing may include paneled wood doors, divided lite windows, wood shutters, and prominent chimneys.

Primary character defining features include horizontal massing, wide to the street; usually single story; custom details such as wood shutters, large wood windows, or large brick or stone chimneys; prominent low-sloped gabled or hipped roofs with deep overhangs; and use of expensive building materials such as wood shingle roofing, wood siding, brick, stone, and adobe.

Historic Overview

Originally part of the Rancho Rincon del Diablo (the devil's corner), the City of Escondido is rich in history. The area fell into the hands of the Spanish in the mid-1700s and the location of Escondido was first identified and discovered by Juan Bautista de Anza, a Spanish explorer in 1776. These conquered lands were deeded to the Catholic Church, and later the King of Spain awarded land grants to various individuals. The Escondido valley was not under the jurisdiction of either the San Diego (Diegueños) or the San Luis Rey (Luiseños) missions so when scouting parties from the San Diego Mission found Indians living in the area, they pressed them into service as shepherds and caretakers of the Mission flocks. The Mexican government eventually came into possession of large parcels of land in the area and in 1843, the last Mexican Governor of California granted Juan Bautista Alvarado, a native of San Diego, a 12,633 acres of land known as the Rancho Rincon del Diablo.

Señor Alvarado built a large six-room adobe on a knoll in Dead Horse Canyon where he lived with his wife and their six children. Alvarado raised cattle on his land and transported and sold the hides in San Diego. Not too long after living at the Rancho, both Alvarado and his wife died in early 1850s. In ca. 1853, Judge Oliver S. Witherby began to purchase the various parcels owned by the remaining Alvarado heirs. He paid a total of \$2,216.66 to obtain full ownership of the 13 thousand acres. By 1856, the Judge acquired an additional 2,200+ acres of the adjoining Rancho San Marcos on the west. In 1868, the property was deeded to Edward McGeary and the Wolfskill brothers, John, Matthew, and Josiah for \$8,000. For many years following, the area was known as the Wolfskill Plains. The 1880s land boom permeated through the valley and the first settlement was noted as the McDougall ranch.

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A group of investors from San Diego and Los Angeles formed The Stockton Company and purchased the site in 1883 for \$128,138.70. A year later the owners transferred their interest in the valley to the Escondido Company that started a large vineyard of Muscat grapes that required little irrigation. On March 1, 1886, the Escondido Company granted the land to the Escondido Land & Town Company, which proceeded to subdivide the valley into small farm parcels and lay out for the town site. They even constructed houses in town in order for prospective residents to have a temporary place to stay while they were looking for property to buy. With the growing population, an increase need for water was urgent. The Escondido Land & Town Company installed the first city wells and pipe systems. Not only was the Escondido Land & Town Company responsible for city infrastructure, but they also began drilling several wells to provide irrigation for several groves they developed.

That same year, a branch of the Santa Fe Railway was extended to Escondido. The railway was a great boost to the community in terms of transportation and freight with daily passenger service starting in 1890. With the railroad bringing in visitors into the city, the Escondido Land & Town Company also constructed the Escondido Hotel to accommodate travelers. It boasted 100-room capacity at the eastern end of Grand Avenue and was described as one of the finest and best equipped in Southern California. For years thereafter, it served as the social center of the area.

The community was booming and by October 8, 1888, Escondido was incorporated as a city and included 1,854 acres with a population of 249. Government officials included five trustees elected by the people with A.K. Crovath as the first appointed president.

In 1890, the Escondido Irrigation District was organized. A bond issue was created and sold to Henry W. Putnam of San Diego for the construction of the Escondido Reservoir. Although construction continued, the irrigation taxes were unable to be paid due to a period of depression. After a compromise was reached where indebtedness was released upon payment of only 43% of the amount due. The percentage was finally reached and a celebration of the burning of the bonds took place in 1905. The event was attended by three thousand at the Lime Street School, now Grape Day Park.

By 1908, an annual event celebrating the burning of the bonds began. The event was named "Grape Day" also accrediting the grape harvest, one of the most important agricultural products in the valley and was organized by W.L. Ramey of the Escondido Lumber Hay and Grain Company and Sig Steiner, early merchant and civic leader. Visitors from all over the county attended arriving on the train and staying overnight at the Escondido Hotel to view and participate in the festivities including a parade down Grand Avenue and prizes for the best grown citrus, vegetables, and poultry. A Grape Day Queen was chosen and reigned each year. The celebration continued until 1950 due to a lack of grapes in the valley that year.

By 1950, Highway 395 was completed linking San Diego to Escondido. The opening of the highway contributed to a building boom in the 1950s. The influx of housing during this period was also due to the increase of defense contracts in San Diego and the highway made it easier for residents to commute. Many of the vineyards and citrus groves located at the east end of town had been turned into home sites to meet housing needs.

This period also revealed a resurgence of the use of adobe in more artful and custom residential construction from the 1950 until the mid-1980s when changes in the building codes made the use of adobe all but obsolete. Although adobe building techniques long predate the 1888 incorporation of Escondido as a city, adobe was an easily accessible material due to Escondido's abundant natural resources. Soon Escondido became the site of two major adobe block manufacturers around that time. One of these companies, the Adobe Block Company, was formed by L.R. Green in 1949 after he was inspired by a visit to a 1930s construction an adobe home. The materials used to make the adobe blocks were sourced directly from the company's 100 acres of land, located at present-day Kit Carson Park."

One company in particular moved their offices to Escondido solely to be in close proximity to this readily available product as they utilized the adobe blocks as their signature building material on many of their custom made homes. This company was Weir Bros. Construction. In 1951, brothers Jack and Larry Weir relocated their offices to Escondido located at 134 West 6th Avenue and set up shop as "Weir Bros. Adobe Construction." In 1954, Jack and Larry purchased an existing residence along South Escondido Boulevard from U.S. Army officer and 1932 U.S. Olympic Bronze Medalist Hiram Tuttle. According to 1956 City Directories, Larry resided on the property at 1538 South Escondido Boulevard. Building permits were filed at the City on March 6, 1956 for an adobe office and completed about a year later. The office was located in front of the existing residential building and listed as 1536 South Escondido Boulevard in the City Directory. It had rooftop signage and included two separate offices complete with their own entry and restroom. That same year a separate flat roof adobe workshop building, located to the southeast portion of the parcel, was built. A six foot adobe site wall was constructed in 1959 and permits were filed in 1960 for a 700sf office wing to the rear of the building. The Weir Bros. continued to work from this office until the early 1970s even when the property was sold to Roberta Steinbaum in 1966.

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Weir Bros. Construction

"People either love adobe or they wouldn't even stable their horses in it." ---Jack Weir

Weir Bros. Construction was established in Encinitas in 1947 by brothers Jack and Larry Weir. The company specialized in custom adobe structures; some designed in-house by Larry, others were designed by local architects such as Sim Bruce Richards. Weir Bros. Construction achieved prominence for creating residences for high-profile clients such as former San Diego Chargers owner Gene Klein, Rancho Bernardo founding father Harry Summers, industrialist Allen Paulson, and Hall of Fame quarterback Dan Fouts.

Weir Bros. Construction, noted for their use of adobe bricks, also incorporated recycled lumber, such as old train trestles, wooden piers and wagon wheels. Both brothers had distinct styles; Jack's were mostly square, while Larry's depended on rounded circular patterns like turrets. The Weir Brothers firm is regarded as a Master Design-Builder firm with over 200 custom built adobe homes constructed throughout San Diego from 1947 through the 1960s when Larry separated and established his own firm, Larry Weir Adobe. Both Weir brothers continued to build custom adobe homes in San Diego County well into the 1970s, and additional timber frame homes through the 1980s.

John Edward Weir (June 5, 1923 - February 27, 2009)

John Edward "Jack" Weir was born June 5, 1923, in Chicago. He was 12 when his mother passed away while giving birth to her sixth child. Growing up motherless during the Great Depression shaped his independent nature that would serve him well in life, according to his family. As a teen he worked for a traveling summer carnival. At age 18, he joined the Navy and was assigned to a select group of skilled pilots that trained to land on aircraft carriers.

It was while on military duty in San Diego that he met his future wife, Carnella Hall, at a dance at the Hotel Del Coronado. She moved from Arkansas to work for a munitions factory during the war. They were married on January 19, 1946, and had six children together.

After the war, Weir and his wife settled in Encinitas, where he ran a gas station and auto body shop with his brother Larry. He lived in the apartment above the shop in a small wood building that still exists across the street from Swami's sandwich shop.

His daughters, "...particularly enjoyed hearing his stories about growing up during the Depression, when he would jump onto slow-moving trains and kick off enough coal to his waiting brothers to keep the family warm during those frigid Chicago winters. Later in life, Weir would make ends meet during the post-World War II economic slump by trading his auto body work for produce and other necessities. It was a combination of barter deals, in fact, that led to him establishing one of North County's most successful home-building companies."

In 1947, after a large debt was paid with an acre of land on Idaho Street, Weir decided to build a home for his family on it. With a \$3,000 loan and some old adobe bricks he acquired in another trade, he erected his first "mud" house. Weir quickly sold the home for several thousand dollars, which he and his brother used to build six more homes on Windsor Avenue. Each was built with bricks made of sand and clay, mixed with water, and dried under the sun. By 1948 Weir Bros. Construction was up and running with Jack serving as contractor, Larry as the designer. In 1951, Weir moved to Escondido. There, he had access to a large supply of adobe at what is now Kit Carson Park. His company grew to 80 employees.

The brothers worked long hours building adobe homes. They started with small, inexpensive two-bedroom units and then expanded into Rancho Santa Fe by building high-end masterpieces. Either way, it was an acquired taste. "People either love adobe or they wouldn't even stable their horses in it," Weir said in a 1989 interview with the Los Angeles Times.

In 1988, Weir retired and turned the business over to his only son, Robert. The company now goes by the name of Weir Bros. Custom Homes Inc. and is located in Rancho Santa Fe.

Lawrence Weir (November 5, 1924-July 11, 2012)

Lawrence "Larry" Weir, a designer of numerous adobe houses in San Diego County and helped restore the Mission San Antonio de Pala in 1958, died on July 11, 2012 of heart failure. He was 87.

Son of Patrick Weir and Stella Bourgeois, Larry was born in Chicago on November 5, 1924. He served in the Navy from 1939 to 1946, where, during World War II he delivered supplies and briefly served as an aircraft gunner in the South Pacific. Following military service he moved to San Diego and with his three older brothers started Weir Bros. Construction, quickly establishing themselves as pioneers in adobe construction. In 1964 he started his own company Larry Weir Adobe.

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Larry and Maria Ravettino were married on June 23, 1951. They had nine children: Larry Weir, Maria Werth, Estelle Harrison, Thomas Weir, Christine Herms, Catherine Le Bell, Theresa Moller, Michael Damian, and Joani Weir.

In 1964, Weir left the business to begin his own company, Larry Weir Adobe. That firm operated for about four decades and built homes across the county, including Rancho Santa Fe, Escondido, Encinitas, and Poway. Weir's designs were rarely conventional. Weir drew inspiration from his time in the Navy by using rope to frame windows. He also built houses around the site, incorporating boulders and tree limbs into the structure's design. On occasion he would visit a train yard and buy old parts for use in the construction of the homes.

While certainly adobe walls were their signature early on, passersby may also look for a signature placement of an old wagon wheel often embedded in a wall or a fence as well as round and large arched windows. Weir Bros. homes were often built of recycled lumber – decades before it was fashionable they would buy old piers and train trestles for the large beams used in their home designs. It has been said that Jack's designs were square, while Larry's depended on circles, turrets, and more rounded, creative patterns.

RESOURCE EVALUATION

The following evaluation is based on Heritage's site visit, research, and review of the sources cited in this report.

Federal and State Level Evaluation

• Criterion A/1: Event

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

At the federal and state register level, the resource located at 1534-1538 South Escondido Boulevard does not qualify under National Register/California Register for Event at either the local, state, or national levels. Historical research did not identify any important events associated with the building over the course of its existence.

• Criterion B/2: Person

Criterion B/2 applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associates are not acceptable.

The 1534-1538 South Escondido Boulevard property is significant under Criterion B as the Weir Bros. Construction office and the site of some of their most accomplished work throughout San Diego County. The property is noteworthy at the local level of significance.

The Weir Bros. Construction was the most prominent post-modern commercial adobe home builder in Southern California and is renowned for reviving the art and science of traditional adobe construction. The 1534-1538 South Escondido Boulevard property served as the central location to which much of their collaborative design and construction management took place and is most associated with their significant contribution of work in Escondido as well as throughout San Diego County.

While retaining their offices here, many custom residences were designed and completed such as Jack Weir's private residence at 738 Idaho Street (1958), the Reuben H. Fleet Residence at 3118 Quiet Hills Drive in Escondido (1959), as well as the 1960 Beebe Residence in Escondido. Other private residences during this period include: a Private Residence at 16630 Avenida Florencia in Poway (1958), the Homer J. Morehouse Spec House #1 in La Mesa (1959), 3188 Quiet Hills Drive in Escondido (1959), Montesano Road in Escondido (1959), 738 Idaho Street 3215 Bernardo Lane in Escondido (1961), 2705 Ross Lane in Escondido (1961), the Home J. Morehouse Spec House #2 in La Mesa (1962), Home J. Morehouse Spec House #3 in La Mesa (1963), Walseth Residence at 705 Idaho Avenue in Escondido (1964), the Joseph & Genevieve Thunder Residence at 2195 East Madison Avenue in El Cajon (1964), 3125 Robert Weir Sr. Residence at 1914 Summit Ridge Drive in Escondido (1966), William Barend Residence on Verda Avenue in Escondido (1967), two Primate Residences on Acorn Patch Road in Poway (1969) the Pala Mesa Village Tract in Fallbrook (1971), as well as a Private Residence at 1317 Windsor Road in Cardiff (1972).

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• Criterion C/3: Design/Construction

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

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.

The 1534-1538 South Escondido Boulevard property is significant for its association with the Weir Bros. Construction as the firm's office and as an example of the company's signature work in adobe for a commercial application. It is the only commercial office building associated with the company as most of their work was custom residential. The building itself exemplifies the Weir Bros. Construction use of adobe construction techniques and Custom Ranch style of architecture. The use of their signature circular patterns such as the turrets located at the west 1957 front office wing and the 1960s rear wing, prominent chimney, and low-sloped gabled roof with deep overhangs are still evident.

The firm is regarded as a Master Design-Builder with over 200 custom built adobe homes constructed throughout San Diego from 1947 into the 1960s when Larry Weir established his firm Larry Weir Adobe. Both Weir brothers continued to build custom adobe homes throughout San Diego in the 1970s, and additional timber frame homes into the late 1980s.

The building is noteworthy at the local level of significance.

• Criterion D/4: Information Potential

Properties may be eligible under Criterion D if they have yielded, or may likely to yield, information important in prehistory or history. The resource at 1534-1536 South Escondido Boulevard does not qualify under Criterion D: Information Potential as a property which is likely to yield information important in terms of history and prehistory.

Local Level Evaluation

The Weir Bros. Construction offices at 1534-1538 South Escondido Boulevard meet the following City of Escondido criteria for potential historic buildings:

(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;
As noted above, the building located at 1534-1538 South Escondido Boulevard is strongly identified with the Weir Bros. Construction offices. Many of the over 200 custom built adobe residences were designed and built while the company housed their offices here. Many of these custom residences were also located within the City of Escondido.

(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;
As noted above, the 1534-1538 South Escondido Boulevard property is significant for its association with the Weir Bros. Construction as the firm's office and as an example of the company's signature work in adobe for a commercial application. It is the only commercial office building associated with the company as most of their work was custom residential. The building itself exemplifies the Weir Bros. Construction use of adobe construction techniques and Custom Ranch style of architecture. The use of their signature circular patterns such as the turrets located at the west 1957 front office wing and the 1960s rear wing, prominent chimney, and low-sloped gabled roof with deep overhangs are extant.

(3) Escondido historical resources that are connected with a business or use that was once common but is now rare;
The building represents a time in Escondido's history when mid-century modern adobe construction was popular due to the abundant amount of local resources. With the mid-1980s changes in the building codes that made the use of adobe all but obsolete, the closure of local supplier L.R. Green's Adobe Block Company, and the deaths of the Weir brothers, the use of adobe construction in Escondido has now become rare.

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(5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years; The original residence was constructed in 1947 and the office additions by the Weir Bros. Construction in 1957 and 1960 make the property more than 50 years in age.

Integrity Evaluation

- Location - Location is the place where the historic property was constructed or the place where the historic event took place. The original 1947 residence and the later 1957 and 1960 office additions located at 1534-1538 South Escondido Boulevard have remained in the same location over the course of their existence, and thus retain their location integrity.
- Design - Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. Although the resource was constructed in 1947, the subsequent additions designed and constructed by the Weir Bros. Construction company for their offices has remained, with the exception of some vinyl replacement windows along the central north and south facades. Their signature circular designs such as the turrets located at the west front office wing and the rear wing, prominent chimney, and low-sloped gabled roof with deep overhangs are extant. Therefore, the property has retained a high degree of its design integrity.
- Setting - Setting is the physical environment of a historic property that illustrates the character of the place. The overall street setting around the property has changed gradually since its initial construction in 1947 and the office additions in 1957 and 1960. Changes are mostly from residential to mixed use along South Escondido Boulevard. Therefore, the property retains a moderate degree of its setting integrity.
- Materials - Materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past. The materials that have gone into the construction of the 1534-1538 South Escondido Boulevard building are mostly original with the exception of the wood shake roof which is now composition and some vinyl replacement windows along at the central north and south facades. The vinyl windows located at the north façade are not visible from the public right of way. Classic Weir Bros. Construction utilizing adobe blocks and reclaimed building materials in their designs are evident, so integrity of materials is retained.
- Workmanship - Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. As with the materials noted above, the workmanship is classic Weir Bros. Construction with its low-sloped gabled roof with deep overhangs, turrets, and a bay window, and large adobe chimney at the prominent facades are focal points. Therefore, the property has retained its workmanship integrity.
- Feeling - Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. The building in its current condition still imparts an aesthetic or historic sense of a Weir Bros. Construction project during the 1950s-1960s. As a result, the building retains its feeling element for integrity purposes.
- Association - Association is the direct link between a property and the event or person for which the property is significant. The building continues to be linked to Weir Bros. Construction as their primary offices during the most significant period of their construction careers prior to Larry Weir separating from the company. Therefore, the property retains its association integrity.

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*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1534-1538 South Escondido Blvd.

* Recorded by: Heritage Architecture & Planning
625 Broadway, Suite 800
San Diego, CA 92101

*Date: 5/13/2013

Continuation Update

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PRIMARY RECORD

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Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 1540 So. Escondido Boulevard

P1. Other Identifier: Adobe Villa Apartment

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad Escondido 7.5 Minute Date: 1975 T ; R ; 1/4 of 1/4 of Sec ; M.D.

c. Address: 1540 So. Escondido Boulevard City: Escondido Zip: 92025 B.M.

d. UTM: Zone: ; mE/ mN

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

Parcel Number: 2364605900

The northeasterly 141.00 feet of the northwesterly 130.00 feet of Lot 9, and the northeasterly 125.00 feet of the southeasterly 143.75 feet of the northeasterly 273.75 feet of said Lot 9 in Block 256 of Rancho Rincon Del Diablo, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 349, filed in the Office of the County Recorder of San Diego County, July 10, 1886, as further

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

The 1961, six-unit, one-story apartment complex is designed in a quadrangle arrangement with a central court, 12' diameter adobe fountain, and concrete walkways. The fountain is no longer extant and has been filled with sod. The complex is constructed of 16" thick adobe bricks on a concrete foundation. The adobe is unfinished. The combination roof is flat and gabled with 10"x16" exposed beams. The gabled roof originally designed with "Mexican Flat Tiles" has been replaced with composition shingles. The interior court covered patios have shed roofs and square posts. Five of the six units have interior chimneys. The building features four turrets, located at each interior corner, plus one on the east end that connects to the linear apartment addition. The east turret has a recessed circular fixed window with a decorative metal grille. Fenestration consists of vinyl replacement sliders and stained glass windows. Entry doors vary, but are mainly paneled, some with wickets. There are two connecting carports with storage. The apartment appears to be in good condition.

The 1963, four-unit, one-story apartment addition is linear in shape. The building is of construction. The adobe walls are 16" thick. Most of the adobe walls remain unfinished. Adobe walls along at the uncovered entry patios are painted. Other walls at the entry patio have vertical wood panels. There are alternating walls along the east façade with an exterior stucco finish. The roof is flat with exposed beams and wood

*P3b. Resource Attributes: (List attributes and codes) HP03 Multiple Family Property

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

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



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

Looking northeast towards the Adobe Villas Apartments. \Report images\IMG_7517.JPG

*P6. Date Constructed/Age and Sources:

1961, 1963, 1966 Building Record

Prehistoric Historic Both

*P7. Owner and Address:

Veterans Village San Diego
4141 Pacific Highway
San Diego, CA 9211

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

Heritage Architecture & Planning
625 Broadway, Suite 800
San Diego, CA 92101

*P9. Date Recorded: 10/14/2014

*P10. Survey Type: (Describe)
Intensive

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

Historic Evaluation Report, Veterans Village San Diego, 1534-1538 & 1540 South Escondido Boulevard, Escondido, CA

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

DPR 523A (1/95)

*Required Information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1540 So. Escondido Boulevard

B1. Historic Name: Adobe Villa Apartment

B2. Common Name: 1540 South Escondido Boulevard

B3. Original Use: Multiple Family Residence

B4. Present Use: Multiple Family Residence

*B5. Architectural Style: Custom Ranch

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

1961 - six-unit apartment complex constructed per Residential Building Record

1963 - four-unit apartment complex, adobe perimeter wall, and pool constructed per Residential Building Record

1966 - seven-car detached carport constructed per Residential Building Record

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

Pool

Seven-car detached carport

B9a. Architect: Weir Bros. Construction

b. Builder Weir Bros. Construction

*B10. Significance: Theme: Residential Development

Area: Escondido

Period of Significance: 1961-1966

Property Type: Multiple Family Residence

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

The parcel at 1540 South Escondido Boulevard in the City of Escondido, also known as the Adobe Villa Apartments, has been evaluated for potential listing on the local, state, and national registers. Historical research and site evaluation reveal the Adobe Villa Apartments appears to be eligible for listing as a historic resource under Criterion C/3 for the National Register of Historic Places and California Register of Historical Resources as well as Criterion 1, 2, 3, and 5 for City of Escondido's Local Register. The resource is directly associated with the renowned mid-century modern design-build firm of Weir Bros. Construction and retain a high level of integrity for its architectural style, incorporating the company's signature use of modern adobe construction techniques and Custom Ranch style of architecture to their office and apartment buildings. It is also the only known apartment complex associated with Weir Bros. Construction firm.

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

*B12. References:

(Refer to Continuation page)

B13. Remarks:

*B14. Evaluator:

Heritage Architecture & Planning

*Date of Evaluation: 10/16/2014

(This space reserved for official comments.):



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P.2.e. Other Locational Data (cont.)

described.

P.3.a. Description (cont.)

parapet features along portions of the west and south facades. Large arched adobe entry features are located at the west façade leading to the uncovered patio and entrance to each unit. Each two-bedroom unit is L-shape in plan. Fenestration consists of vinyl replacement sliders at the west façade and metal sliders at the east façade. The entry doors to each unit are paneled. The apartment appears to be in good condition.

Other structures associated with the apartment complex include an adobe perimeter wall, pool, and detached carport. The adobe perimeter walls were constructed at the same time as the apartments. The 8' high perimeter wall located along the south portion of the property along South Escondido Boulevard is 12" thick with cap and has arched features similar to those at the four-unit apartment, but the arches feature wood fence infill. There are four decorative lights and a sconce that are located along the entry along with an "Adobe Villa" sign. The 6' high perimeter wall along 15th Avenue is 8" thick and runs perpendicular to the street dividing the parcel from the adjacent commercial property to the west. The walls appear to be in good condition. A kidney shaped pool constructed in 1963 is in good condition. The seven-car detached carport with metal posts is located west of the apartment complex and is in good condition.

B8. Related Features (cont.)

8' Adobe perimeter wall
6' Adobe perimeter wall

B10. Applicable Criteria (Cont.)

The Custom Ranch Style

The Mid-Century Modern Custom Ranch construction is differentiated from Tract Ranch because these properties were typically custom-designed with a specific client in mind. Designers of these custom resources include noted San Diego County designers such as Cliff May, Richard Wheeler, CJ Paderewski, and Weir Bros. Construction. Cliff May was instrumental in popularizing the Ranch style in California with his book and articles published by Sunset Magazine. The Ranch style became the era's most prevalent type of residential construction in San Diego County. Custom Ranch buildings, typically residential buildings, are generally much more lavish than their tract counterparts; they frequently included a large landscaped property, with a deep street setback creating a generous front yard. These homes may also feature larger garages, motor courts, servant's quarters, expanded kitchens, and generous living spaces.

Like Tract Ranch housing, materials and detailing are generally traditional. Typical exterior materials include wood siding, stone, concrete block, brick, and even adobe. Detailing may include paneled wood doors, divided lite windows, wood shutters, and prominent chimneys.

Primary character defining features include horizontal massing, wide to the street; usually single story; custom details such as wood shutters, large wood windows, or large brick or stone chimneys; prominent low-sloped gabled or hipped roofs with deep overhangs; and use of expensive building materials such as wood shingle roofing, wood siding, brick, stone, and adobe.

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Historic Overview

Originally part of the Rancho Rincon del Diablo (the devil's corner), the City of Escondido is rich in history. The area fell into the hands of the Spanish in the mid-1700s and the location of Escondido was first identified and discovered by Juan Bautista de Anza, a Spanish explorer in 1776. These conquered lands were deeded to the Catholic Church, and later the King of Spain awarded land grants to various individuals. The Escondido valley was not under the jurisdiction of either the San Diego (Diegueños) or the San Luis Rey (Luiseños) missions so when scouting parties from the San Diego Mission found Indians living in the area, they pressed them into service as shepherds and caretakers of the Mission flocks. The Mexican government eventually came into possession of large parcels of land in the area and in 1843, the last Mexican Governor of California granted Juan Bautista Alvarado, a native of San Diego, a 12,633 acres of land known as the Rancho Rincon del Diablo.

Señor Alvarado built a large six-room adobe on a knoll in Dead Horse Canyon where he lived with his wife and their six children. Alvarado raised cattle on his land and transported and sold the hides in San Diego. Not too long after living at the Rancho, both Alvarado and his wife died in early 1850s. In ca. 1853, Judge Oliver S. Witherby began to purchase the various parcels owned by the remaining Alvarado heirs. He paid a total of \$2,216.66 to obtain full ownership of the 13 thousand acres. By 1856, the Judge acquired an additional 2,200+ acres of the adjoining Rancho San Marcos on the west. In 1868, the property was deeded to Edward McGeary and the Wolfskill brothers, John, Matthew, and Josiah for \$8,000. For many years following, the area was known as the Wolfskill Plains. The 1880s land boom permeated through the valley and the first settlement was noted as the McDougall ranch.

A group of investors from San Diego and Los Angeles formed The Stockton Company and purchased the site in 1883 for \$128,138.70. A year later the owners transferred their interest in the valley to the Escondido Company that started a large vineyard of Muscat grapes that required little irrigation. On March 1, 1886, the Escondido Company granted the land to the Escondido Land & Town Company, which proceeded to subdivide the valley into small farm parcels and lay out for the town site. They even constructed houses in town in order for prospective residents to have a temporary place to stay while they were looking for property to buy. With the growing population, an increase need for water was urgent. The Escondido Land & Town Company installed the first city wells and pipe systems. Not only was the Escondido Land & Town Company responsible for city infrastructure, but they also began drilling several wells to provide irrigation for several groves they developed.

That same year, a branch of the Santa Fe Railway was extended to Escondido. The railway was a great boost to the community in terms of transportation and freight with daily passenger service starting in 1890. With the railroad bringing in visitors into the city, the Escondido Land & Town Company also constructed the Escondido Hotel to accommodate travelers. It boasted 100-room capacity at the eastern end of Grand Avenue and was described as one of the finest and best equipped in Southern California. For years thereafter, it served as the social center of the area.

The community was booming and by October 8, 1888, Escondido was incorporated as a city and included 1,854 acres with a population of 249. Government officials included five trustees elected by the people with A.K. Crovath as the first appointed president.

In 1890, the Escondido Irrigation District was organized. A bond issue was created and sold to Henry W. Putnam of San Diego for the construction of the Escondido Reservoir. Although construction continued, the irrigation taxes were unable to be paid due to a period of depression. After a compromise was reached where indebtedness was released upon payment of only 43% of the amount due. The percentage was finally reached and a celebration of the burning of the bonds took place in 1905. The event was attended by three thousand at the Lime Street School, now Grape Day Park.

By 1908, an annual event celebrating the burning of the bonds began. The event was named "Grape Day" also accrediting the grape harvest, one of the most important agricultural products in the valley and was organized by W.L. Ramey of the Escondido Lumber Hay and Grain Company and Sig Steiner, early merchant and civic leader. Visitors from all over the county attended arriving on the train and staying overnight at the Escondido Hotel to view and participate in the festivities including a parade down Grand Avenue and prizes for the best grown citrus, vegetables, and poultry. A Grape Day Queen was chosen and reigned each year. The celebration continued until 1950 due to a lack of grapes in the valley that year.

By 1950, Highway 395 was completed linking San Diego to Escondido. The opening of the highway contributed to a building boom in the 1950s. The influx of housing during this period was also due to the increase of defense contracts in San Diego and the highway made it easier for residents to commute. Many of the vineyards and citrus groves located at the east end of town had been turned into home sites to meet housing needs.

This period also revealed a resurgence of the use of adobe in more artful and custom residential construction from the 1950 until the mid-1980s when changes in the building codes made the use of adobe all but obsolete. Although adobe building techniques long predate the 1888 incorporation of Escondido as a city, adobe was an easily accessible material due to Escondido's abundant natural resources. Soon Escondido became the site of two major adobe block manufacturers around that time.

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One of these companies, the Adobe Block Company, was formed by L.R. Green in 1949 after he was inspired by a visit to a 1930s construction an adobe home. The materials used to make the adobe blocks were sourced directly from the company's 100 acres of land, located at present-day Kit Carson Park."

One company in particular moved their offices to Escondido solely to be in close proximity to this readily available product as they utilized the adobe blocks as their signature building material on many of their custom made homes. This company was Weir Bros. Construction. In 1951, brothers Jack and Larry Weir relocated their offices to Escondido located at 134 West 6th Avenue and set up shop as "Weir Bros. Adobe Construction." In 1954, Jack and Larry purchased an existing residence along South Escondido Boulevard from U.S. Army officer and 1932 U.S. Olympic Bronze Medalist Hiram Tuttle. According to 1956 City Directories, Larry resided on the property at 1538 South Escondido Boulevard. Building permits were filed at the City on March 6, 1956 for an adobe office and completed about a year later. The office was located in front of the existing residential building and listed as 1536 South Escondido Boulevard in the City Directory. It had rooftop signage and included two separate offices complete with their own entry and restroom. That same year a separate flat roof adobe workshop building, located to the southeast portion of the parcel, was built. A six foot adobe site wall was constructed in 1959 and permits were filed in 1960 for a 700sf office wing to the rear of the building. The Weir Bros. continued to work from this office until the early 1970s even when the property was sold to Roberta Steinbaum in 1966.

Weir Bros. Construction

"People either love adobe or they wouldn't even stable their horses in it." ---Jack Weir

Weir Bros. Construction was established in Encinitas in 1947 by brothers Jack and Larry Weir. The company specialized in custom adobe structures; some designed in-house by Larry, others were designed by local architects such as Sim Bruce Richards. Weir Bros. Construction achieved prominence for creating residences for high-profile clients such as former San Diego Chargers owner Gene Klein, Rancho Bernardo founding father Harry Summers, industrialist Allen Paulson, and Hall of Fame quarterback Dan Fouts.

Weir Bros. Construction, noted for their use of adobe bricks, also incorporated recycled lumber, such as old train trestles, wooden piers and wagon wheels. Both brothers had distinct styles; Jack's were mostly square, while Larry's depended on rounded circular patterns like turrets. The Weir Brothers firm is regarded as a Master Design-Builder firm with over 200 custom built adobe homes constructed throughout San Diego from 1947 through the 1960s when Larry separated and established his own firm, Larry Weir Adobe. Both Weir brothers continued to build custom adobe homes in San Diego County well into the 1970s, and additional timber frame homes through the 1980s.

John Edward Weir (June 5, 1923 - February 27, 2009)

John Edward "Jack" Weir was born June 5, 1923, in Chicago. He was 12 when his mother passed away while giving birth to her sixth child. Growing up motherless during the Great Depression shaped his independent nature that would serve him well in life, according to his family. As a teen he worked for a traveling summer carnival. At age 18, he joined the Navy and was assigned to a select group of skilled pilots that trained to land on aircraft carriers.

It was while on military duty in San Diego that he met his future wife, Carnella Hall, at a dance at the Hotel Del Coronado. She moved from Arkansas to work for a munitions factory during the war. They were married on January 19, 1946, and had six children together.

After the war, Weir and his wife settled in Encinitas, where he ran a gas station and auto body shop with his brother Larry. He lived in the apartment above the shop in a small wood building that still exists across the street from Swami's sandwich shop.

His daughters, "...particularly enjoyed hearing his stories about growing up during the Depression, when he would jump onto slow-moving trains and kick off enough coal to his waiting brothers to keep the family warm during those frigid Chicago winters. Later in life, Weir would make ends meet during the post-World War II economic slump by trading his auto body work for produce and other necessities. It was a combination of barter deals, in fact, that led to him establishing one of North County's most successful home-building companies."

In 1947, after a large debt was paid with an acre of land on Idaho Street, Weir decided to build a home for his family on it. With a \$3,000 loan and some old adobe bricks he acquired in another trade, he erected his first "mud" house. Weir quickly sold the home for several thousand dollars, which he and his brother used to build six more homes on Windsor Avenue. Each was built with bricks made of sand and clay, mixed with water, and dried under the sun. By 1948 Weir Bros. Construction was up and running with Jack serving as contractor, Larry as the designer. In 1951, Weir moved to Escondido. There, he had access to a large supply of adobe at what is now Kit Carson Park. His company grew to 80 employees.

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The brothers worked long hours building adobe homes. They started with small, inexpensive two-bedroom units and then expanded into Rancho Santa Fe by building high-end masterpieces. Either way, it was an acquired taste. "People either love adobe or they wouldn't even stable their horses in it," Weir said in a 1989 interview with the Los Angeles Times. In 1988, Weir retired and turned the business over to his only son, Robert. The company now goes by the name of Weir Bros. Custom Homes Inc. and is located in Rancho Santa Fe.

Lawrence Weir (November 5, 1924-July 11, 2012)

Lawrence "Larry" Weir, a designer of numerous adobe houses in San Diego County and helped restore the Mission San Antonio de Pala in 1958, died on July 11, 2012 of heart failure. He was 87.

Son of Patrick Weir and Stella Bourgeois, Larry was born in Chicago on November 5, 1924. He served in the Navy from 1939 to 1946, where, during World War II he delivered supplies and briefly served as an aircraft gunner in the South Pacific. Following military service he moved to San Diego and with his three older brothers started Weir Bros. Construction, quickly establishing themselves as pioneers in adobe construction. In 1964 he started his own company Larry Weir Adobe.

Larry and Maria Ravettino were married on June 23, 1951. They had nine children: Larry Weir, Maria Werth, Estelle Harrison, Thomas Weir, Christine Herms, Catherine Le Bell, Theresa Moller, Michael Damian, and Joani Weir.

In 1964, Weir left the business to begin his own company, Larry Weir Adobe. That firm operated for about four decades and built homes across the county, including Rancho Santa Fe, Escondido, Encinitas, and Poway. Weir's designs were rarely conventional. Weir drew inspiration from his time in the Navy by using rope to frame windows. He also built houses around the site, incorporating boulders and tree limbs into the structure's design. On occasion he would visit a train yard and buy old parts for use in the construction of the homes.

While certainly adobe walls were their signature early on, passersby may also look for a signature placement of an old wagon wheel often embedded in a wall or a fence as well as round and large arched windows. Weir Bros. homes were often built of recycled lumber – decades before it was fashionable they would buy old piers and train trestles for the large beams used in their home designs. It has been said that Jack's designs were square, while Larry's depended on circles, turrets, and more rounded, creative patterns.

RESOURCE EVALUATION

The following evaluation is based on Heritage's site visit, research, and review of the sources cited in this report.

Federal and State Level Evaluation

• Criterion A/1: Event

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

At the federal and state register level, the resource located at 1540 South Escondido Boulevard does not qualify under National Register/California Register for Event at either the local, state, or national levels. Historical research did not identify any important events associated with the building over the course of their existence.

• Criterion B/2: Person

Criterion B/2 applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associates are not acceptable.

The property at 1540 South Escondido Boulevard is not significant under Criterion B/2 as historical research does not reveal any association with significant persons. It is associated with the Weir Bros. Construction firm based on their design, construction, and ownership of the property until 1966. However, neither the company nor the individual owners have made any significant contributions to the City of Escondido, the State of California, or the Nation while occupying the buildings.

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• Criterion C/3: Design/Construction

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

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.

The 1540 South Escondido Boulevard parcel is significant for its association with Weir Bros. Construction. The complex is significant as an example of the company's signature work in adobe for a multiple family residential application. The Adobe Villa Apartment represents the Weir Bros. only known apartment complex designed and constructed by the firm. In addition, the apartment exemplifies the Weir Bros. Construction use of adobe construction techniques and Custom Ranch style of architecture. The use of their signature circular patterns, such as the turrets, arched walls, as well as prominent chimneys, and low-sloped gabled roof with exposed beams are still evident.

The firm is regarded as a Master Design-Builder with over 200 custom built adobe homes constructed throughout San Diego from 1947 into the 1960s when Larry Weir established his firm Larry Weir Adobe. Both Weir brothers continued to build custom adobe homes throughout San Diego in the 1970s, and additional timber frame homes into the late 1980s.

The building is noteworthy at the local level of significance as the only known apartment complex designed and constructed by the company.

• Criterion D/4: Information Potential

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

1540 South Escondido Boulevard does not qualify under Criterion D: Information Potential as a property which is likely to yield information important in terms of history and prehistory.

Local Level Evaluation

The Adobe Villa Apartment complex at 1540 South Escondido Boulevard meet the following City of Escondido criteria for potential historic buildings:

(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;

As noted above, the Adobe Villa Apartments complex is the only known apartment complex designed and constructed by the firm and is therefore a unique resource in the City of Escondido.

(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;

As noted above, 1540 South Escondido Boulevard is significant for its association with the Weir Bros. Construction and the only known adobe apartment complex in their firm resume. The buildings exemplify Weir Bros. Construction use of adobe construction techniques and Custom Ranch style of architecture. The use of their signature circular design, such as the turrets, arched walls, prominent chimneys, and low-sloped gabled roof with exposed beams are extant.

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

The building represents a time in Escondido's history when mid-century modern adobe construction was popular due to the abundant amount of local resources. With the mid-1980s changes in the building codes that made the use of adobe all but obsolete, the closure of local supplier L.R. Green's Adobe Block Company, and the later deaths of the Weir brothers, the use of adobe construction in Escondido has now become rare.

*Resource Name or # (Assigned by recorder) 1540 So. Escondido Boulevard

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(5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years
The Adobe Villa Apartment was constructed in 1961 and 1963, making this parcel more than 50 years in age.

Integrity Evaluation

- Location - Location is the place where the historic property was constructed or the place where the historic event took place. The Adobe Villa Apartment complex has remained in the same location over the course of their existence, and thus retains its location integrity.
- Design - Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. The Adobe Villa Apartment complex has retained much of its original design with the exception of the vinyl replacement windows and tile roof materials. The signature turrets, arched walls, low-sloped gabled roof with exposed beams are extant. Therefore, the complex has retained a high degree of its design integrity.
- Setting - Setting is the physical environment of a historic property that illustrates the character of the place. The overall street setting around the both parcels have changed gradually since its initial construction in 1947 through the early 1960s. Changes are mostly from residential to mixed use along South Escondido Boulevard. Therefore, the properties retain a moderate degree of its setting integrity.
- Materials - Materials are the physical elements combined in a particular pattern or configuration to form the aid during a period in the past. The materials that have gone into the construction of both buildings are mostly original with the exception of the roof materials, which are now composition, and the vinyl replacement windows. Classic Weir Bros. Construction utilizing adobe blocks and reclaimed building materials in their designs are evident, so integrity of materials is retained.
- Workmanship - Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. As with the materials noted above, the workmanship is classic Weir Bros. Construction with its low-sloped gabled roof, exposed beams, deep overhangs, turrets, arched walls, bay window, and large adobe chimney are focal points. Therefore, both properties have retained its workmanship integrity.
- Feeling - Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. The building in its current condition still imparts an aesthetic or historic sense of a Weir Bros. Construction project during the 1950s-1960s. As a result, the buildings retain its feeling element for integrity purposes.
- Association - Association is the direct link between a property and the event or person for which the property is significant. The apartment complex is associated as the only apartment known to have been designed by this firm. Therefore, the properties retain its association integrity.

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E. PREPARER'S QUALIFICATIONS

Eileen Magno, MA, is a qualified Historian under *The Secretary of the Interior's Qualifications Standards*. For over a decade, Ms. Magno has been involved with research and documentation of historical resources throughout Southern California and parts of Arizona and Nevada. Her experience covers a wide range of research and historic preservation reports, including historic structure reports, preservation plans, feasibility studies, historic surveys, architectural conservation assessments, adaptive reuse studies, master plans, and environmental documentation, such as Section 106 and technical historic architectural reports for CEQA and NEPA compliance. Ms. Magno has also successfully prepared local, state, and national nomination submittals. She holds a Master of Arts degree in History from the University of San Diego with an emphasis in Public History and Teaching. She currently sits on the Mira Mesa Community Planning Group for the City of San Diego.

David Marshall, AIA, NCARB, Heritage Architecture & Planning, is Senior Principal Architect and has been involved with preservation architecture for nearly 25 years. He holds a Bachelor of Architecture from Cal Poly Pomona and is NCARB certified. Mr. Marshall is past board member for the City of San Diego Historical Resources Board as well as the San Diego Architectural Foundation. He is currently a Trustee for the California Preservation Foundation (CFP). Mr. Marshall meets *The Secretary of the Interior's Qualifications Standards* for architect and historic architect.

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