

HISTORIC STRUCTURE ASSESSMENT FOR 829-849 SOUTH ESCONDIDO BOULEVARD

ESCONDIDO, CALIFORNIA

APNs 233-371-14 and -15

Submitted to:

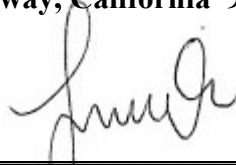
City of Escondido
201 North Broadway
Escondido, California 92025

Prepared for:

J. Whalen Associates, Inc.
2851 Camino Del Rio South, Suite 200
San Diego, California 92108

Prepared by:

BFSA Environmental Services,
a Perennial Company
14010 Poway Road, Suite A
Poway, California 92064



Irem Oz, Ph.D.
Architectural Historian

July 10, 2023



BFSA Environmental Services
A Perennial Company

Archaeological Database Information

Author(s): Irem Oz and Jillian L.H. Conroy

Consulting Firm: BFSA Environmental Services, a Perennial Company
14010 Poway Road, Suite A
Poway, California 92064
(858) 484-0915

Report Date: July 10, 2023

Report Title: Historic Structure Assessment for 829-849 South Escondido Boulevard, Escondido, California (APNs 233-371-14 and -15)

Prepared for: J. Whalen Associates, Inc.
2851 Camino Del Rio South, Suite 200
San Diego, California 92108

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

USGS Quadrangle: *Escondido, California (7.5 minute)*

Study Area: 829, 831, 843, 845, and 849 South Escondido Boulevard

Key Words: USGS *Escondido, California* topographic quadrangle; City of Escondido; historic structure evaluation; the 829-849 South Escondido Boulevard buildings lack architectural and historic significance and no mitigation measures are required.

Table of Contents

	<u>Page</u>
I. EXECUTIVE SUMMARY	1
II. INTRODUCTION	1
<i>Report Organization</i>	1
<i>Project Area</i>	2
<i>Project Personnel</i>	2
III. PROJECT SETTING	2
<i>Physical Project Setting</i>	2
<i>Historical Overview</i>	2
IV. METHODS AND RESULTS	5
<i>Archival Research</i>	5
<i>History of the Property: Ownership and Development</i>	6
<i>849 South Escondido Boulevard (831 South San Diego Boulevard)</i>	9
<i>831 South Escondido Boulevard</i>	12
<i>843 and 845 South Escondido Boulevard</i>	19
<i>829 South Escondido Boulevard</i>	19
<i>Field Survey</i>	20
<i>Description of Surveyed Resources</i>	20
<i>849 South Escondido Boulevard</i>	21
<i>831 South Escondido Boulevard</i>	34
<i>843 and 845 South Escondido Boulevard</i>	34
<i>829 South Escondido Boulevard</i>	42
<i>Garage</i>	42
V. SIGNIFICANCE EVALUATIONS.....	53
<i>CRHR Criteria</i>	59
<i>CRHR Evaluation</i>	59
<i>City of Escondido Register Criteria</i>	65
<i>City of Escondido Register Evaluation</i>	67

Table of Contents (continued)

	<u>Page</u>
VI. FINDINGS AND CONCLUSIONS	70
VII. BIBLIOGRAPHY	70
VIII. APPENDICES	73
Appendix A: Site Record Forms	
Appendix B: Building Development Information	
Appendix C: Ownership and Occupant Information	
Appendix D: Maps	
Appendix E: Preparers' Qualifications	

Plates

	<u>Page</u>
Plate 1 1939 Aerial Photograph	10
Plate 2 1953 Aerial Photograph	13
Plate 3 1947 Aerial Photograph	14
Plate 4 1960 Aerial Photograph	15
Plate 5 Circa 1950 to 1954 view of the east façade of 831 South Escondido Boulevard, facing west.....	16
Plate 6 1963 Aerial Photograph	17
Plate 7 1964 Aerial Photograph	18
Plate 8 South (Left) and East (Right) Façades of the 829-849 South Escondido Boulevard Building, Facing Northwest	22
Plate 9 East Façade of the 829-849 South Escondido Boulevard Building, Facing West.	23
Plate 10 Entrance on the Southeast Corner of the 849 South Escondido Boulevard Building, Facing West	24
Plate 11 Entrance on the Southeast Corner of the 849 South Escondido Boulevard Building, Facing North	25

Plates (continued)

Page

Plate 12 Entrance on the Southeast Corner of the 849 South Escondido Boulevard Building, Facing North, Showing the Entrance in 2009 to the Right26

Plate 13 South Façade of the 849 South Escondido Boulevard Building Showing the 1955 Addition (Left), Facing North.....27

Plate 14 South Façade of the 849 South Escondido Boulevard Building Showing the 1955 Addition (Left), Facing East28

Plate 15 West Façade of the 849 South Escondido Boulevard Building, Facing East29

Plate 16 Southwest Corner of the 849 South Escondido Boulevard Building, Facing East.....30

Plate 17 West Façade of the 849 South Escondido Boulevard Building, Facing East31

Plate 18 North Façade of the 849 South Escondido Boulevard Building, Facing South.....32

Plate 19 Close-Up View of the North Façade of the 849 South Escondido Boulevard Building, Facing East.....33

Plate 20 South (Left) and East (Right) Façades of the 831 South Escondido Boulevard Building, Facing Northwest.....35

Plate 21 Western End of the South Façade of the 831 South Escondido Boulevard Building, Facing Northwest.....36

Plate 22 South Façade of the 831 South Escondido Boulevard Building, Facing Northeast.....37

Plate 23 West (Left) and South (Right) Façades of the 831 South Escondido Boulevard Building, Facing Northeast38

Plate 24 East Façade of 845 South Escondido Boulevard, Facing West.....39

Plate 25 East Façade of 843 South Escondido Boulevard, Facing Northwest.....40

Plate 26 East Façade of 843 South Escondido Boulevard, Facing Southwest.....41

Plate 27 North Façade of 843 South Escondido Boulevard (Left) and South Façade of 831 South Escondido Boulevard (Right), Facing West.....43

Plates (continued)

	<u>Page</u>
Plate 28 North (Left) and West (Right) Façades of the 843 and 846 South Escondido Boulevard Building, Facing Southeast	44
Plate 29 West Façade of the 843 and 846 South Escondido Boulevard Building, Facing East.....	45
Plate 30 East Façade of the 831 (Left) and 829 (Right) South Escondido Boulevard Buildings, Facing Southwest	46
Plate 31 North Façade of the 829 South Escondido Boulevard Building, Facing Southeast.....	47
Plate 32 West Façade of the 829 South Escondido Boulevard Building, Facing Southeast.....	48
Plate 33 South Façade of the Garage, Facing Northeast.....	49
Plate 34 North Façade of the Garage, Facing Southeast.....	50
Plate 35 West Façade of the Garage, Facing Northeast.....	51
Plate 36 East Façade of the Garage, Facing Southwest.....	52

Tables

	<u>Page</u>
Table 1 Title Records for Lot 6, Block 136	6
Table 2 Title Records for Lot 7, Block 136	6
Table 3 Title Records for Lot 8, Block 136	7
Table 4 Title Records for Lots 6, 7, and 8, Block 136.....	7
Table 5 Building Construction History.....	20
Table 6 Contemporary- and Spanish Revival-Style Buildings Located in Escondido	68

I. EXECUTIVE SUMMARY

J. Whalen and Associates, Inc. is seeking to demolish the buildings located at 829, 831, 833, 843, 845, and 849 South Escondido Boulevard in the city Escondido, San Diego County, California. The property was previously identified in the Escondido Historic Survey (completed in 1983 and updated in 1990 [AEGIS 1990]); however, no additional information was provided, and an evaluation of the building was not conducted at that time. Because of concerns regarding the potential historical sensitivity of the 829, 831, 833, 843, 845, and 849 South Escondido Boulevard buildings, which were constructed between 1929 and 1964, BFSA Environmental Services, a Perennial Company (BFSA), was contracted to complete a historic evaluation of the property in order to determine if the buildings are significant historic resources and whether or not their proposed demolition will constitute an adverse impact, as defined by the California Environmental Quality Act (CEQA).

The 829-849 South Escondido Boulevard property (Assessor's Parcel Numbers [APNs] 233-371-14 and -15) is located in the city of Escondido, San Diego County, California. The property is situated within the Rincon del Diablo Land Grant in Township 12 South, Range 2 West (projected) of the USGS *Escondido, California* topographic quadrangle. The legal description of the property is described as "Lots 6, 7, and 8 in Block 136 of Escondido, as per Map No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1886."

The commercial/residential buildings located at 829-849 South Escondido Boulevard meet the minimum age threshold (50 years old) to be considered historic structures, and therefore, they are subject to further evaluation of their integrity and architectural and historic significance. BFSA evaluated the architectural and historic significance of the buildings in conformance with CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria. As a result of the current evaluation, City of Escondido Municipal Code and CEQA criteria indicate that the 829-849 South Escondido Boulevard buildings lack architectural and historic significance; therefore, their removal will not have an adverse impact upon the built environment and they will not require any mitigation program or preservation measures.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the buildings located at 829, 831, 843, 845, and 849 South Escondido Boulevard in the city of Escondido, San Diego County, California. The project proposes to demolish the existing buildings for the development of a mixed-use residential and commercial building. As part of the environmental review for the project, the City of Escondido required an evaluation of the existing buildings to determine if they are historically important and to determine whether or not they should be listed as historic resources. Because this project requires approval from the City of Escondido, CEQA and City of Escondido Municipal

Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the California Register of Historical Resources (CRHR) and the City of Escondido Local Register of Historic Places (City of Escondido Register) were used to measure the significance of the buildings.

Project Area

The resources evaluated in this study are entirely within APNs 223-371-14 and -15. The parcels are located northwest of the intersection of Ninth Avenue and South Escondido Boulevard in the city of Escondido. Currently, the project is fully developed with small businesses, a rear parking lot, and associated hardscape.

Project Personnel

This evaluation was conducted by Irem Oz and Jillian L.H. Conroy (Appendix E). Word processing, editing, and graphics production services were provided by BFSa staff.

III. PROJECT SETTING

Physical Project Setting

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

Historical Overview

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

brothers.

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

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

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

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

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

(Escondido History Center 2019).

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

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

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

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

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

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

By 1914, “an electric railroad from the county seat at San Diego, thirty-five miles southerly [of Escondido], via El Cajon” was “assured ... to eventually be extended to Los Angeles, 100 miles to the north,” but the railroad was never completed (Jeffery and Ferguson 1912). In 1916,

Homeland Acres Addition to Escondido No. 2 was platted to the east of the original Homeland Acres Addition. Both Homeland Acres additions were part of the 2,000-acre McCoy Tract located in the northern portion of the original San Bernardo Land Grant, south of the city of Escondido. “The town of Bernardo flourished for a time, then declined and disappeared by the early 1920s. Its demise was hastened by the growth of the city of Escondido ... and the completion of the Lake Hodges Dam and Reservoir in 1919” (Rancho Bernardo Historical Society 2023).

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

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

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

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this property were sought with a view to not only fulfill the requirements of this report, but to identify any associated historic or architectural significance. Records located at the BFSa research library, those of the San Diego

Assessor/Recorder/County Clerk, and the Escondido History Center were consulted. Title records for the property were also obtained. Appendix D contains maps of the property, including a general location map, historic and current USGS maps, the original subdivision map, Sanborn Fire Insurance maps, and the current Assessor’s parcel map.

History of the Property: Ownership and Development

ELTC platted the project in 1886 as Lots 6, 7, and 8 of Block 136, located northwest of the intersection of Nutmeg Street (later renamed South San Diego Boulevard, and then South Escondido Boulevard) and Kansas Avenue (later renamed Ninth Avenue). Mary and Nicholas Hessen purchased Lot 6 in 1926, Frank and Catherine F. Lamprecht purchased Lot 6 in 1934, and Jerry and Rosa Ferrara purchased Lot 6 in 1940 (Table 1). Berth J. Gillian purchased Lot 7 in 1911, and in 1937, sold it to the Ferraras (Table 2). Ownership of Lot 8 passed from Felix Fortin in 1890, to C.T. Haney in 1892, to Mary E. Haney in 1918, to Jerry Ferrara in 1929, and Jerry and Rosa Ferrara in 1938 (Table 3). All three lots remained vacant until they were owned by the Ferraras. They remained in the Ferrara/Cascioppo Family until 2015 (Table 4).

Table 1

Title Records for Lot 6, Block 136

Seller	Buyer	Year
The Escondido Land and Town Co.	Mary and Nicholas Thomas Hessen	1926
Mary and Nicholas Thomas Hessen	Frank and Catherine F. Lamprecht	1934
Frank and Catherine F. Lamprecht	Jerry and Rosa Ferrara	1940
Jerry and Rosa Ferrara	Georgia Cascioppo	1962
Jerry and Rosa Ferrara (Quitclaim)	Joseph C. and Georgia M. Cascioppo	1966
Cert of death: Joseph Charles Cascioppo	Georgia M. Cascioppo	1995

Table 2

Title Records for Lot 7, Block 136

Seller	Buyer	Year
The Escondido Land and Town Co.	Bertha J. Gillian	1911
Bertha J. Smith (Bertha J. Gillian)	Jerry and Rosa Ferrara	1937

Seller	Buyer	Year
Jerry and Rosa Ferrara	Georgia Cascioppo	1961
Jerry and Rosa Ferrara (quitclaim)	Georgia Cascioppo	1965

Table 3
Title Records for Lot 8, Block 136

Seller	Buyer	Year
The Escondido Land and Town Co.	Felix Fortin	1890
Felix Fortin	C.T. Haney	1892
C.T. Haney	Mary E. Haney	1918
Mary E. Haney	Jerry Ferrara	1929
Jerry and Rose (aka Rosa) Ferrara	Jerry and Rosa Ferrara	1938
Jerry and Rosa Ferrara	Georgia Cascioppo	1961
Jerry and Rosa Ferrara (quitclaim)	Georgia Cascioppo	1965

Table 4
Title Records for Lots 6, 7, and 8, Block 136

Seller	Buyer	Year
Georgia Cascioppo (quitclaim)	Georgia M. Cascioppo, Trustee	1995
Georgia Maria Cascioppo (affidavit – death of trustee)	Stephen P. Cascioppo	1998
Stephen P. Cascioppo, Successor Trustee	Stephen Cascioppo and Rachelle Agatha	2013
Stephen P. Cascioppo and Rachelle Agatha	Stephen P. Cascioppo and Rachelle R. Agatha, Trustees	2013
Stephen P. Cascioppo and Rachelle R. Agatha, Trustees	9 th Avenue Escondido, LLC	2015

Jerry Ferrara was born Girolamo in Piana dei Greci, Sicily on May 1, 1882 (Ancestry.com 2014). In 1903 at the age of 21, he immigrated to the United States and made a living as a railroad section hand in Pennsylvania, Tennessee, and Alabama, eventually making his way to Los Angeles by 1911. In 1913, Ferrara journeyed back to Sicily where he met 20-year-old Rose (Rosa) Cuilla. On June 29, 1913, the two were wed in Palermo, Italy and left for America shortly after, arriving in Los Angeles with \$10.00 to their names. Jerry Ferrara set to work as a railroad car repairman, becoming a foreman shortly after (*Time-Advocate* 1963, 1970).

Between 1915 and 1918, Rosa Ferrara gave birth to their three children: Georgia on January 1, 1915, Jennie on May 26, 1916, and Gaspar on February 26, 1918 (*North County Times* 1999; Ancestry.com 2014). By 1919, the Ferraras decided to move to Escondido after visiting the area several times because it reminded them of their Sicilian homeland. The family lived on a 25-acre farm at 11th and Chambers Street until 1927. In 1929, they purchased Lot 8 of the subject property for the price of \$10.00. In 1937, they purchased Lot 7 for \$10.00. In 1932, the Ferraras also purchased a 25-acre ranch (*Weekly Times-Advocate* 1932) and later, a 327-acre ranch (*Times-Advocate* 1970) in Aliso Canyon, now known as Harmony Grove, operating the Golden Peak Winery following the repeal of prohibition (*Times-Advocate* 1988). However, while they lost their ranch land during the Great Depression, they retained ownership of Lots 7 and 8.

In 1937, the Ferraras opened the Jerry Ferrara Market, which they constructed on the southern end of Lot 8. The market, which was assigned the address 831 South San Diego (Escondido) Boulevard, included a “complete line of Groceries, Fresh, Selected Fruits and Vegetables, Fine Meats, Wines, Beers and Liquors” with a residence in the back (*Times-Advocate* 1937). In 1940, the Ferraras built another mixed-use shop and residence on the northern end of Lot 8 and moved their shop into that new building. When the new building was constructed, it was assigned the address 831 South San Diego (Escondido) Boulevard and the old building was assigned 849 South San Diego (Escondido) Boulevard.

The Ferraras retained ownership of the physical building, the property, and the liquor license associated with 849 South San Diego (Escondido) Boulevard, but sold their grocery business and everything inside the building, including the inventory. They then opened a dedicated wine and liquor store in the new 831 South San Diego (Escondido) Boulevard building and moved into the rear residence (*Weekly Times-Advocate* 1940). Archival research indicates that the Ferraras lived at 831 South San Diego (Escondido) Boulevard until 1945, when they purchased the 12-acre Edgehill Ranch property located at the west end of Fifteenth Avenue in Escondido (*Weekly Times-Advocate* 1945). In addition to the Jerry Ferrara Market, the Ferraras also owned liquor and wine stores on Grand Avenue and North Broadway in Escondido (*Times-Advocate* 1970).

In 1934, the Ferraras’s eldest daughter Georgia married grape-grower Joseph “Pepe” Cascioppo. Later that same year, her sister Jennie married Pepe’s brother Gaspar Cascioppo (*Weekly Times-Advocate* 1934). In 1946, Georgia and Pepe Cascioppo took over management of the 831 South San Diego (Escondido) Boulevard liquor store and moved into the rear residence, renaming the store “Georgia’s Liquor Store” (*Times-Advocate* 1946). In 1961, Georgia Cascioppo

became the official owner of Lots 7 and 8, and in 1962, she also became the owner of Lot 6. The couple operated “Georgia’s Liquor Store” for 16 years before retiring (*Times-Advocate* 1973). After Georgia Cascioppo’s death in 1998, ownership of the 831 South Escondido Boulevard property and liquor store passed to her and Pepe Cascioppo’s son Stephen and his wife Rachelle Agatha. In 2015, Cascioppo and Agatha sold Lots 6, 7, and 8 of Block 136 to the current owners, 9th Avenue Escondido, LCC.

849 South Escondido Boulevard (831 South San Diego Boulevard)

The 849 South Escondido Boulevard residence and shop building was constructed in 1937 as 831 South San Diego Boulevard while Lot 8 was owned by Jerry and Rosa Ferrara. According to the *Times-Advocate* (1937):

The construction of the new building has gone forward under general contract by Kenneth W. Wellington. The plumbing was done by Charles R. Hinman, the electrical work and fixtures by Dietrich’s Electrical shop, materials by the Escondido Lumber Company and the Hayward Lumber & Investment Company, plastering by Tom Jones, tiles by Oceanside Tile Works and refrigeration by Noah’s Ark Super-cold Company of San Diego.

Kenneth W. Wellington was born in 1886 in Julian, California, and became a resident of Escondido in 1921. He was a well-known member of the Escondido community until his death in 1965, when he was 79 years old. He was a building contractor and a past master of Consuelo Lodge No. 325, F. & A. M. (*Times-Advocate* 1965). His work throughout his career includes the construction of the Guild Hall associated with Trinity Episcopal Church in Escondido (*Times-Advocate* 1938a) and the Escondido Country Club building (*Times-Advocate* 1925).

From its construction in 1937 until circa 1940, the residence and shop retained the address of 831 South San Diego Boulevard. A 1939 aerial photograph indicates the building was constructed northwest of West Ninth Avenue and South San Diego (Escondido) Boulevard (Plate 1). Adjacent to the residence and shop, the Ferraras planted a garden that was “seen and admired by all travelers” (*Times-Advocate* 1938b). The 1939 aerial photograph also indicates a garage was located on the northern end of Lot 7. Sanborn Fire Insurance maps indicate that this garage was constructed between 1929, when Lots 6, 7, and 8 were vacant, and 1939, when it is depicted on the 1939 aerial photograph (see Plate 1).



Garage
*Constructed between
1929 and 1939*

831 South San Diego Boulevard
*(849 South Escondido Boulevard)
Shop and residence constructed in 1937*

Legend
 Project boundary

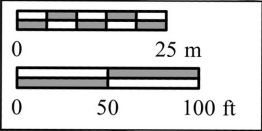


Plate 1
1939 Aerial Photograph
829-849 South Escondido Boulevard

As stated previously, the 1937 building at 831 South San Diego (Escondido) Boulevard operated as a grocery store containing a fruit and vegetable department, a grocery department (including imported Italian goods, sugar, coffee, and pasta), a meat department, and a liquor department (including beer and wine) when it opened (*Times-Advocate* 1937). In 1940, the Ferraras sold the grocery, fruit and vegetable, and meat departments and everything inside the building (including the grocery/meat/produce inventory, shelving, lighting fixtures, etc.) to Fred and William Stubbe; however, they retained ownership of the liquor department and license, as well as the residence and shop building (*Weekly Times-Advocate* 1940). Following the sale, the interior of the 1937 residence and shop building was remodeled and construction of a new residence and shop for Jerry and Rosa Ferrara began on the northern end of Lot 8 (the current 831 South Escondido Boulevard building). The Ferraras relocated the liquor department into this building:

The new building will be a one-story stucco structure, thirty by fifty feet in size and set back from the side walk sufficiently to permit a drive-in entrance to the front door. Plate glass windows and attractive architecture will be utilized. Hugh Hendershot has the building contract. (*Times-Advocate* 1940)

In 1946, Georgia and Pepe Cascioppo took over management of the 831 South San Diego (Escondido) Boulevard liquor store from her parents and renamed it “Georgia’s Liquor Store” (*Times-Advocate* 1946). The 1949 Sanborn Map (Appendix D) indicates the original 1937 residence and shop building was renumbered as 849 South San Diego Boulevard by that time and the new 1940 market building was assigned 831 South San Diego Boulevard (see below for further history and description).

Between 1944 and 1953, the 849 South San Diego (Escondido) Boulevard market business was sold and purchased several times. During this time, the building itself remained in the Ferrara/Cascioppo family. In 1944, Fred and William Stubbe sold “all stock in trade, fixtures, equipment and goodwill of certain business known as Stubbes Bros. Market” to R.T. and Blanche E. Nelson (*Times-Advocate* 1944). Sometime between 1944 and 1945, Lincoln D. and Violet Todd purchased the market business. In 1945, the Todds sold the market business to George E. Mayfield and Allen H. Clinkscales and it was renamed “Clinkscales and Mayfield Market” (*Times-Advocate* 1945). In 1948, they sold to Robert L. Vawter, who renamed it “Bob’s Market” (*Times-Advocate* 1948; *Weekly Times-Advocate* 1948). He retained ownership until 1953, when he sold it to Roy Williams to return to the “police force and to spend more time in development with his horses” (*Times-Advocate* 1953a). Williams renamed the market “Williams Market” (*Times-Advocate* 1953b).

In September 1954, the front of the 849 South Escondido Boulevard building was updated with “a marquee and alter[ation]” (*Times-Advocate* 1954a). In October 1954, the 849 South Escondido Boulevard building remodel was complete, and it was known as “The New Jerry Ferrara

SHOPPING CENTER At the Corner of Ninth and Escondido Blvd.” (*Times-Advocate* 1954b). According to the advertisement, the building was “Ready for Occupancy” and “Beautifully modern decorated in Key traffic location available as a unit or is easily divided into two exceptional 23x60-ft. individual shops with customer parking in rear” (*Times-Advocate* 1954b). The 1953 aerial photograph depicts Lots 6, 7, and 8 prior to the 1954 remodel (Plate 2) and indicates the 1929 to 1939 garage had expanded to the west, into Lot 6 by this time. According to the 1947 aerial photograph (Plate 3), this expansion occurred between 1939 and 1947, although the expanded footprint is not depicted on the 1949 Sanborn Map (Appendix D). The garage does not appear to be associated with any particular building within the project and is more than likely associated with all of the buildings, as they were all owned by the Ferraras/Cascioppos.

In 1955, the Ferraras added a storage room to the rear of 849 South Escondido Boulevard (*Times-Advocate* 1955) (Plate 4) and Georgia and Pepe Cascioppo moved “Georgia’s Liquor Store” from the 1937 831 South Escondido Boulevard building to the 1940 849 South Escondido Boulevard building. “Georgia’s Liquor Store” is listed at 849 South Escondido Boulevard until 2018 in city directories. The address is not listed in the 2019-2020 or 2021 directories, and the 2022 and 2023 directories are not available. However, Georgia’s Liquor Store is still operating at 849 South Escondido Boulevard.

831 South Escondido Boulevard

The 831 South Escondido Boulevard building was constructed in 1940 by G.R. Burrows and featured a storefront and rear living space with two bedrooms, a living room, a kitchen, and a bathroom (*Times-Advocate* 1940). George Robert Burrows was born in 1914 in Cripple Creek, Colorado (Ancestry.com 2010). He moved to San Diego between 1920 and 1930 (Ancestry.com 2002, 2010) where he worked as a contractor. He established Burrows Construction Co. Inc. in 1945 in partnership with Roderick McLeod, who was responsible for the financial side of the business. He retired in 1978 and his son Bob took over management of the firm. Burrows Construction Co. Inc. was a long-time local contractor company responsible for the construction of many commercial structures in Escondido before making a sudden jump and becoming one of the larger construction companies in the area when they won the contract to build the \$7 million Oak Industries corporate headquarters building in Rancho Bernardo (*Times-Advocate* 1984).

From 1940 to 1946, the Ferraras operated Jerry’s Liquor Store at 831 South San Diego (Escondido) Boulevard. In 1946, their daughter Georgia and her husband Pepe Cascioppo took over ownership of the liquor store and renamed it “Georgia’s Liquor Store” (*Times-Advocate* 1946). As stated previously, the 1947 aerial photograph indicates that the garage located on the northern end of Lot 7, behind 831 South San Diego (Escondido) Boulevard, was expanded by that time (see Plate 3). Plate 5 depicts the original east façade of 831 South Escondido Boulevard circa 1950 to 1954.




Garage addition
Constructed between 1939 and 1947

Garage
Constructed between 1929 and 1939

831 South Escondido Boulevard
Shop and residence constructed in 1940

849 South Escondido Boulevard
Shop and residence constructed in 1937

Legend
 Project boundary

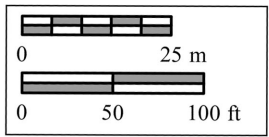
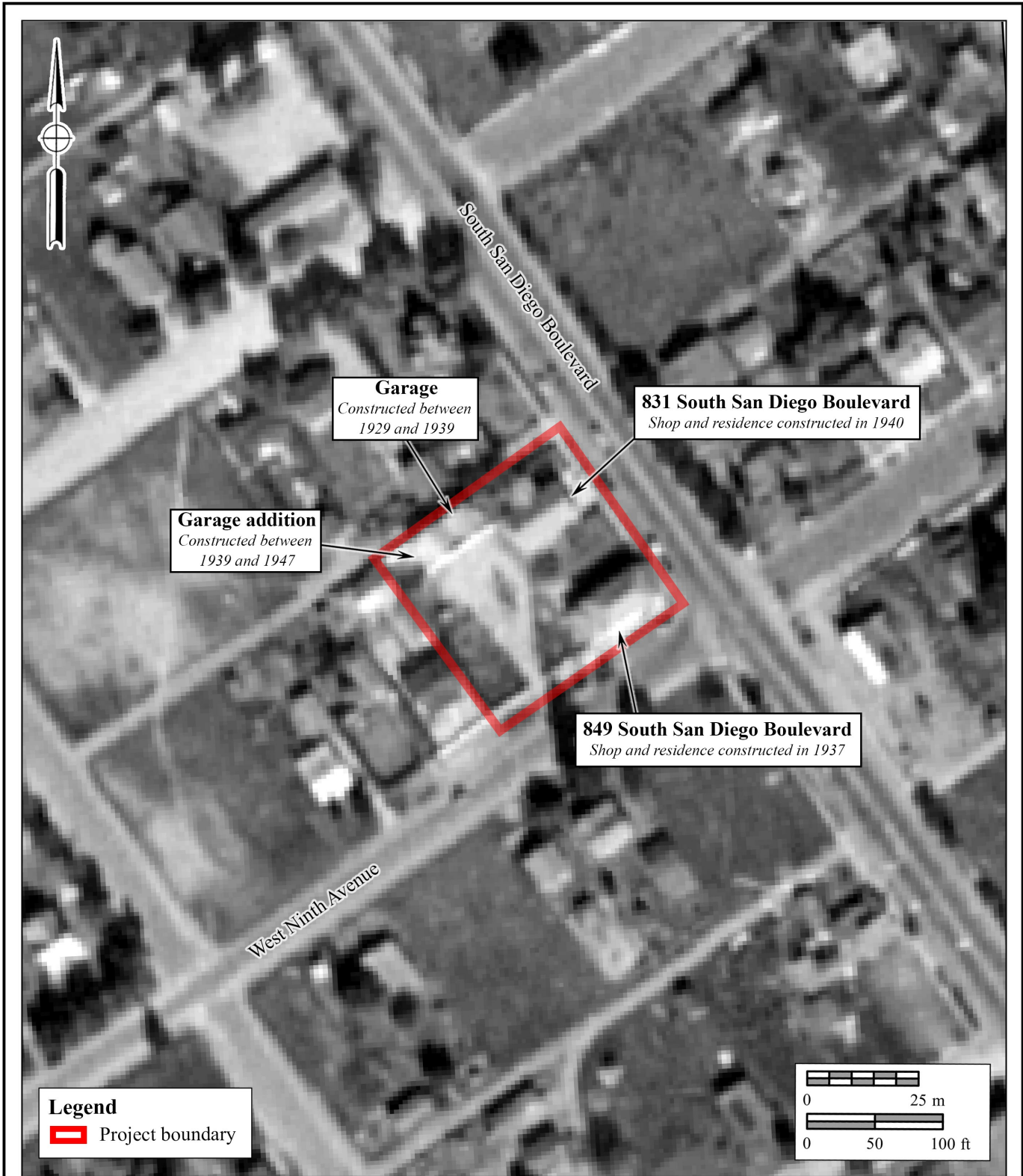


Plate 2
1953 Aerial Photograph
829-849 South Escondido Boulevard



Legend
 Project boundary

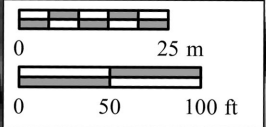


Plate 3
1947 Aerial Photograph
 829-849 South Escondido Boulevard

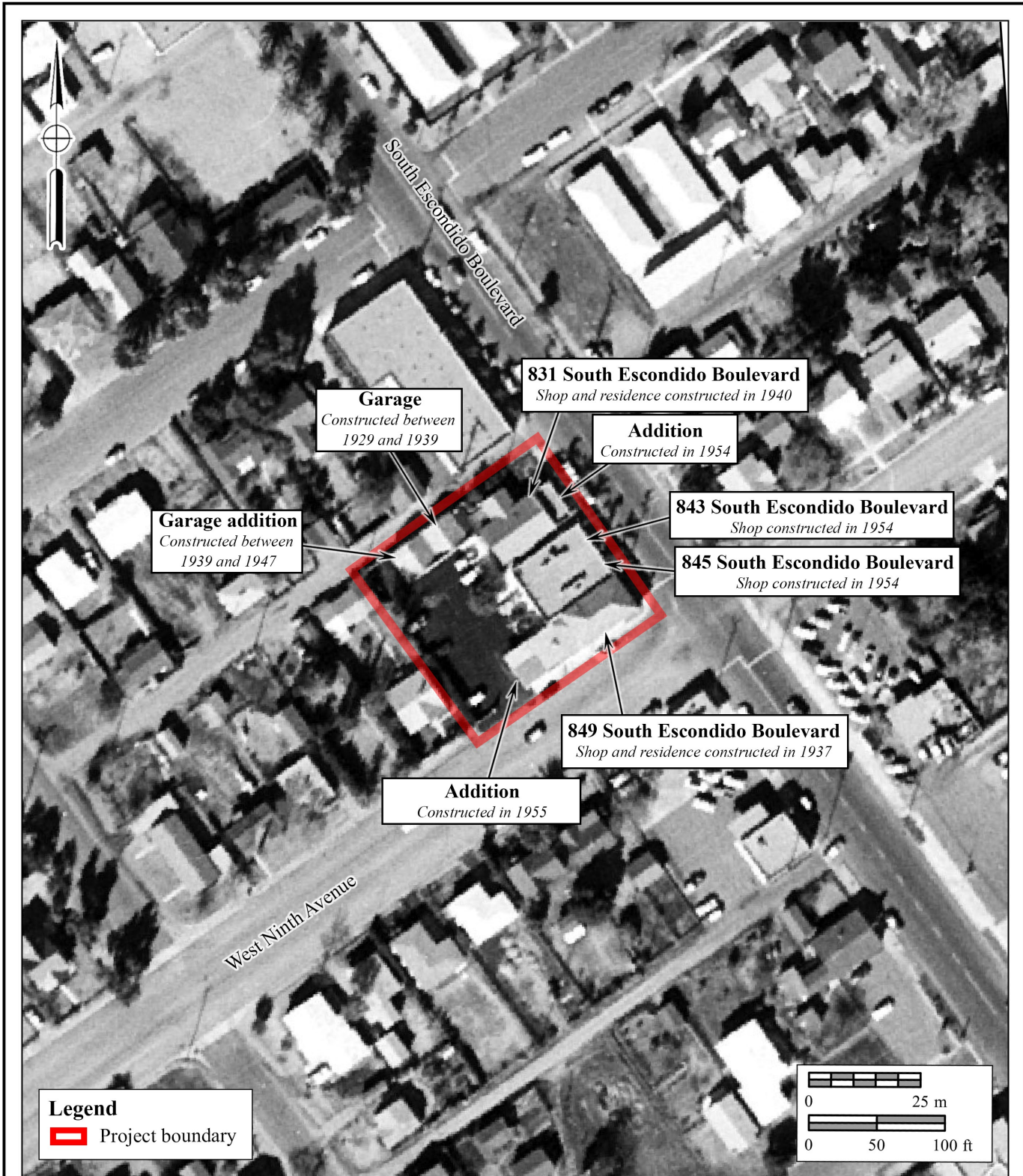




Plate 5: Circa 1950 to 1954 view of the east façade of 831 South Escondido Boulevard, facing west.
(Photograph courtesy of the Escondido History Center)

In December 1954, “Jerry Ferrara of 1100 West Fifteenth to add a store building at 831 South Escondido at estimated \$4,000 cost with G.R. Burrows to act as contractor” (*Times-Advocate* 1954c) (see Plate 3). According to building record, this addition was constructed in front of the original east façade of the building, which is depicted in Plate 5.

In 1955, Georgia and Pepe Cascioppo moved “Georgia’s Liquor Store” to the 849 South Escondido Boulevard building. In 1964, a new store building was constructed on Lot 8, attached to the north façade of 831 South Escondido Boulevard (Plates 6 and 7). Newspaper advertisements indicate that this building was given the address of 829 South Escondido Boulevard (*Times-Advocate* 1966a, 1966b). In constructing 829 South Escondido Boulevard, the porch and eave on the north façade of 831 South Escondido Boulevard were removed.

After the Cascioppo moved “Georgia’s Liquor Store” to 849 South Escondido Boulevard in 1955, directories indicate that 831 South Escondido Boulevard was occupied by Hesselbarth’s Studio, an interior design business, which remained there until 1958. Frederic Paul’s Hair Styling Salon (Hair Stylists) operated out of 831 South Escondido Boulevard from 1958 until at least 1962. The address is not listed in the 1963 to 1968 city directories. From 1969 to 1977, the United States Department of Agriculture rented the space and in 1978, the San Diego Soil Conservation rented the building. From 1979 to 1982, Maac Project rented the property. The address is not listed in the 1983 and 1984 city directories. From 1985 to at least 1991, the building was Panchalius Bar and Restaurant. The address is not listed in the 1992 directory, in 1993, it was Hikmat Jabro, and from 1994 to 2000, it was Express West Gifts. Lung Doctor rented the building from 2001 to at least 2003. The address is not listed in the 2004 directory.

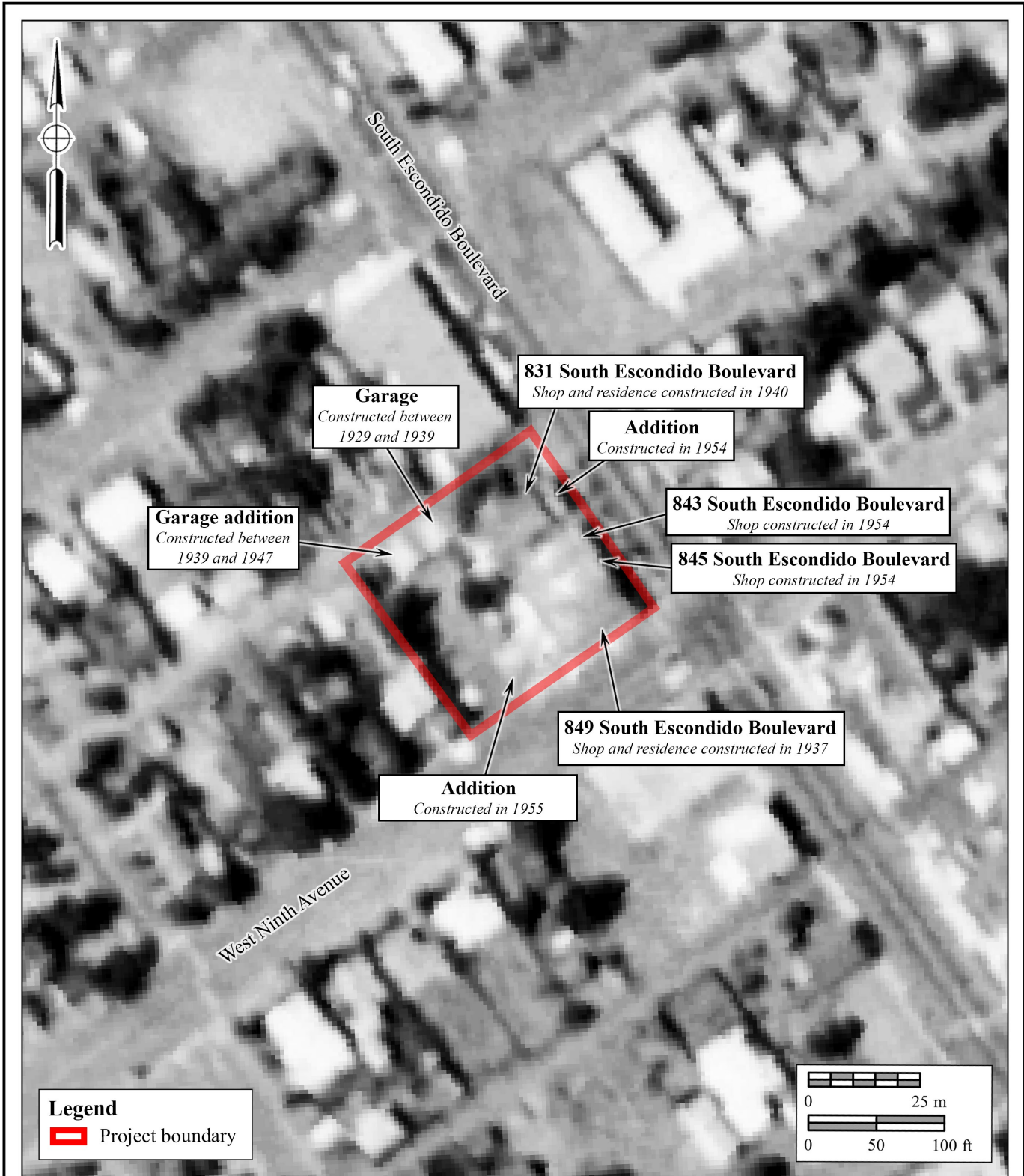




Plate 7
1964 Aerial Photograph
829-849 South Escondido Boulevard

From 2005 to 2018, the building was Aurora's Mexican Bakery/Aurora's Bakery, Inc. The address is not listed in the 2019-2020 and 2021 directories, and the 2022 and 2023 directories are not available. The 831 South Escondido Boulevard building is currently occupied by Tamales Escondido.

843 and 845 South Escondido Boulevard

In February 1954, construction began on a new building between 831 and 849 South Escondido Boulevard, which was completed by October of that year (*Times-Advocate* 1954a) (see Plate 3). This building was originally assigned the address 841 South Escondido Boulevard, but by the time it was rented out in 1956 and 1957, the address had changed to 843 and 845 South Escondido Boulevard (Ancestry.com 2011).

The United States Department of Agriculture occupied 843 South Escondido Boulevard from 1957 to 1974. The address is not listed in the 1975 and 1976 city directories. From 1977 to 1983, the 843 South Escondido Boulevard building was occupied by Americana Printing Co. and from 1984 to at least 1992, it was occupied by Dale's Aquarium and Pet Supply. The address is not listed in the 1993 directory, in 1994, it was Gina's Disc Store, and from 1995 to 1997, it was House of Pawn. The address is not listed in the 1998 and 1999 directories. In 2000, it was Kim's Men's Wear and from 2001 to 2002, it was Jung Ock Park's Fashion. The address is not listed in the 2003 directory. From 2004 to 2015, 843 South Escondido Boulevard was jointly occupied by Bad Kitty and Lung Doctor. The address is not listed in the 2019-2020 and 2021 directories, and the 2022 and 2023 directories are not available. The 843 South Escondido Boulevard address currently houses smoke shop Lung Doctor.

From 1956 to 1972, the United States Department of Agriculture rented 845 South Escondido Boulevard. In 1973, the address housed TDC Inc., and in 1974, is not listed in the directory. From 1975 to 1977, it was a Polynesian dance school named Tiki Hut, in 1978, it was vacant, and from 1979 to 1984, its address is not listed in the directories. From 1985 to 1986, it was Escondido Appliance & Refrigeration, the 1987 directory is not available, in 1988, it was Best Records & Comics, and from 1989 to 1990, it was the Book Nook. The address is not listed in the 1991 directory, from 1992 to 2009, it was "Giant NY Pizza & Deli; Pizza Amore," and the 2010 directory is not available. From 2011 to 2021, it was Pizza Amore and the 2022 and 2023 directories are not available. The 845 South Escondido Boulevard address currently houses a Mexican pastry shop called Panderia Jr Moreno.

829 South Escondido Boulevard

The 829 South Escondido Boulevard building was constructed in 1964 onto the north façade of 831 South Escondido Boulevard (see Plate 7). The address first appears in newspaper advertisements in 1966, which indicates the building was utilized as both a custom furniture store called Geroc Corp. (*Times-Advocate* 1966a) and the Fifth Avenue Insurance Agency (*Times-Advocate* 1966b). In 1967, it was a chiropractor office (*Times-Advocate* 1967), by 1968, it was an aboveground swimming pool company called Easter Co. (*Times-Advocate* 1968a), and later that

year, it was the Mahan-Mathews Real Estate and Building Agency (*Times-Advocate* 1968b). The building is listed in city directories beginning in 1969, which indicates that Mahan-Mathews was still operating at 829 South Escondido Boulevard. The property is listed as vacant in the 1970-1971 city directory and by 1972, it was Escondido Youth Encounter. The address is not listed in the 1973 city directory. From 1974 to 1980, it was European Sport Cycles, the 1981 city directory is not available, and from 1982 to 1989, it was the Japan Karate (Japan Karate-Do) Organization. From 1990 to 1991, it was Traditional Karate, from 1992 to 1996, it was Judy’s Acupressure, from 1997 to 2003, it was Ken Ja Acupressure, and from 2004 to 2015, it was Asia Acupressure. The address is not listed in the 2016 and 2017 directories, and in 2018, it was Neri & Gallardo Insurance, Inc. From 2019 to 2021, it was again Ken Ja Acupressure, and the 2022 and 2023 directories are not available. The 829 South Escondido Boulevard address currently houses Tamales Escondido.

Field Survey

BFSA conducted a field assessment on June 17, 2023. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

Six historic buildings were identified on the 829-849 South Escondido Boulevard property that were constructed between 1929 and 1964 (Table 5) and meet the minimum age threshold (50 years old) to be considered historic resources. The descriptions of the historic building located within the project boundaries are provided below.

Table 5
Building Construction History

Current Address	Original Address	Construction or Change Date	Lot Number (Location on Lot)
849 South Escondido Boulevard	831 South San Diego Boulevard	1937: Building constructed 1940: Address changed 1948 to 1949: South San Diego Boulevard changed to South Escondido Boulevard 1955: Storage room added to west façade	8 (south)
845 South Escondido Boulevard		1954: Building constructed	8 (south-central)
843 South Escondido Boulevard			
831 South Escondido Boulevard	831 South San Diego Boulevard	1940: Building constructed 1948 to 1949: South San Diego Boulevard changed to South	8 (north-central)

Current Address	Original Address	Construction or Change Date	Lot Number (Location on Lot)
		Escondido Boulevard 1954: Addition to east façade 1964: Porch and eave removed from north façade	
829 South Escondido Boulevard		1964: Building constructed	8 (north)
Garage (no address)		1929 to 1939: Garage constructed 1939 to 1947: Garage expanded west	7 (north) Extension: 6 (east half of north)

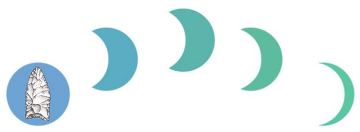
849 South Escondido Boulevard

According to the building record, the 849 South Escondido Boulevard building was constructed in 1937. The 1939 aerial photograph indicates the building was constructed at the northwest corner of West Ninth Avenue and South San Diego (Escondido) Boulevard (Lot 8) (see Plate 1). The building was originally listed as 831 South San Diego Boulevard, which was changed to 849 South Escondido Boulevard circa 1940.

The Spanish Revival-style building was constructed as a single-story commercial store with a residence by Kenneth W. Wellington. The 849 South Escondido Boulevard building consists of an eastern main structure constructed in 1937 and a western (rear) storage structure that was added in 1955. The primary (east) façade of the building faces South Escondido Boulevard. The building was constructed on a reinforced concrete foundation and is clad in stucco. The hipped roof of the 1937 portion structure is covered with Mission tiles and the 1955 addition features a flat roof covered with composite roofing material. According to the building record, the building features metal and wood windows.

Entrance to the building is provided via its southeast corner (Plates 8 and 9). Since the lower level of the southeast corner is recessed for the main entrance, the upper-level mass is supported by a stucco-clad column (Plate 10). The east façade features a glass entrance door surrounded by large floor-to-ceiling windows with a horizontal picture window above the entrance (Plates 11 and 12). Additional picture windows were located south of the picture window, but were removed between 1990 and 2009 (see Historic Resources Inventory form in Appendix B and Plate 12). A narrow shed roof envelopes the southeast corner and east façade, providing shelter.

The 1955 addition is attached to the 1937 portion of the building on its west façade (Plates 13 and 14). The west façade of the 1955 addition features a plain wood door at its center (Plate 15). The outline of an infilled window can be seen south of this door (Plates 16 and 17). The western portion of the north façade of the 1955 addition does not exhibit any features (Plate 18). The eastern portion of the north façade of the 1955 addition features two boarded-over wood windows with an attached metal shed-roof structure (Plate 19).



BFS Environmental Services
A Perennial Company

Plate 8
South (Left) and East (Right) Façades of the 829-849
South Escondido Boulevard Building, Facing Northwest
829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 9
East Façade of the 829-849 South Escondido Boulevard Building, Facing West
829-849 South Escondido Boulevard



Plate 10
Entrance on the Southeast Corner of the 849 South Escondido Boulevard Building, Facing West
829-849 South Escondido Boulevard



Plate 11

Entrance on the Southeast Corner of the 849 South Escondido Boulevard Building, Facing North

829-849 South Escondido Boulevard



BFSA Environmental Services
A Perennial Company



Plate 12

Entrance on the Southeast Corner of the 849 Escondido Boulevard Building, Facing North, Showing the Entrance in 2009 to the Right

829-849 South Escondido Boulevard

(2009 image courtesy of Google Street View)



BFSA Environmental Services
A Perennial Company



BFS Environmental Services
A Perennial Company

Plate 13
South Façade of the 849 South Escondido Boulevard
Building Showing the 1955 Addition (Left), Facing North

829-849 South Escondido Boulevard



Plate 14

**South Façade of the 849 South Escondido Boulevard
Building Showing the 1955 Addition (Left), Facing East**

829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

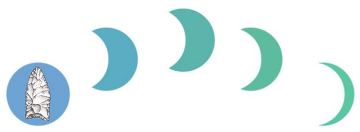


BFSA Environmental Services
A Perennial Company

Plate 15

West Façade of the 849 South Escondido Boulevard Building, Facing East

829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 16
Southwest Corner of the 849 South
Escondido Boulevard Building, Facing East
829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 17

West Façade of the 849 South Escondido Boulevard Building, Facing East

829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 19
Close-Up View of the North Façade of the
849 South Escondido Boulevard Building, Facing East

829-849 South Escondido Boulevard

831 South Escondido Boulevard

The 831 South Escondido Boulevard was constructed by G.R. Burrows in 1940 in the Spanish Revival style as a store with a rear living space with two bedrooms, a living room, a kitchen, and a bathroom. The building was constructed on a concrete foundation using standard frame construction, is clad in stucco, and features a gable roof covered with Mission tiles. According to the building record, the building features double-hung casement windows.

In December 1954, a Contemporary-style, single-story addition with a reinforced concrete foundation was constructed on the building's east façade, altering the original storefront. The addition features brick walls on its lower level and stucco cladding above the brick walls, on the upper level. The building features a flat roof covered with composite roofing material. According to the building record, the addition features metal windows.

The recessed entrance to the building is located on the east façade and features a metal and glass entry door at its center. Angled store windows are located on either side of the main entrance door (Plate 20). The south façade of the 1954 addition does not exhibit any features (see Plate 20). Two plain wood doors are located on the south façade of the original 1940 construction with a window with iron grilles in front to the west of the doors (Plates 21 and 22). A large window that has been boarded over is located east of the two doors (see Plate 21). The west façade of the 1940 construction features three wood-framed sliding windows with iron grilles in front (Plate 23). The north façade of the building originally featured a wing that was removed when the 829 South Escondido Boulevard building was constructed in 1964.

843 and 845 South Escondido Boulevard

The 843 and 845 South Escondido Boulevard building was constructed in 1954 between 831 and 849 South Escondido Boulevard. The Contemporary-style building was constructed as a single-story commercial structure with available space for two stores. The architect and builder are unknown. The building was constructed on a reinforced concrete foundation and features brick walls on its lower level and stucco cladding above the brick walls, on the upper level. The building features a flat roof covered with composite roofing material. According to the building record, the structure features metal and wood windows.

The primary (east) façade faces South Escondido Boulevard and features two recessed entrances separated by a brick wall. The entrance to 845 South Escondido Boulevard is located south of the brick wall and the entrance to 843 South Escondido Boulevard is located north of the brick wall. The entrance doors are identical glass and metal doors, which are next to floor-to-ceiling windows to the south and north (Plates 24 to 26).



Plate 20

**South (Left) and East (Right) Façades of the 831
South Escondido Boulevard Building, Facing Northwest**

829-849 South Escondido Boulevard



BfSA Environmental Services
A Perennial Company



BFS Environmental Services
A Perennial Company

Plate 21
Western End of the South Façade of the 831
South Escondido Boulevard Building, Facing Northwest
829-849 South Escondido Boulevard

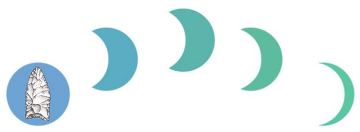


BFSA Environmental Services
A Perennial Company

Plate 22

South Façade of the 831 South Escondido Boulevard Building, Facing Northeast

829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 23

**West (Left) and South (Right) Façades of the 831 South
Escondido Boulevard Building, Facing Northeast**

829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 24

East Façade of 845 South Escondido Boulevard, Facing West

829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 25

East Façade of 843 South Escondido Boulevard, Facing Northwest

829-849 South Escondido Boulevard



BFSA Environmental Services
A Perennial Company

Plate 26

East Façade of 843 South Escondido Boulevard, Facing Southwest

829-849 South Escondido Boulevard

The north façade of the 843 and 845 South Escondido Boulevard building faces the south façade of the 831 South Escondido Boulevard building and does not exhibit any features (Plate 27). Three lattice roof structures extend between the 843 and 845 and 831 South Escondido Boulevard buildings. The south façade of the 843 and 845 South Escondido Boulevard building faces the back alley and features brick wall cladding. The south façade features two entrance doors on the east and west sides with two metal windows between the doors (Plates 28 and 29).

829 South Escondido Boulevard

The 829 South Escondido Boulevard building was constructed in 1964 onto the south façade of the 831 South Escondido Boulevard as a small store. The Contemporary-style, single-story building was constructed by an unknown architect and builder. The building was constructed on a reinforced concrete foundation and features brick walls on its lower level and stucco cladding above the brick walls, on the upper level. The building features a flat roof that is covered with built-up roofing material. According to the building record, the building features metal windows.

The primary (east) façade of the building faces South Escondido Boulevard and features a recessed entrance on its southern end with a glass and metal door. Angled floor-to-ceiling windows are located north of the entry door (Plate 30). The north facade of the building features wall paintings and no other features (Plate 31). The west façade of the building features a plain wood door with a peep window (Plate 32).

Garage

The garage is located west of the 829 South Escondido Boulevard building, on the northern end of Lot 7. Sanborn Fire Insurance maps indicate that this garage was constructed between 1929, when Lots 6, 7, and 8 were vacant, and 1939, when it is depicted on the 1939 aerial photograph (see Plate 1). The 1947 aerial photograph (see Plate 3) indicates the 1929 to 1939 garage had expanded to the west, into Lot 6 by this time, although the expanded footprint is not depicted on the 1949 Sanborn Map (Appendix D). The garage does not appear to be associated with any particular building within the project and is more than likely associated with all of the buildings, as they were all owned by the Ferraras/Cascioppo.

The original 1929 to 1939 garage is a square-planned, gable roofed structure. The addition is also a square-planned, gable roofed structure. The garage and addition were constructed on a concrete foundation and feature standard frame construction. The gable roof across the entire garage is covered with corrugated metal sheets. The garage was constructed as a utilitarian building with no specific architectural design elements by an unknown builder.

The primary (south) façade of the building features a parapet wall above the roof level, a roll-top garage door, and a double wood door (Plate 33). The north façade of the garage features the gable walls (Plate 34). The west façade of the garage features a plain wood door (Plate 35) and the east façade features the same style wall painting as the north façade of the 829 South Escondido Boulevard building (Plate 36).



BfSA Environmental Services
A Perennial Company

Plate 27
North Façade of 843 South Escondido
Boulevard (Left) and South Façade of 831 South
Escondido Boulevard (Right), Facing West
829 to 849 South Escondido Boulevard



Plate 28
North (Left) and West (Right) Façades of the
843 and 845 South Escondido Boulevard Building, Facing Southeast
829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 29
West Façade of the 843 and 845 South Escondido Boulevard Building, Facing East
829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 30

East Façade of the 831 (Left) and 829 (Right) South Escondido Boulevard Buildings, Facing Southwest

829-849 South Escondido Boulevard



BfSA Environmental Services
A Perennial Company

Plate 31

North Façade of the 829 South Escondido Boulevard Building, Facing Southeast

829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 32
West Façade of the 829 South Escondido Boulevard Building, Facing Southeast
829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 33

South Façade of the Garage, Facing Northeast

829-849 South Escondido Boulevard



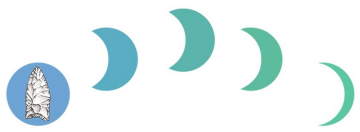
BFS Environmental Services
A Perennial Company

Plate 34
North Façade of the Garage, Facing Southeast
829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 35
West Façade of the Garage, Facing Northeast
829-849 South Escondido Boulevard



BFS Environmental Services
A Perennial Company

Plate 36
East Façade of the Garage, Facing Southwest
829-849 South Escondido Boulevard

V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The 829-849 South Escondido Boulevard buildings were constructed between 1929 and 1964 and meet the minimum age threshold (50 years old) to be considered historic resources. For the evaluation of these historic buildings, seven aspects of integrity were used for the evaluation, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. **Integrity of Location** [*refers to*] the place where the historic property was constructed or the place where the historic event occurred (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the buildings had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Research reveals that all of the existing buildings within the project were constructed in their current locations and have not been moved since their completion. Therefore, all of the buildings retain integrity of location.
2. **Integrity of Design** [*refers to*] the combination of elements that create the form, plan, space, structure, and style of the property (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the buildings, identifying any unique architectural features present, and determining if those features are original or if they have been modified.
 - a. **849 South Escondido Boulevard:** According to the building record, the 849 South Escondido Boulevard building was constructed in 1937 by Kenneth W. Wellington in the Spanish Revival style. Modifications made to the 849 South Escondido Boulevard building since its construction include construction of an addition on the west façade in 1955, removal of the picture windows south of the picture window on the east façade between 1990 and 2009, and infilling a window on the west façade of the 1955 addition at an unknown date. As these modifications resulted in the alteration of the form, plan, space, and structure

of the building, they also negatively impacted the building's original architectural style. Therefore, the 849 South Escondido Boulevard building does not retain integrity of design.

- b. **831 South Escondido Boulevard:** The 831 South Escondido Boulevard was constructed in 1940 in the Spanish Revival style by G.R. Burrows. In 1954, a Contemporary-style addition was constructed on the east façade of the building. The original north façade of the building featured a wing that was removed when the 829 South Escondido Boulevard building was constructed in 1964. As these modifications resulted in the alteration of the form, plan, space, and structure of the building, they also negatively impacted the building's original architectural style. Therefore, the 831 South Escondido Boulevard building does not retain integrity of design.
- c. **843 and 845 South Escondido Boulevard:** The 843 and 845 South Escondido Boulevard building was constructed in 1954 in the Contemporary style by an unknown builder. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the building since its initial construction. Therefore, the 843 and 845 South Escondido Boulevard building retains integrity of design.
- d. **829 South Escondido Boulevard:** The 829 South Escondido Boulevard building was constructed in 1964 in the Contemporary style by an unknown builder. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the building since its initial construction. Therefore, the 829 South Escondido Boulevard building retains integrity of design.
- e. **Garage:** The garage was constructed between 1929 and 1939 to the west of 829 South Escondido Boulevard. The garage was expanded to the west between 1939 and 1947. The garage was constructed as a utilitarian building with no specific architectural design elements by an unknown builder. Construction of the addition resulted in the alteration of the form, plan, space, and structure of the building, thereby negatively impacting its original integrity of design. Therefore, the garage does not retain integrity of design.

3. **Integrity of Setting** [*refers to*] *the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property. The buildings on the 829-849 South Escondido Boulevard property were constructed between 1929 and 1964. The transformation of the area surrounding the property, as well as the construction of buildings within the property itself, negatively impacted its integrity of setting.

The earliest aerial photograph from the area dates to 1939 and shows that the only buildings present at that time were the 849 South Escondido Boulevard building and the original garage. The lots to the north and southeast of the 829-849 South Escondido Boulevard property were vacant. The lots northeast, northwest, and southwest of the property included low-density residential development. By the 1947 aerial photograph, construction of the 831 South Escondido Boulevard building was complete and the addition had been constructed on the west façade of the garage. The surrounding area remained as low-density residential development. By 1953, the vacant lots north and southeast of the property had been developed with an apartment complex and a commercial building. The residential development southwest and northeast of the property had also expanded by this time. By 1960, the residential development immediately north of the subject property had been replaced by a large commercial structure, construction of the 843 and 845 South Escondido Boulevard building had been completed, and an addition had been constructed on the east façade of the 831 South Escondido Boulevard building. During this time, the residential development of the lots west and south of the property continued. By 1985, the residential structures southwest of the property had been replaced by a large commercial structure.

Because the area is no longer recognizable as mostly residential and no longer retains the same open space, viewshed, landscape, or general built environment, the property does not retain integrity of setting.

4. **Integrity of Materials** [*refers to*] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials and the possible introduction of materials that may have altered the architectural design of the buildings.
 - a. **849 South Escondido Boulevard:** According to the building record, the 849 South Escondido Boulevard building was constructed in 1937 by Kenneth W. Wellington in the Spanish Revival style. Modifications made to the 849 South Escondido Boulevard building since its construction include construction of an addition on the west façade in 1955, removal of the picture windows south of the picture window on the east façade between 1990 and 2009, and infilling a window on the west façade of the 1955 addition at an unknown date. While these modifications resulted in the alteration of the form, plan, space, and structure of the building, it has not undergone enough original material replacements and, therefore, does retain integrity of materials.

- b. **831 South Escondido Boulevard:** The 831 South Escondido Boulevard was constructed in 1940 in the Spanish Revival style by G.R. Burrows. In 1954, a Contemporary-style addition was constructed on the east façade of the building. The original north façade of the building featured a wing that was removed when the 829 South Escondido Boulevard building was constructed in 1964. Since these modifications resulted in the alteration of the form, plan, space, and structure of the building and removed original building materials, it does not retain integrity of materials.
 - c. **843 and 845 South Escondido Boulevard:** The 843 and 845 South Escondido Boulevard building was constructed in 1954 in the Contemporary style by an unknown builder. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the building since its initial construction. As there is no indication that the original building materials used in the construction of the 843 and 845 South Escondido Boulevard building were replaced or altered, it retains integrity of materials.
 - d. **829 South Escondido Boulevard:** The 829 South Escondido Boulevard building was constructed in 1964 in the Contemporary style by an unknown builder. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the building since its initial construction. As there is no indication that the original building materials used in the construction of the 829 South Escondido Boulevard building were replaced or altered, it retains integrity of materials.
 - e. **Garage:** The garage was constructed between 1929 and 1939 to the west of 829 South Escondido Boulevard. The garage was expanded to the west between 1939 and 1947. The garage was constructed as a utilitarian building with no specific architectural design elements by an unknown builder. Construction of the addition resulted in the alteration of the form, plan, space, and structure of the building while introducing new materials. Originally, the garage was a gabled-roofed, square-planned building, but the addition transformed it into a double-gable-roofed building with a rectangular plan. Therefore, the garage does not retain integrity of materials.
5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given time period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings.
- a. **849 South Escondido Boulevard:** According to the building record, the 849 South Escondido Boulevard building was constructed in 1937 by Kenneth W.

Wellington in the Spanish Revival style. The original workmanship demonstrated by the construction of the single-story building was average. Since its construction, the building has undergone modifications that negatively influenced the initial workmanship and it does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the 849 South Escondido Boulevard building does not retain integrity of workmanship.

- b. **831 South Escondido Boulevard:** The 831 South Escondido Boulevard was constructed in 1940 in the Spanish Revival style by G.R. Burrows. In 1954, a Contemporary-style addition was constructed on the east façade of the building. The original workmanship demonstrated by the construction of the single-story building and addition was average. Since its construction, the building has undergone modifications that negatively influenced the initial workmanship and it does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the 831 South Escondido Boulevard building does not retain integrity of workmanship.
- c. **843 and 845 South Escondido Boulevard:** The 843 and 845 South Escondido Boulevard building was constructed in 1954 in the Contemporary style by an unknown builder. The original workmanship demonstrated by the construction of the single-story building was average. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the building since its initial construction. However, the building does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the 843 and 845 South Escondido Boulevard building does not retain integrity of workmanship.
- d. **829 South Escondido Boulevard:** The 829 South Escondido Boulevard building was constructed in 1964 in the Contemporary style by an unknown builder. Research did not find any indication of changes applied that would alter the overall form, plan, space, structure, or style of the building since its initial construction. However, the building does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the 829 South Escondido Boulevard building does not retain integrity of workmanship.
- e. **Garage:** The garage was constructed between 1929 and 1939 to the west of 829 South Escondido Boulevard. The garage was expanded to the west between 1939 and 1947. The garage was constructed as a utilitarian building with no specific architectural design elements by an unknown builder. The original workmanship demonstrated by the construction of the garage and addition was average. Since its construction, the building has undergone modifications that

negatively influenced the initial workmanship and it does not possess elements or details that would make it representative of the labor or skill of a particular culture or people. Therefore, the garage does not retain integrity of workmanship.

6. **Integrity of Feeling** [*refers to*] a property's expression of the aesthetic or historic sense of a particular period of time (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the buildings' features, in combination with their setting, convey a historic sense of the property from the period(s) of significance. Although several of the 829-849 South Escondido Boulevard buildings still retain integrity of design and materials, none of the buildings retain integrity of setting due to the transformation of the surrounding neighborhood into a mostly commercial area and construction of additions on the subject property. Due to this loss of setting, the 829-849 South Escondido Boulevard buildings no longer represent an aesthetic or historic sense of when they were constructed and operated between 1929 and 1964. Therefore, the buildings do not retain integrity of feeling.
7. **Integrity of Association** [*refers to*] the direct link between an important historic event or person and a historic property (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the resources' data or information and their ability to answer any research questions relevant to the history of the Escondido area, San Diego County, or the state of California. Historical research indicates that the 829-849 South Escondido Boulevard buildings are not associated with any significant persons or events. None of the individuals who owned or lived at the property were found to be significant and no known important events occurred at the property. Therefore, the buildings have never possessed integrity of association.

The 831 South Escondido Boulevard building and garage were determined to only meet one of the seven categories of the integrity analysis (location). The 849 South Escondido Boulevard building was determined to meet two of the seven categories of the integrity analysis (location and materials). The 843 and 845 South Escondido Boulevard and 829 South Escondido Boulevard buildings were determined to meet three of the seven categories of the integrity analysis (location, design, and materials). All of the buildings lack integrity of setting, workmanship, feeling, and association due to the substantial changes that have occurred to the project area since the 1930s, their lack of association with significant individuals or events, and the fact that the buildings do not reflect the skills of a particular culture or people.

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

Escondido Register were used to measure the significance of the buildings.

CRHR Criteria

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

- **CRHR Criterion 1:**
It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- **CRHR Criterion 2:**
It is associated with the lives of persons important in our past.
- **CRHR Criterion 3:**
It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- **CRHR Criterion 4:**
It has yielded, or may be likely to yield, information important in prehistory or history.

CRHR Evaluation

- **CRHR Criterion 1:**
In order to evaluate the buildings within the 829-849 South Escondido Boulevard property under Criterion 1, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):
 - 1) Identify the event(s) with which the structures are associated through the review of the archaeological record, historic records, and oral histories.
 - It was discovered through historical research that no significant events could be associated with the buildings located within the 829-849 South Escondido Boulevard property. Because none of the buildings could be associated with any specific event, they are not eligible for designation under CRHR Criterion 1.
- **CRHR Criterion 2:**
In order to evaluate the buildings within 829-849 South Escondido Boulevard

property under Criterion 2, BFSa took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify any important persons associated with the structures through the investigation of the archaeological record, historic records, and oral histories.
 - It was discovered that no historically significant persons are associated with the buildings located within the 829-849 South Escondido Boulevard property. Because none of the buildings could be associated with any historically important persons, they are not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

In order to evaluate the buildings within 829-849 South Escondido Boulevard property under Criterion 3, BFSa took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the structures. This will be done by examining the pattern of features common to the particular class of resource that the site or features may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.
 - **849 South Escondido Boulevard:** According to the building record, the 849 South Escondido Boulevard building was constructed in 1937 by Kenneth W. Wellington in the Spanish Revival style. McAlester (2015) mentions that the Spanish Revival style draws “on local historical precedents for inspiration.” The period of significance for the Spanish Revival style is defined as 1915 to 1940, which the 849 South Escondido Boulevard’s 1937 construction falls within.

The Spanish Revival style emerged in the early twentieth century and is based upon Spanish Colonial architecture. The style became popular between 1915 and 1940 and was especially popular in California. The identifying features of this style include a low-pitched, red-tile-covered roof with no eave overhang; asymmetrical façade; stucco-covered wall surface;

arched doors that are emphasized by adjacent spiral columns, pilasters, carved stonework or patterned tiles; decorative wood window grilles; cantilevered balconies; and arcaded walkways (McAlester 2015). McAlester (2015) mentions that about 10.00 percent of Spanish Revival houses have low-pitched hipped roofs. Buildings of this style are usually two stories with simple rectangular plans (McAlester 2015).

The 849 South Escondido Boulevard building exhibits some characteristics of the Spanish Revival style, such as a low-pitched, red-tile-covered roof with no eave overhang, an asymmetrical façade, and stucco-covered wall surfaces. However, it lacks most of the characteristics of the style such as arched doors emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles, decorative wood window grilles, cantilevered balconies, and arcaded walkways. Additionally, the modifications the building has undergone resulted in the loss of its historic character, as they altered its form, plan, and style.

As a result, it can be concluded that while the building features some elements of the Spanish Revival style, it is not a significant or representative example of the style. Additionally, it was not designed or built by an important creative individual and does not possess high artistic values. As such, the 849 South Escondido Boulevard building is not eligible for designation under CRHR Criterion 3.

- **831 South Escondido Boulevard:** The 831 South Escondido Boulevard was constructed in 1940 in the Spanish Revival style by G.R. Burrows. In 1954, a Contemporary-style addition was constructed on the east façade of the building.

McAlester (2015) mentions that the Spanish Revival style draws “on local historical precedents for inspiration.” The period of significance for the Spanish Revival style is defined as 1915 to 1940, which the 831 South Escondido Boulevard’s 1940 construction falls within.

The Spanish Revival style emerged in the early twentieth century and is based upon Spanish Colonial architecture. The style became popular between 1915 and 1940 and was especially popular in California. The identifying features of this style include a low-pitched, red-tile-covered roof with no eave overhang; asymmetrical façade; stucco-covered wall surface;

arched doors that are emphasized by adjacent spiral columns, pilasters, carved stonework or patterned tiles; decorative wood window grilles; cantilevered balconies; and arcaded walkways (McAlester 2015). McAlester (2015) mentions that about 10.00 percent of Spanish Revival houses have low-pitched hipped roofs. Buildings of this style are usually two stories with simple rectangular plans (McAlester 2015).

The 831 South Escondido Boulevard building exhibits some characteristics of the Spanish Revival style, such as a low-pitched, red-tile-covered roof with no eave overhang, an asymmetrical façade, and stucco-covered wall surfaces. However, it lacks most of the characteristics of the style such as arched doors emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles, decorative wood window grilles, cantilevered balconies, and arcaded walkways. Additionally, the modifications the building has undergone resulted in the loss of its historic character as they altered its form, plan, and style. As a result, it can be concluded that while the building features some elements of the Spanish Revival style, it is not a significant or representative example of the style.

According to McAlester (2015), while the Contemporary style was favored by American architects from 1945 to 1965, some later examples can also be seen well into the 1990s. The Contemporary style rejects the approach of the earlier styles that use decorative details on their exterior surfaces and is more concerned with the interior of the structures and the relationship between the interior and the exterior. The identifying features of this style include a low-pitched gable roof (sometimes flat) with widely overhanging eaves, exposed roof beams, windows on gable ends or just below roof line in non-gabled façades, use of natural materials such as wood, stone, brick or occasionally concrete block, broad expanse of uninterrupted wall surface typically on front façade, recessed entry door and asymmetrical façade (McAlester 2015). McAlester (2015) mentions that the flat roof subtype of the Contemporary style features long, continuous broad roof overhangs, exposed roof beams and shallow horizontal windows located just below the roof line (McAlester 2015).

While the 1954 addition was constructed during the period of significance for the Contemporary style, it cannot be considered a significant or representative example of the style as it only features some of the identifying features such as use of natural materials, recessed entry doors,

and asymmetrical façades.

Since the 831 South Escondido Boulevard building is not a significant or representative example of the Spanish Revival or Contemporary styles, was not designed or built by an important creative individual, and does not possess high artistic values, it is not eligible for designation under CRHR Criterion 3.

- **843 and 845 South Escondido Boulevard:** The 843 and 845 South Escondido Boulevard building was constructed in 1954 in the Contemporary style by an unknown builder. According to McAlester (2015), while the Contemporary style was favored by American architects from 1945 to 1965, some later examples can also be seen well into the 1990s. The Contemporary style rejects the approach of the earlier styles that use decorative details on their exterior surfaces and is more concerned with the interior of the structures and the relationship between the interior and the exterior. The identifying features of this style include a low-pitched gable roof (sometimes flat) with widely overhanging eaves, exposed roof beams, windows on gable ends or just below roof line in non-gabled façades, use of natural materials such as wood, stone, brick or occasionally concrete block, broad expanse of uninterrupted wall surface typically on front façade, recessed entry door and asymmetrical façade (McAlester 2015). McAlester (2015) mentions that the flat roof subtype of the Contemporary style features long, continuous broad roof overhangs, exposed roof beams and shallow horizontal windows located just below the roof line (McAlester 2015).

While the 843 and 845 South Escondido Boulevard building was constructed during the period of significance for the Contemporary style, it cannot be considered a significant or representative example of the style as it only features some of the identifying features such as use of natural materials, recessed entry doors, and asymmetrical façades.

Since the 843 and 845 South Escondido Boulevard building is not a significant or representative example of the Contemporary style, was not designed or built by an important creative individual, and does not possess high artistic values, it is not eligible for designation under CRHR Criterion 3.

- **829 South Escondido Boulevard:** The 829 South Escondido Boulevard building was constructed in 1964 in the Contemporary style by an unknown builder. According to McAlester (2015), while the Contemporary style was favored by American architects from 1945 to 1965, some later examples can also be seen well into the 1990s. The Contemporary style rejects the approach of the earlier styles that use decorative details on their exterior surfaces and is more concerned with the interior of the structures and the relationship between the interior and the exterior. The identifying features of this style include a low-pitched gable roof (sometimes flat) with widely overhanging eaves, exposed roof beams, windows on gable ends or just below roof line in non-gabled façades, use of natural materials such as wood, stone, brick or occasionally concrete block, broad expanse of uninterrupted wall surface typically on front façade, recessed entry door and asymmetrical façade (McAlester 2015). McAlester (2015) mentions that the flat roof subtype of the Contemporary style features long, continuous broad roof overhangs, exposed roof beams and shallow horizontal windows located just below the roof line (McAlester 2015).

While the 829 South Escondido Boulevard building was constructed during the period of significance for the Contemporary style, it cannot be considered a significant or representative example of the style as it only features some of the identifying features such as use of natural materials, recessed entry doors, and asymmetrical façades.

Since the 829 South Escondido Boulevard building is not a significant or representative example of the Contemporary style, was not designed or built by an important creative individual, and does not possess high artistic values, it is not eligible for designation under CRHR Criterion 3.

- **Garage:** The garage was constructed between 1929 and 1939 to the west of 829 South Escondido Boulevard. The garage was expanded to the west between 1939 and 1947. The garage was constructed as a utilitarian building with no specific architectural design elements by an unknown builder. Since the building does not exhibit a specific architectural design, was not designed or built by an important creative individual, and does not possess high artistic values, it is not eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

It is unlikely that the 829-849 South Escondido Boulevard buildings, as they presently exist, could contribute additional information beyond that presented in this report, which could be considered important to the history of the local area or the state. The buildings could not be associated with any specific events or persons, and therefore, further research would not provide any additional information pertinent to the history of the city of Escondido or the state of California. Therefore, the property is not eligible for designation under CRHR Criterion 4.

City of Escondido Register Criteria

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

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

- **City of Escondido Criterion 1:**

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

- **City of Escondido Criterion 2:**

The historic resource embodies distinguishing characteristics of an architectural type or specimen, or is representative of a recognized architect's work and has not been substantially altered.

- **City of Escondido Criterion 3:**

The historic resource is connected with a business or use that was once common but is now rare.

- **City of Escondido Criterion 4:**
The historic resource is a site of significant historic events.
- **City of Escondido Criterion 5:**
The historic resource is 50 years old or has achieved historical significance within the past 50 years.
- **City of Escondido Criterion 6:**
The historic resource is an important key focal point in the visual quality or character of a neighborhood, street, area, or district.
- **City of Escondido Criterion 7:**
The historic resource is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.
- **City of Escondido Criterion 8:**
The historic resource is a sign that is exemplary of technology, craftsmanship, or design of the period when it was constructed and used historical sign materials and is not significantly altered.
- **City of Escondido Criterion 9:**
The historic resource is a sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles.
- **City of Escondido Criterion 10:**
The historic resource is a sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.
- **City of Escondido Criterion 11:**
The historic resource is an Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic qualities.
- **City of Escondido Criterion 12:**
The historic resource is an archaeological site that has yielded, or may be likely to yield, information important in prehistory.
- **City of Escondido Criterion 13:**
The historic resource has an outstanding rating of the criteria used to evaluate local

register requests.

City of Escondido Register Evaluation

- **City of Escondido Criterion 1:**

As stated previously in the CRHR Criterion 2 evaluation above, the 829-849 South Escondido Boulevard buildings are not associated with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 1.

- **City of Escondido Criterion 2:**

As stated previously in the CRHR Criterion 3 evaluation above, the 829-849 South Escondido Boulevard buildings do not embody distinguishing characteristics of an architectural type or specimen, nor are they representative of a recognized architect's work. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 2.

- **City of Escondido Criterion 3:**

The 829-849 South Escondido Boulevard buildings are not connected with a business or use that was once common but is now rare. The 849 South Escondido Boulevard building was used as a market and later as a liquor store. The 831 South Escondido Boulevard building was used as a liquor store, bakery, bar, and restaurant. The 843-845 South Escondido building was used by the United States Department of Agriculture and was associated with business uses such as appliance sales, a pizzeria and deli, a printing company, and smoke shops. The 829 South Escondido Boulevard building was used as a furniture store, a swimming pool company, and an insurance company. The garage has only ever functioned as a utilitarian garage structure. None of these business types or uses are currently considered rare and, therefore, none of the buildings are eligible for designation under City of Escondido Criterion 3.

- **City of Escondido Criterion 4:**

The 829-849 South Escondido Boulevard buildings are not the sites of any known significant historic events, and therefore, none are not eligible for designation under City of Escondido Criterion 4.

- **City of Escondido Criterion 5:**

The 829-849 South Escondido Boulevard buildings are all over 50 years of age. Therefore, all of the buildings are eligible for designation under City of Escondido Criterion 5.

- **City of Escondido Criterion 6:**

The 829-849 South Escondido Boulevard buildings cannot be considered key focal points of the neighborhood as they are located on one of the major retail axes of the city of Escondido and do not stand out in terms of their design, style, or construction. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 6.

- **City of Escondido Criterion 7:**

The 829-849 South Escondido Boulevard buildings, which were constructed in the Spanish Revival and Contemporary styles (excluding the garage, which was not designed in a specific architectural style), are not remaining examples in the city possessing distinguishing characteristics of any architectural type. Contemporary- and Spanish Revival-style buildings were extremely common in the area between the 1930s and 1960s and are still prevalent throughout Escondido (examples of some of the Contemporary- and Spanish Revival-style buildings in Escondido are provided in Table 6). Therefore, the buildings are not eligible for designation under City of Escondido Criterion 7.

Table 6

Contemporary- and Spanish Revival-Style Buildings Located in Escondido

Contemporary	Spanish Revival
440 South Broadway	736 East 2 nd Avenue
510 West Valley Parkway	420 South Broadway
1638 and 1640 East Grand Avenue	915 South Escondido Boulevard
101-109 Fernwood Avenue	503 South Escondido Boulevard
132 and 134 Fernwood Avenue	130 East Grand Avenue
122 and 124 Fernwood Avenue	135 East Grand Avenue
1727 and 1729 East Grand Avenue	116 East Grand Avenue
1734 and 1736 East Grand Avenue	201 West Grand Avenue
1817 East Grand Avenue	340 West Grand Avenue
911 East Grand Avenue	360 West Grand Avenue
1605-1647 East Grand Avenue	101 West 2 nd Avenue

- **City of Escondido Criterion 8:**

No historic-age signage is currently present on the 829-849 South Escondido Boulevard property. The circa 1950 to 1954 historic photograph (see Plate 5) shows that the 831 South Escondido Boulevard building featured a sign belonging to “Georgia’s Liquor Store” that was moved to the 849 South Escondido Boulevard building in 1955. This

sign was removed and no longer exists at its current location. Currently, none of the buildings feature any historic signage. Therefore, no historic signage is eligible for designation under City of Escondido Criterion 8.

- **City of Escondido Criterion 9:**

No historic-age signage is currently present on the 829-849 South Escondido Boulevard property that has been integrated into the architecture of any of the buildings. The circa 1950 to 1954 historic photograph (see Plate 5) shows that the 831 South Escondido Boulevard building featured a sign belonging to “Georgia’s Liquor Store” that was moved to the 849 South Escondido Boulevard building in 1955. This sign was removed and no longer exists at its current location. Currently, none of the buildings feature any historic signage. Therefore, no signage is eligible for designation under City of Escondido Criterion 9.

- **City of Escondido Criterion 10:**

No historic-age signage is currently present on the 829-849 South Escondido Boulevard property. The circa 1950 to 1954 historic photograph (see Plate 5) shows that the 831 South Escondido Boulevard building featured a sign belonging to “Georgia’s Liquor Store” that was moved to the 849 South Escondido Boulevard building in 1955. This sign was removed and no longer exists at its current location. Currently, none of the buildings feature any historic signage. Therefore, no historic signage is eligible for designation under City of Escondido Criterion 10.

- **City of Escondido Criterion 11:**

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

- **City of Escondido Criterion 12:**

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

- **City of Escondido Criterion 13:**

The 829-849 South Escondido Boulevard buildings do not have an outstanding rating of the criteria used to evaluate local register requests, and therefore, are not eligible for designation under City of Escondido Criterion 13.

VI. FINDINGS AND CONCLUSIONS

The assessment of the 829-849 South Escondido Boulevard buildings has concluded that their original historical and architectural characteristics are not exemplary in any way. The buildings were not found to be architecturally or historically significant under any CRHR criteria and only meet City of Escondido Criterion 5 due to their historic age. None of the buildings are associated with any historically significant persons, designers, architects, craftsmen, or events, and have been negatively affected by changes made subsequent to their original construction. Although the buildings have never been considered noteworthy, representative examples of a specific architectural type, period, or method of construction, their modifications also impacted their original architectural integrity. The 849 South Escondido Boulevard building was previously identified in the Escondido Historic Architectural Survey (completed in 1990 [AEGIS 1990] and updated in 2001); however, an evaluation of the building was not conducted and no previous report has been completed for any of the buildings.

Due to their overall loss of integrity, these buildings cannot be considered individually significant under any state or local criteria. Therefore, the buildings are not considered “historic resources” as defined by Section 33-790 of the Escondido Municipal Code. Removal of the buildings will not pose a negative impact upon the history or the overall character of the surrounding neighborhood and will not result in any cumulative impact to the historic context of the district. Further, no historic signage, landscaping, archaeological resources, or landmarks within the project are eligible for listing on the CRHR or the City of Escondido Register.

VII. BIBLIOGRAPHY

AEGIS

- 1990 City of Escondido Historic Resources Inventory. Form on file at the City of Escondido Planning Department and the Escondido Historical Society, Escondido, California.

Ancestry.com

- 2002 *1930 United States Federal Census* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.
- 2010 *1920 United States Federal Census* (database online). Provo, UT, USA: Ancestry.com Operations, Inc.
- 2011 *U.S., City Directories, 1822-1995* (database online). Lehi, UT, USA: Ancestry.com Operations, Inc.
- 2014 *California, U.S., Federal Naturalization Records, 1843-1999* (database online). Lehi, UT, USA: Ancestry.com Operations, Inc.

Andrus, Patrick W. and Rebecca H. Shrimpton

2002 *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service.

Berk, Lucy Jones and Stephen A. Covey

2010 *Postcards of America: Escondido Grape Day Festivals*. Arcadia Publishing, Charleston, South Carolina.

City of Escondido

1987 Municipal Code, Ordinance 87-43: Article 40 Historical Resources, Section 33-794.

1990 Escondido Context Statement. Electronic document, <https://www.escondido.org/Data/Sites/1/media/pdfs/Planning/EscondidoContextStatement.pdf>, accessed May 7, 2020.

Escondido History Center

2019 Escondido's Colorful History. Electronic document, <https://www.escondidohistory.org/escondido-history>, accessed August 6, 2020.

Fark, Bill

2016 A Brief History of Escondido. Escondido History Center. Electronic document, <http://escondidohistory.com/#!/history>, accessed October 27, 2016.

Fox, Robin and Carol Rea

2020 *Escondido: A Pictorial History of the Hidden Valley*. HPNbooks/Ledge Media, Jackson, Wyoming.

Jeffery, J.B. and C.E. Ferguson

1912 San Diego County Back Country. *The Overland Monthly* January-June:280–281. The Overland Monthly Co., San Francisco, California.

McAlester, Virginia Savage

2015 *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. Alfred A. Knopf, New York.

Moyer, Cecil C.

1969 *Historic Ranchos of San Diego*. Edited by Richard F. Pourade (4 Volumes). University of California Press, Berkeley.

North County Times

1999 Obituaries: Jennie Einer, 82. 26 April:10. Oceanside, California.

Rancho Bernardo Historical Society

2023 The History of Rancho Bernardo. Electronic document, <https://rbhistory.org/about-us/history/>, accessed February 23, 2021.

Tan, Siang S. And Michael P. Kennedy

- 1999 Geologic Map of the Escondido 7.5' Quadrangle, San Diego, California: A Digital Database. California Department of Conservation Division of Mines and Geology: 1 sheet (scale 1:24,000).

Times-Advocate

- 1925 Order Plans for Clubhouse. 10 January:1. Escondido, California.
- 1937 Ferrara's Fine New Market To Open Doors Saturday. 1 September:1. Escondido, California.
- 1938a To Start Work On Guild Hall. 19 May:4. Escondido, California.
- 1938b Exceptional Flowers Beautify Ferrara Lot. 18 May:1. Escondido, California.
- 1940 New Ferrara Store Staging Opening Event. 18 March:1. Escondido, California.
- 1944 Notice of Sale of Stock in Bulk. 3 November:3. Escondido, California.
- 1945 Notice of Sale. 20 August:4. Escondido, California.
- 1946 Georgia's Liquor Store Advertisement. 23 March:1. Escondido, California.
- 1948 Notice of Sale. 9 June:4. Escondido, California.
- 1953a Roy Williams Buys Bob's Market. 30 March:1. Escondido, California.
- 1953b Williams Market Advertisement. 11 April:7. Escondido, California.
- 1954a "To Jerry Ferrara of 1110 West Fifteenth." 23 September:12. Escondido, California.
- 1954b The New Jerry Ferrara SHOPPING CENTER At the Corner of Ninth and Escondido Blvd Advertisement. 22 October:1. Escondido, California.
- 1954c "Jerry Ferrara of 1110 West Fifteenth." 2 December:14. Escondido, California.
- 1955 "Jerry Ferrara of 1110 West Fifteenth." 20 September:7. Escondido, California.
- 1963 Mr. And Mrs. Jerry Ferrara Renew Wedding Vows On 50th Anniversary. 1 July:8. Escondido, California.
- 1965 Kenneth W. Wellington. 5 August:4. Escondido, California.
- 1966a Geroc Corp. Service Listing. 20 September:18. Escondido, California.

- 1966b “LOCAL resident to manage.” 21 September:20. Escondido, California.
- 1967 Dr. Lester M. Lindsley, Chiropractor Advertisement. 2 August:19. Escondido, California.
- 1968a Easter Co. Advertisement. 11 August:2. Escondido, California.
- 1968b Mahan-Mathews, Realtors-Builders Advertisement. 12 November:21. Escondido, California.
- 1970 J. Ferrara dead at 88. 17 August:1. Escondido, California.
- 1973 Obituaries: Joseph Cascioppo. 24 January:25. Escondido, California.
- 1984 “Burrows Construction Co. Inc. of Escondido.” 29 January:73. Escondido, California.
- 1988 Rose Ferrara. 3 August. Escondido, California.

Weekly Times-Advocate

- 1932 Puroy Buys Fine Ranch of Ferrara. 22 July:6. Escondido, California.
- 1934 Surprise Wedding, Popular Couple. 16 November:7. Escondido, California.
- 1940 Ferraras Sell Store To Stubbes. 2 February:2. Escondido, California.
- 1945 Jerry Ferraras Purchase Home of Torgensons. 16 February:1. Escondido, California.
- 1948 Changes Planned At Bob’s Market, Formerly C. & M. 24 September:6. Escondido, California.

Whetstone, Margie L.

- 1963 The Escondido Story. In *The Journal of San Diego History* 9(3). San Diego Historical Society Quarterly, San Diego, California.

VIII. APPENDICES

- Appendix A: Site Record Form
- Appendix B: Building Development Information
- Appendix C: Ownership and Occupant Information
- Appendix D: Maps
- Appendix E: Preparers’ Qualifications

APPENDIX A

Site Record Form

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 829-849 South Escondido Boulevard

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad: *Escondido, California*

Date: 1996, digital map T 12 S; R 2 W Projected; M.D. B.M. San Bernardino

c. Address: 829-849 South Escondido Boulevard

City: Escondido

Zip: 92025

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 829-849 South Escondido Boulevard property (Assessor's Parcel Numbers 233-371-14 and -15) is located northwest of South Escondido Boulevard and West Ninth Avenue in the city of Escondido, San Diego County, California. The legal description of the property is described as "Lots 6, 7, and 8 in Block 136 of Escondido, as per Map No. 336, filed in the office of the County Recorder of San Diego County, July 10, 1886."

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

849 South Escondido Boulevard

According to the building record, the 849 South Escondido Boulevard building was constructed in 1937. The 1939 aerial photograph indicates the building was constructed at the northwest corner of West Ninth Avenue and South San Diego (Escondido) Boulevard (Lot 8). The building was originally listed as 831 South San Diego Boulevard, which was changed to 849 South Escondido Boulevard circa 1940. The Spanish Revival-style building was constructed as a single-story commercial store with a residence by Kenneth W. Wellington. The 849 South Escondido Boulevard building consists of an eastern main structure constructed in 1937 and a western (rear) storage structure that was added in 1955. The primary (east) façade of the building faces South Escondido Boulevard. The building was constructed on a reinforced concrete foundation and is clad in stucco. The hipped roof of the 1937 portion structure is covered with Mission tiles and the 1955 addition features a flat roof covered with composite roofing material. According to the building record, the building features metal and wood windows. Entrance to the building is provided via its southeast corner. Since the lower level of the southeast corner is recessed for the main entrance, the upper-level mass is supported by a stucco-clad column. The east façade features a glass entrance door surrounded by large floor-to-ceiling store windows with a horizontal picture window above the entrance. Additional picture windows were located south of the picture window, but they were removed between 1990 and 2009. A narrow shed roof envelopes the southeast corner and east façade, providing shelter.

P5a. Photo or Drawing



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

HP2: Commercial property

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

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

Overview of the buildings, facing northwest, June 2023

*P6. Date Constructed/Age and Sources:

1937/building record (849 South Escondido Boulevard);
1940/*Times-Advocate* 1940 (831 South Escondido Boulevard);
1954/*Times-Advocate* 1954 (843-845 South Escondido
Boulevard); 1964/building record (829 South Escondido
Boulevard)

Historic Prehistoric Both

*P7. Owner and Address:

9th Avenue Escondido, LLC
11341 Treyburn Way
San Diego, California 92131

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

Irem Oz
BFS Environmental Services, a Perennial Company
14010 Poway Road, Suite A

Poway, California 92064

*P9. Date Recorded: 7/10/23

*P10. Survey Type: (Describe) Historic structure assessment

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Oz, Irem and Jillian L.H. Conroy, 2023, Historic Structure Assessment for 829-849 South Escondido Boulevard, BFS Environmental Services, a Perennial Company, report in progress.

*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):

*Recorded by: Irem Oz

*Date: 7/7/22

Continuation Update

The 1955 addition is attached to the 1937 portion of the building on its west façade. The west façade of the addition features a plain wood door at its center. The outline of an infilled window can be seen south of this door. The western portion of the north façade of the addition does not exhibit any features. The eastern portion of the north façade of the addition features two boarded-over wood windows with an attached metal shed-roof structure.

831 South Escondido Boulevard

The 831 South Escondido Boulevard was constructed by G.R. Burrows in 1940 in the Spanish Revival style as a store with a rear living space with two bedrooms, a living room, a kitchen, and a bathroom. The building was constructed on a concrete foundation using standard frame construction, is clad in stucco, and features a gable roof covered with Mission tiles. According to the building record, the building features double-hung casement windows. In December 1954, a Contemporary-style, single-story addition with a reinforced concrete foundation was constructed on the building's east façade, altering the original storefront. The addition features brick walls on its lower level and stucco cladding above the brick walls, on the upper level. The building features a flat roof covered with composite roofing material. According to the building record, the addition features metal windows. The recessed entrance to the building is located on the east façade and features a metal and glass entry door at its center. Angled store windows are located on either side of the main entrance door. The south façade of the 1954 addition does not exhibit any features. Two plain wood doors are located on the south façade of the original 1940 construction with a window with iron grilles in front to the west of the doors. A large window that has been boarded over is located east of the two doors. The west façade of the 1940 construction features three wood-framed sliding windows with iron grilles in front. The north façade of the building originally featured a wing that was removed when the 829 South Escondido Boulevard building was constructed in 1964.

843 and 845 South Escondido Boulevard

The 843 and 845 South Escondido Boulevard building was constructed in 1954 between 831 and 849 South Escondido Boulevard. The Contemporary-style building was constructed as a single-story commercial structure with available space for two stores. The architect and builder are unknown. The building was constructed on a reinforced concrete foundation and features brick walls on its lower level and stucco cladding above the brick walls, on the upper level. The building features a flat roof covered with composite roofing material. According to the building record, the structure features metal and wood windows. The primary (east) façade faces South Escondido Boulevard and features two recessed entrances separated by a brick wall. The entrance to 845 South Escondido Boulevard is located south of the brick wall and the entrance to 843 South Escondido Boulevard is located north of the brick wall. The entrance doors are identical glass and metal doors, which are next to floor-to-ceiling windows to the south and north. The north façade of the 843 and 845 South Escondido Boulevard building faces the south façade of the 831 South Escondido Boulevard building and does not exhibit any features. Three lattice roof structures extend between the 843 and 845 and 831 South Escondido Boulevard buildings. The south façade of the 843 and 845 South Escondido Boulevard building faces the back alley and features brick wall cladding. The south façade features two entrance doors on the east and west sides with two metal windows between the doors.

829 South Escondido Boulevard

The 829 South Escondido Boulevard building was constructed in 1964 onto the south façade of the 831 South Escondido Boulevard as a small store. The Contemporary-style, single-story building was constructed by an unknown architect and builder. The building was constructed on a reinforced concrete foundation and features brick walls on its lower level and stucco cladding above the brick walls, on the upper level. The building features a flat roof that is covered with built-up roofing material. According to the building record, the building features metal windows. The primary (east) façade of the building faces South Escondido Boulevard and features a recessed entrance on its southern end with a glass and metal door. Angled floor-to-ceiling windows are located north of the entry door. The north facade of the building features wall paintings and no other features. The west façade of the building features a plain wood door with a peep window.

Garage

The garage is located west of the 829 South Escondido Boulevard building. Sanborn maps indicate that this garage was constructed between 1929, when Lots 6, 7, and 8 were vacant, and 1939, when it is depicted on the 1939 aerial photograph. The 1947 aerial photograph indicates the garage had expanded to the west, into Lot 6 by this time, although the expanded footprint is not depicted on the 1949 Sanborn Map. The garage does not appear to be associated with any particular building within the project and is more than likely associated with all of the buildings, as they were all owned by the Ferraras/Cascioppo. The original garage is a square-planned, gable roofed structure. The addition is also a square-planned, gable roofed structure. The garage and addition were constructed on a concrete foundation and feature standard frame construction. The gable roof across the entire garage is covered with corrugated metal sheets. The garage was constructed as a utilitarian building with no specific architectural design elements by an unknown builder. The primary (south) façade of the building features a parapet wall above the roof level, a roll-top garage door, and a double wood door. The north façade of the garage features the gable walls. The west façade features a plain wood door and the east façade features the same style wall painting as the north façade of the 829 South Escondido Boulevard building.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code: 6Z

*Resource Name or #: 829-849 South Escondido Boulevard

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Commercial store/residential

B4. Present Use: Commercial store

*B5. Architectural Style: Spanish Revival and Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations) Garage constructed **between 1929 and 1939**; garage addition constructed **between 1939 and 1947**; 849 South Escondido Boulevard building constructed in **1937**; 831 South Escondido Boulevard building constructed in **1940**; addition constructed on the east façade of 831 South Escondido Boulevard and 843-845 South Escondido Boulevard building constructed in **1954**; addition constructed on the west façade of 849 South Escondido Boulevard in **1955**; wing on the north façade of 831 South Escondido Boulevard removed and 829 South Escondido Boulevard building constructed in **1964**; picture windows south of the existing picture window on the east façade of 849 Escondido Boulevard removed **between 1990 and 2009**; window on the west façade of the 1955 addition of 849 South Escondido Boulevard infilled **at an unknown date**.

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

Original Location: Same

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Kenneth W. Wellington (849); G.R. Burrows (831)

*B10. Significance: Theme: N/A

Area: Escondido

Period of Significance: 1929 to 1964

Property Type: Commercial and residential

Applicable Criteria: None

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

The 849 South Escondido Boulevard building was constructed in 1937 in the Spanish Revival style by Kenneth W. Wellington. Of the seven aspects of integrity, the building was determined to retain integrity of location and materials. The 831 South Escondido Boulevard building was constructed in 1940 in the Spanish Revival style by G.R. Burrows. Of the seven aspects of integrity, the building was determined to retain integrity of location. The 843-845 and 829 South Escondido Boulevard buildings were constructed in 1954 and 1964 in the Contemporary style by unknown builders. Of the seven aspects of integrity, the buildings were determined to retain integrity of location, design, and materials. The garage was constructed between 1929 and 1939. Of the seven aspects of integrity, the building was determined to retain integrity of location.

The buildings were evaluated as ineligible for designation under California Register of Historical Resources (CRHR) Criteria 1 and 2 and City of Escondido Criteria 1 and 4 due to a lack of association with any significant persons or events. The buildings are not considered good examples of the Spanish Revival and Contemporary styles, are not architecturally significant, were not constructed using indigenous materials, are not a valuable example of the use of indigenous materials or craftsmanship, are not important key focal point in the visual quality and character of a neighborhood, are not among the few remaining examples of an architectural style and therefore, are not eligible for designation under CRHR Criterion 3 and City of Escondido Criteria 2, 6, 7 and 8. The buildings are not connected with businesses or uses that were once common but now are rare, and therefore, are not eligible for designation under City of Escondido Criterion 3. There was only one sign associated with the buildings, which has since been removed, and therefore, the buildings are not eligible for designation under City of Escondido Criteria 9, 10, and 11. Further, the buildings were evaluated as not eligible for designation under CRHR Criterion 4 as they likely cannot yield any additional information about the history of Escondido or the state of California.

The historic buildings at 829-849 South Escondido Boulevard were not found to be architecturally or historically significant under any CRHR criteria and only meet City of Escondido Criterion 5 due to their historic age. None of the buildings are associated with any historically significant persons, designers, architects, craftsmen, or events, and have been negatively affected by changes made subsequent to their original construction. Although the buildings have never been considered noteworthy, representative examples of a specific architectural type, period, or method of construction, their modifications also impacted their original architectural integrity.

Due to their overall loss of integrity, these buildings cannot be considered individually significant under any state or local criteria. Therefore, the buildings are not considered "historic resources" as defined by Section 33-790 of the Escondido Municipal Code. Removal of the buildings will not pose a negative impact upon the history or the overall character of the surrounding neighborhood and will not result in any cumulative impact to the historic context of the district. Further, no historic signage, landscaping, archaeological resources, or landmarks within the project are eligible for listing on the CRHR or the City of Escondido Register.

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

*B12. References: See Oz and Conroy (2023)

B13. Remarks: None

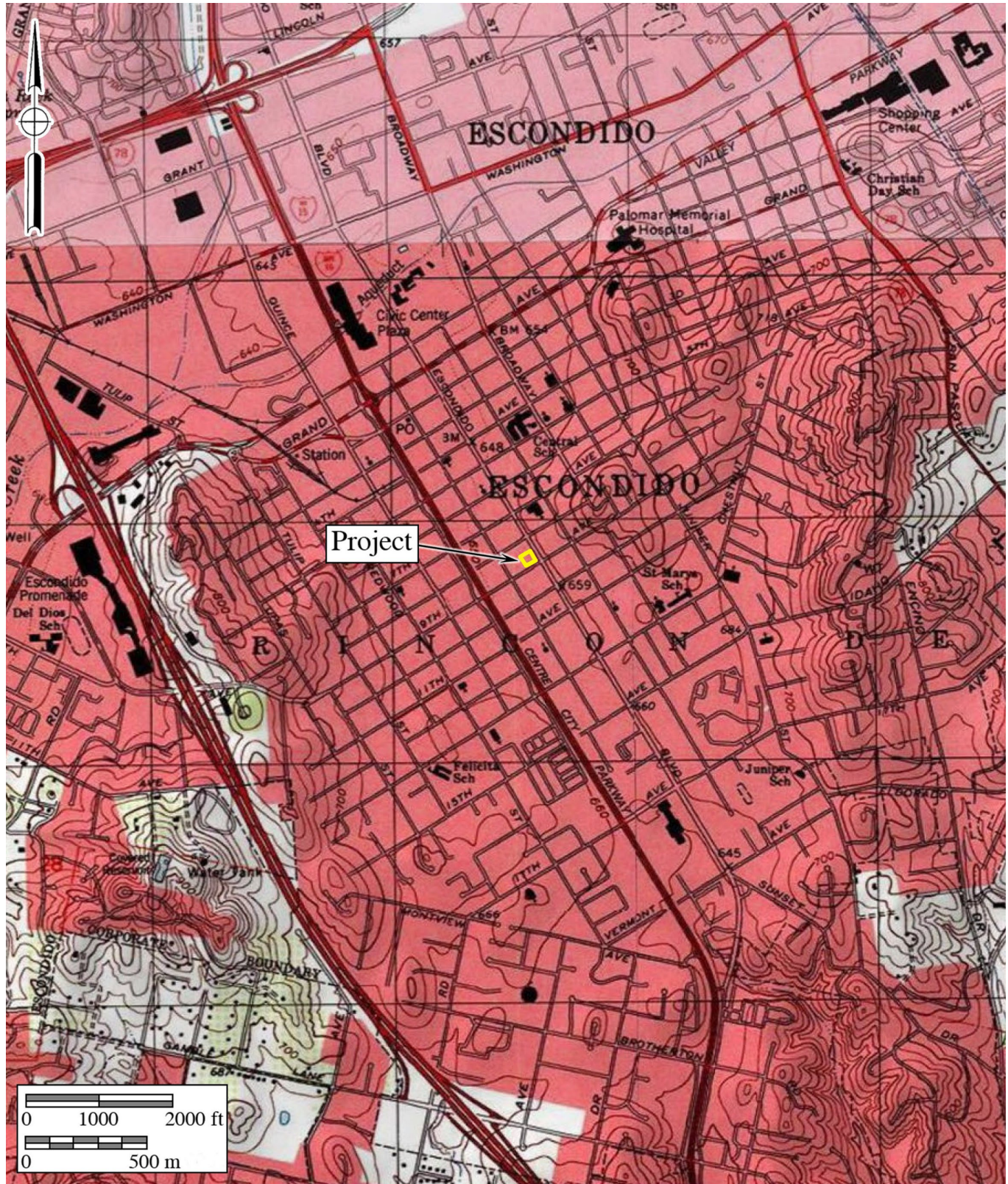
*B14. Evaluator: Irem Oz

*Date of Evaluation: 7/10/23

DPR 523B (1/95)



*Required information



APPENDIX B

Building Development Information

COMMERCIAL-INDUSTRIAL BUILDING RECORD

Account No. _____



ASSESSOR, SAN DIEGO COUNTY

Parcel No. 233-371-15

NAME VAC

ADDRESS 829 So Escondido Blvd

Community ESCONDIDO

SHEET 4 OF 4

CLASS & SHAPE		FRAME		TRUSSES		EXT. FINISH		ROOF		LIGHTING		FRONT		INTERIOR CONSTRUCTION													
														NUMBER OF ROOMS					MATERIALS								
SMALL STORE "Good"		Wood		Light		FLR		x Flat		x Standard		G Type															
		Concrete Reinf.		Wood		Steel		Stucco		Shed		Below Standard		Desc.					FLOORS								
Stories 1		Steel		Span Spaced		Metal		Arch						All					CONC								
Bsmt Mezz		x No Frame		FLOORS		Veneer		Gable		FIXTURES		x Glass in							INT STC PAINTWORK 4PNL								
USE DESIGN		FLR		WALLS 12'		x Concrete		Wood		x Wood		x Fluorescent		x Metal		Wood		PARTS									
Garage		Wood		Wood				Glass		Metal		Incandescent		x Glass Doors		SHOP		1									
x Store		x Brick		Sub-Floor		Unfinished		Concrete						Auto No.		SHOP RM		1									
Office		x Conc. Blk		Elevation		x Roman Brick				Quality A		x Bulkhead Brick		Office		1											
Factory		Metal						ROOF COVER		Quantity A		Back Trim		Lobby													
Warehouse		Tilt Up		FOUNDATION		WINDOWS		Composition		PLUMBING		x Lighting		Hall													
		Pilasters		x Concrete Reinf.		x Metal		x Built-Up		4 Fixtures		x Drop Ceiling		Bath													
		Party		Masonry		Wood		Metal		Quality A		x Disp. Platform		Restroom		2					CONC PLAT AC PL						
										Sprinklers		Quality									SPECIAL FEATURES						



CONSTRUCTION RECORD				EFFEC. APPR.		NORMAL % GOOD			RATING (E, G, A, F, P)				ITEM NO.-CAPACITY		MATERIAL OR TYPE		QUAL.		
Permit		Amount	Date	YEAR	YEAR	Age	Rem. Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Ade- quacy	Wkm- ship	Air Cond.				
7636	STORE	11,808	10-9-63	1964	1964	0	45	OR-45	100										
3171	PARTITIONS	200	12-4-72	1964	1968	4	41	OR-45	97										
49467	ti- #829	17070	9-5-90																
B17-2929	Roof Overhang	NVTP	06/05/18																

Appraiser and Date		UNIT		AREA/ UNIT		UNIT COST		COST		UNIT COST		COST		UNIT COST		COST		UNIT COST		COST	
C. Thompson 2/18/64 PORTER 8-9-67		STORE		1512		6.80		10281		8.80		13,306									
TOTAL						10281				13,306											
NORMAL % GOOD						100				97											
R.C.L.N.D.						10281				12,907											
CHECKED																					
REVIEWED																					

Scale: 1" = Ft.

MISCELLANEOUS STRUCTURES

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

COMPUTATIONS

AREA 30 X 15 = 450 [#] ✓	B.F.	4.68
	+ H ₂ ADJ 7 1/2 %	.35
PER: 60' ✓	ADD FOR:	5.03
	MARQ	.67
1968 - C-3 - SMALL STORE	EX. FRONT	1.06
BF -		6.76
HA - +10% =		use 6.75
HA - +105% =		
ADD: FRONT		
MARQUEE		
		7.44

PLAT
SEE 1043

REMARKS: ① VACANT 8mo's RW 4/5/63
 ② STORE & OFFICE & STG (SHEET #3) COMBINED. '06 TI
 FOR BAKERY - 1713 #, UPGRADED PUMPING, ELEC
 & R/R. PRR PLANS (EP) 7/6/05

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL						
ARCHITECTURE								ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH		
TYPE								B	I	2	Material	Grade	Walls	Ceilings
D-5-A C-25.07X		Light	X Frame	X Stucco on	Flat Pitch	X Wiring	X Heating							
ARCHITECTURE		Sub-Standard	" x " "	" x "	Gable 1/4 M	K.T. Conduit	Forced Clean'g	All						
1 Stories		Standard	Sheathing	Siding " x "	Hip 1/4	B.X. Cable	Gravity Humid.		X		HW	A	S	PL
TYPE		Above-Standard	X Concrete Block	"	Shed 1/4	Fixtures	Wall Unit							
Use		Special	B.&B. T.&G.	"	Cut Up	X Few Cheap		Ent.Hall						
Design		FOUNDATION	Brick	Shingle	Dormers	X Avg. Med. X	Floor Unit	Living	1					
Single		X Concrete	X Floor Joist:	B.&B. T.&G.	Gutters	Many Special	Zone Unit	Dining						
Double		Reinforced	1st: " x " "				Central "	Bed	2					
Duplex		Brick	2nd: " x " "	Brick	Shingle	PLUMBING		Bed						
Apartment		Wood	Sub-Floor	Stone	Shake	Poor Std. Spec	Oil Burner							
Flat-Court		Piers	Concrete Floor	WINDOWS	X Tile	X Sink								
Motel				X D.H. X Casement	Tile Trim	Laundry	M-B.T.U.							
X OFFICE & SIG			Insulated Ceilings	Metal Sash	Compo.;	Water Htr.-Auto.	Fireplace	Kitchen	1					
Units		Light Heavy	Insulated Walls	X Screens	Compo. Shingle	Water-Softner		Drain Bd.		Material: LINO	Lgth: 6	Ft. Splash:		

CONSTRUCTION RECORD				EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)						BATH DETAIL									
Permit No.	For	Amount	Date			Age	Remain'g Life	Table	%	Cnd.	Arch. Attr.	Func. Plan	Con-form	Storage Cupb'd	Space Closet	Work-m'ns'hp	Fl. No.	FINISH		FIXTURES			SHOWER		
																		Floors	Walls	Wc. La. Tub	Type	Grade	St. Q.T.G.D.	Finish	
?	DYG	?	1940	1940	1964	24	32	RSS	65	A	A	F	F-F	A	A	A	1/1	LINO	PL	1/1	mod	A			
B17-2929	Roof Overhang	NVTP	06/05/48	1940	1964	24	32	RSS	65	F	A	F	F-F	A	A	A									
				1968	1968	28	18	OR-45	55	F	A	P	P	-	-	A									

Appraiser & Date		R. WIENSMANN 4/5/63		C. Thompson 2-18-64		POETER 8-9-67											
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
X Ob BAKERY	1440	6.50	11440.	6.70	9648	7.30	10,512										
AC			120.		120		150										
CCP (TIRE)	84	2.50	210	2.50	210	2.50	210										
G	1350	2.40	3240	2.40	3240	2.60	3510										
Y. Imps.			350.		250												
TOTAL			15360.		13468		14,382										
NORMAL % GOOD			65.		65		55										
R.C.L.D.			9984		8754		7910										

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
FP							250
5' WALL		6" CB w/ STUCCO				20' L @ 500	100

COMPUTATIONS

D: 30x16 = 480	B.F.	6.50
46x20 = 920	+ 400 @ .01	7.20
30x12 = 360	M.C. X	100
1760 #		6.54
PER: 170'		6.54
D = 30x48 = 1440 #	BF =	6.70
P = 136' (By Annex 15C)	M.C. X	100
		6.70

PLAT - SEE 10K3

Remarks: ① EXTRA PLUMB IN CLASS. RW 7/5/63
 Per New Memo #2144 info from Busi Section
 modeling on this parcel 2/3/65 by
 ② "D" GIVEN SAME LIFE TABLE AS
 STORE ATTACHED AT FRONT - Now
 BEING USED AS OFFICE & STORAGE - 8-9-67 PORTER

Scale: 1" = Ft.

MISCELLANEOUS STRUCTURES

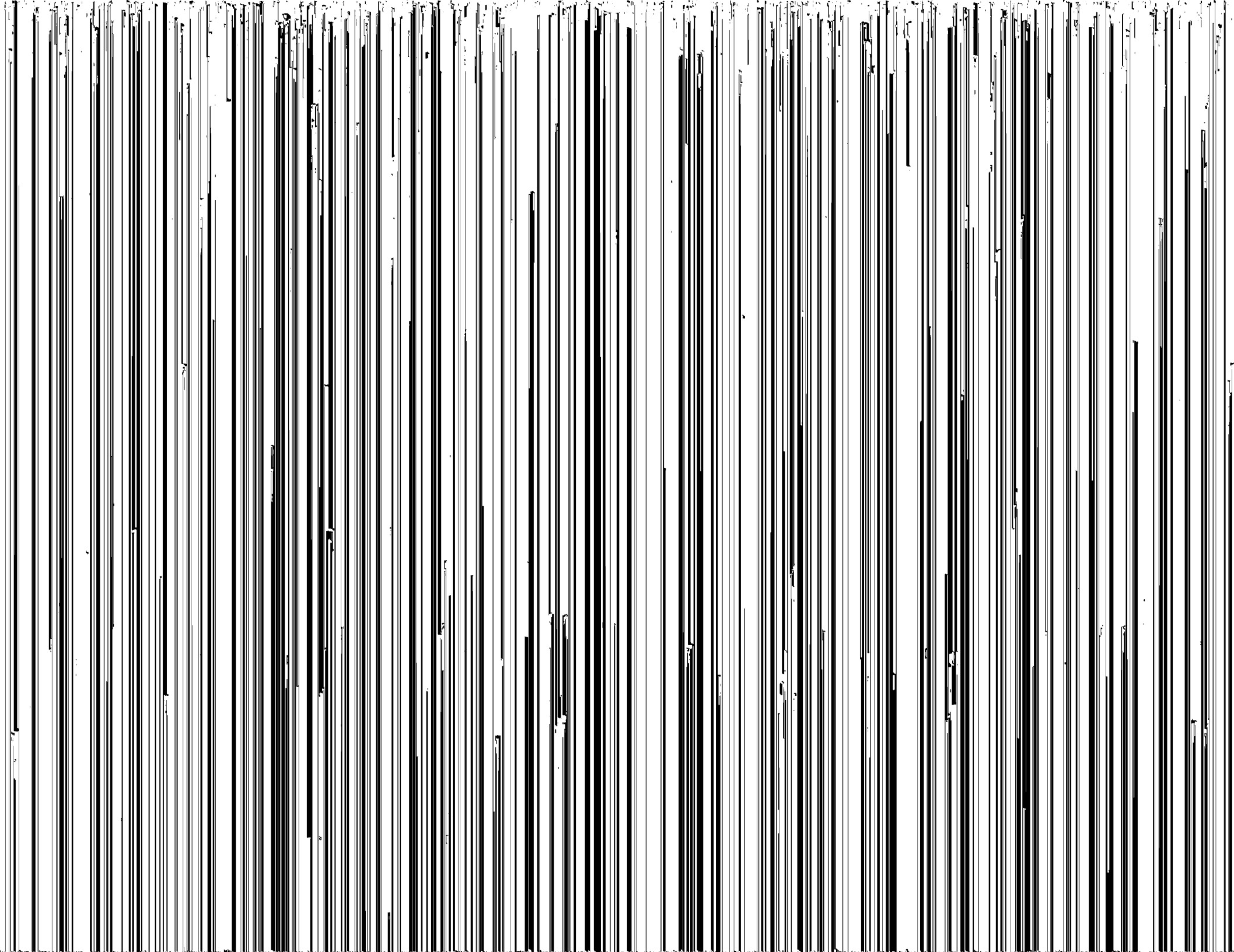
STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	DIM.	AREA/UNIT
Re'd Stg			conc w/6 C.L. KEYS AROUND		Pne Rf 400 [#]	@ 1.50	600
FLAT CONC						2000 [#]	@ .40 800
FLAT ASP						1700 [#]	@ .16 272

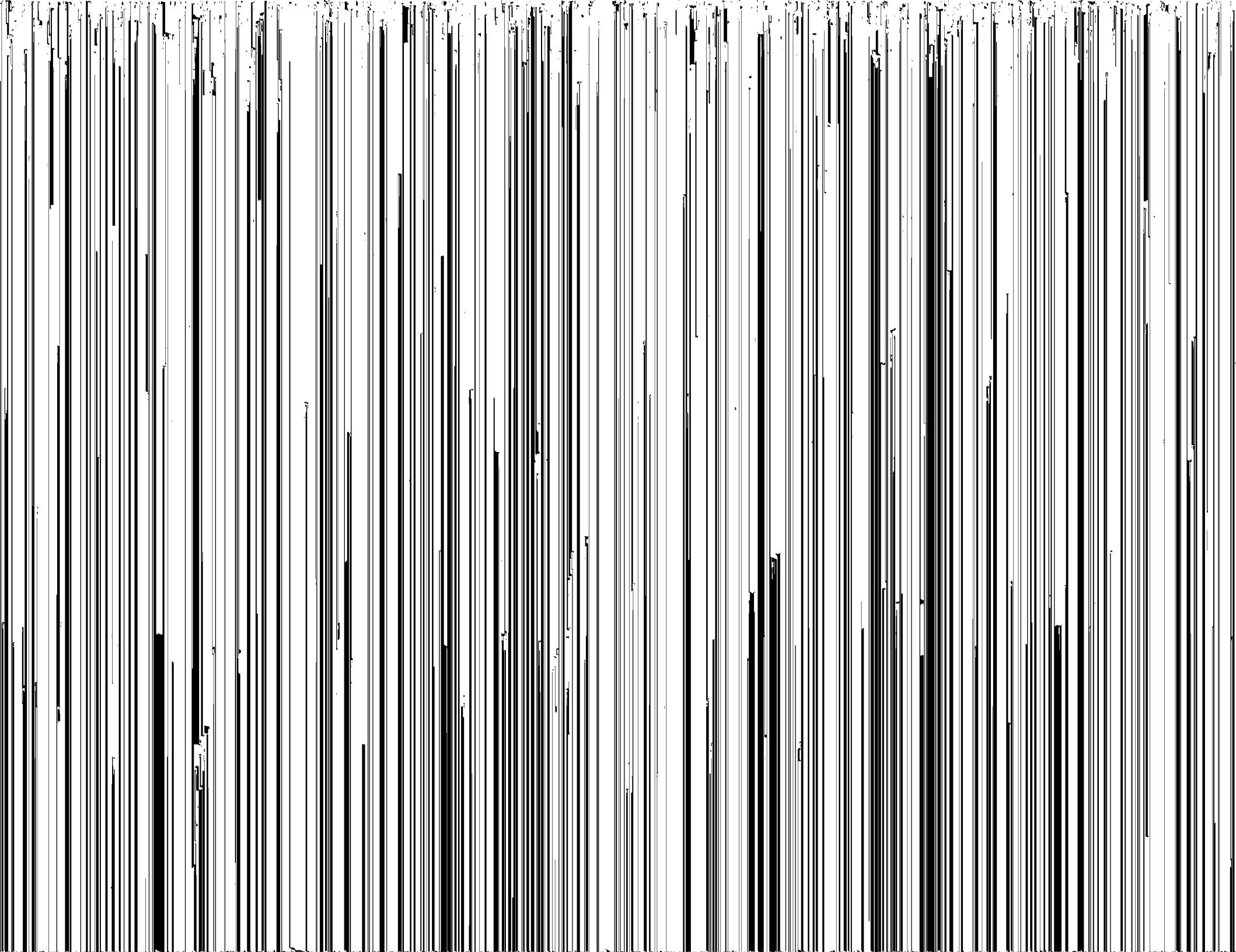
COMPUTATIONS

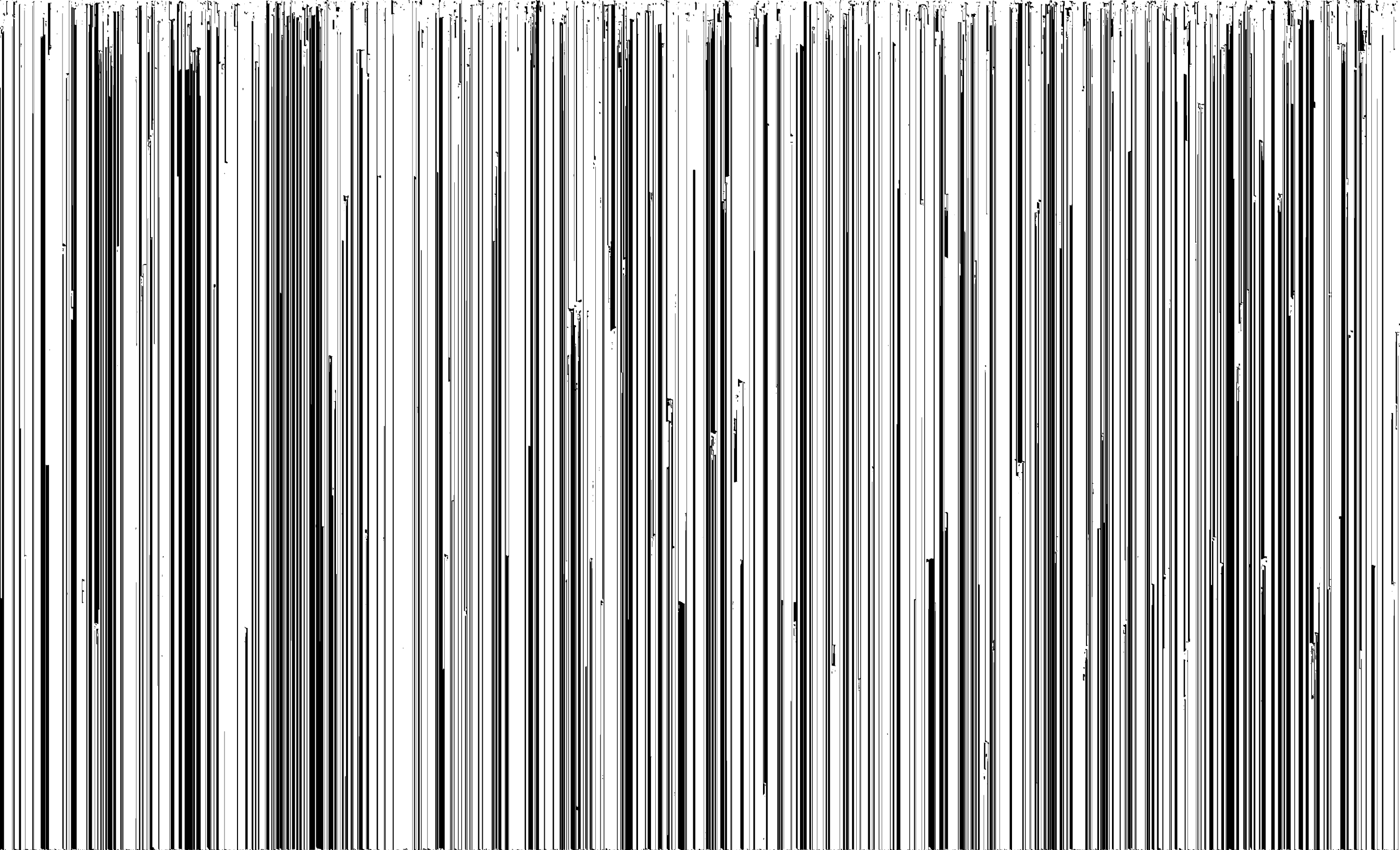
Area: 78 x 62 = 4836 [#]	B.F.	6.40
	ADD FOR: PLUMB.	.05
	PART.	.39
PER: 280'	MARQ.	.28
	ELEC.	.50
	EX FRONT	.08
		7.70
	1968 C.2.5 - STORE	
	B.F.	6.10
	HA = 0%	6.10
	A.A = 1.13%	6.89
	ADD: PLUM	.08
	PART	.29
	MARQ	.20
	ELEC	.50
	FRONT	.30
		8.26

REMARKS: ① IMPS EXTEND ONTO 233-371-14
RW 4/5/63
② SMALL OFFICE PARTITIONED OFF W/ 8' PNL ON
1972 PERMIT. OWNER NOT HERE BUT REST OF
BLDG MATCHES RECORD. MLO R 11/1/73









849 S. Escondido Blvd.

3080
3080

849 So. Escondido Blvd.

APPLICATION FOR BUILDING PERMIT

E
S

Street: 843 S. Ave Bldg. Permit No. _____

Lot: _____ Block: _____

Owner: Jerry Ferrara Date: 28 Aug 57

Contractor: _____ Value \$: _____

Type of Construction: _____ No. of Stories: _____

Fire Zone: _____ Bldg. Zone: _____

Occupancy: Multi Dwelling No. of Families: _____

Elec. Permit No. 3131 8/1 Sewer No. _____

Contractor: Qualit Contractor

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

Owner

(over)

Contractor

8-28-52

OK copy

issued Blactag for smelter act.

NEW ALTER REPAIR ADD

BUILDING PERMIT APPLICATION

Location: 849 E. 3rd Blvd

Owner: Jerry J. ...

Lot: Block 136 Bldg. Site Area _____ sq. ft.

Type of Const: _____ Bldg. Dist. C-1 Fire Zone 2

Occupancy: Office & Retail

No. Families _____ No. Stories 1 Valuation _____

Type Permit _____ Permit No. _____ Date _____ Contractor _____

Building 4476 9/11/54 Burrow

Electrical _____ _____ _____

Sewer _____ _____ _____

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

Location

Owner Jerry J. ...

Contractor _____

ID-1M-1-2-53

17 Sept 54. Permission granted for use of file
in Morgan
23 Sept 54 - Morgan found OK
28 Sept 54 - OK for Lutz
29 Sept 54 - OK for [unclear]

NEW ALTER REPAIR ADD SIGN

BUILDING PERMIT APPLICATION

Location: 849 S. ESCONDIDO BLVD

Owner: GENERAL LIQUOR STORE

Lot 8 Block 136 Bldg. Site Area 2000 sq. ft.

Type of Const. NEON SIGN Bldg. Dist. C-1 Fire Zone 2

Occupancy

No. Families No. Stories Valuation

Type Permit	Permit No.	Date	Contractor
Building			
Electrical			
Cover SIGN	4541	1 MAR 54	KILMER

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

Owner Wm. Enterprises Inc.

Contractor Wm. Enterprises Inc.

ID-1M-1-2-53

Location: 849 S. ESCONDIDO BLVD

109th - Clearance of Signal Face Light
less than Required 11 feet

NEW ALTER REPAIR ADD

BUILDING PERMIT APPLICATION

Location: 849 S. San Juan Blvd.

Owner: Jerry Ferrara

Lot 240 Block 13E Sub 5 Bldg. Site Area 1400 sq. ft.

Type of Const. To Storage Bldg. Bldg. Dist. C-1 Fire Zone 2

Occupancy Storage Room

No. Families 1 No. Stories 1 Valuation \$6000

Type Permit	Permit No.	Date	Contractor
Building	<u>4983</u>	<u>17 Apr 55</u>	<u>Owner</u>
Electrical			
Sewer			

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

Signature of: Owner Jerry Ferrara
 Contractor

ID-1M-11-1-54

21 Sept 55 From Oak House, mainly rain
rafters to studs with (2) 16" studs at each side
with Base N/W by Corner.

CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



OCCUPANCY PERMIT

DATE 8/29/68 PERMIT No. 6-13
 BUILDING ADDRESS 849 So. ESCONDIDO BLVD AREA (Sq. Ft.) _____
 BUILDING OWNER GEORGIA M. CASCIOPPO PHONE No. 745-3412
 OWNER'S ADDRESS LAS VEGAS, NEVADA
 OCCUPANT FIRM NAME GEORGIA'S LIQUOR STORE PHONE No. 745-3412
 FIRM OWNER AUTHORIZED REP. HORACE W. HONELLS
 FIRM'S FORMER ADDRESS NEWPORT, OREGON
 PROPOSED USE PACKAGE LIQUOR STORE PREVIOUS USE SAME
 MAJOR PRODUCT OR SERVICE RETAIL OFF SALE LIQUOR & DELI
 No. EMPLOYEES: 3 FULL TIME 1 PART TIME 2
 No. of EXISTING PARKING SPACES: 4
 Do you HAVE A SALES TAX PERMIT? YES NO IN PROCESS OF OBTAINING ONE? YES NO
 ESTIMATED GROSS RECEIPTS (CALENDAR YEAR REMAINING) 75,000
 PERMITTEE'S SIGNATURE [Signature] PERMITTEE'S ADDRESS 849 S. ESCONDIDO BLVD PHONE No. 745-3412

CITY USE ONLY

COMPLIES WITH ALL CITY CODE REQUIREMENTS	YES	NO*	INSPECTING OFFICIAL	DATE
BUILDING AND SAFETY	✓		A. WHITAKER	10-11-68
FIRE PREVENTION	✓		W. BOND	9-3-68
PLANNING DEPT. LUC#	✓		S. Young	8-29-68
POLICE DEPT.	✓		R. BRUNLEAF	9-4-68
HEALTH DEPT.	✓		A. DIXON	8-30-68
FINANCE DEPT. (BUS. LIC.)	✓		R. THOMAS	8-29-68

*CORRECTIONS AND COMMENTS:

APPROVED FOR UTILITIES: By [Signature] DATE 10/19/68
 BUILDING INSPECTION DIVISION

CITY OF ESCONDIDO

Building Inspection Department

Job Address: 849 So. ESCONDIDO BLVD.

Date: 9-20-68
 Permit No. 7822
 Total Fees 3.00
 Approved by [Signature]

Application For
**ELECTRICAL
 PERMIT**

Owner	Name <u>GEORGE'S LIQUOR STORE</u>
	Address <u>849 So. ESCONDIDO BLVD.</u> City <u>ESCONDIDO</u> Phone <u>745-3412</u>
Contractor	Name <u>BAKER ELECT. Co., INC.</u>
	Address <u>P.O. Box 547</u> City <u>ESCONDIDO</u> Phone <u>745-2001</u>
	License No.: State <u>161756</u> City _____

DESCRIPTION OF WORK

Com. Res. Apt. Temp. Fola

NEW

ADD.

Service Size _____ Existing Ser. Size _____
 Includes 1 motor _____ Increase in _____
 Voltage _____ Service Capacity _____
 Phase _____
 Add. Meters _____

NATURE OF INSTALLATION

- | | |
|-------------------------|------------------------------|
| A. A.C. Unit _____ | K. Add. Outlets, <u>1(1)</u> |
| B. Bath Heat _____ | Switches, etc. _____ |
| C. Cell. Heat _____ | L. New Ltg. Fix. _____ |
| D. Dishwasher _____ | M. Oven _____ |
| E. Dryer _____ | N. Range _____ |
| F. Furnace _____ | O. Swim Pool Wiring _____ |
| G. Garbage Dis. _____ | P. Sign _____ |
| H. Heat Pump _____ | Q. Trans. _____ |
| J. Motors in H.P. _____ | R. Water Heater _____ |
| J. Change Meter _____ | S. New Cir. _____ |
| Location _____ | Ltg. _____ |

T. Write In: Checked
Notice 9-2-68

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

R. O. Hauger
 Signature of Electrical Contractor

CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



OCCUPANCY PERMIT

DATE _____ PERMIT No. **1191**

BUILDING ADDRESS _____ AREA (Sq. Ft.) _____

BUILDING OWNER _____ PHONE No. **747-7287**

OWNER'S ADDRESS _____

OCCUPANT FIRM NAME _____ PHONE No. _____

FIRM OWNER AUTHORIZED REP. _____

FIRM'S FORMER ADDRESS _____

PROPOSED USE _____ PREVIOUS USE _____

MAJOR PRODUCT OR SERVICE _____

No. EMPLOYEES: _____ FULL TIME _____ PART TIME _____

No. OF EXISTING PARKING SPACES: _____

DO YOU HAVE A SALES TAX PERMIT? YES NO IN PROCESS OF OBTAINING ONE? YES NO

ESTIMATED GROSS RECEIPTS (CALENDAR YEAR REMAINING) _____

PERMITTEE'S SIGNATURE _____ PERMITTEE'S ADDRESS _____ PHONE No. _____

CITY USE ONLY

COMPLIES WITH ALL CITY CODE REQUIREMENTS	YES	NO*	INSPECTING OFFICIAL	DATE
BUILDING AND SAFETY			<i>JP</i>	<i>5-19-77</i>
FIRE PREVENTION				
PLANNING DEPT. LUC#	<i>5921</i>	<input checked="" type="checkbox"/>	<i>House</i>	<i>4-15-77</i>
HEALTH DEPT.				
FINANCE DEPT. (BUS. LIC.)				

*CORRECTIONS AND COMMENTS:

TO: BUILDING INSPECTION DIVISION.

ALL APPLICABLE CITY CODE REQUIREMENTS HAVE BEEN COMPLIED WITH AND THE OCCUPANCY PERMIT

(No. **1191**) FOR: OWNER/TENANT _____

AT ADDRESS _____

IS APPROVED: _____

INSPECTING OFFICIAL

DATE

BUILDING DEPARTMENT

Job # 6206

ELECTRICAL PERMIT

Division of Building and Safety
CITY OF ESCONDIDO, CALIFORNIA

JOB ADDRESS 849 S Escondido Blvd

Zone Classification—No. _____ F. Z. No. _____

OWNER Surgica's Sign

Address 849 S Escondido

CONTRACTOR John & John, Inc.

TYPE OF OCCUPANCY

RESIDENTIAL COMMERCIAL

Service		
Disconnects		
Outlets	3	.30
Fixtures	8	.80
Switches		
Receptacles		
Ranges		
Ovens		
Drinks		
Signs		
Motors		
Permit		3.00
Total Fees		4.10

Issued Permit No. 6215 Date 4-22 1971

Checked by JV

Owner's Declaration on Other Side

CITY OF ESCONDIDO, DEPARTMENT OF BUILDING INSPECTION

CLEARANCE TO CONNECT TO ENERGY SOURCE

reset
GAS

ELEC.

Permit No. _____

Date 10-6-77

Joyce
10-6-77

Permit No. _____

Residential _____

To San Diego Gas & Electric Co:

Residential _____

Commercial _____

OWNER W. W. Storey

Commercial X

Industrial _____

ADDRESS 849 S. ESCONDIDO

Industrial _____

Mobilehome Park _____

Plumbing Contractor Companys

Mobilehome Park _____

Permanent Temp. ()

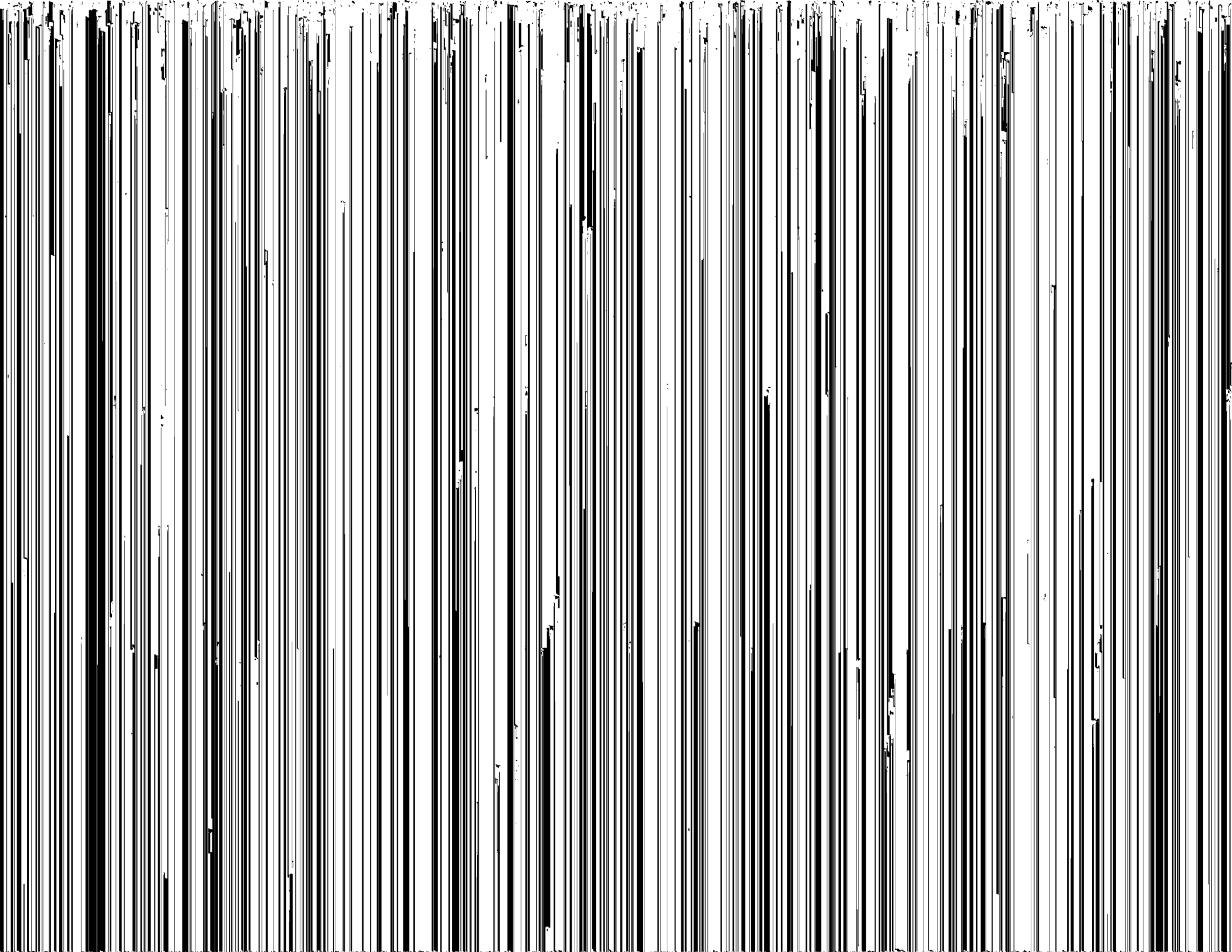
Electrical Contractor _____

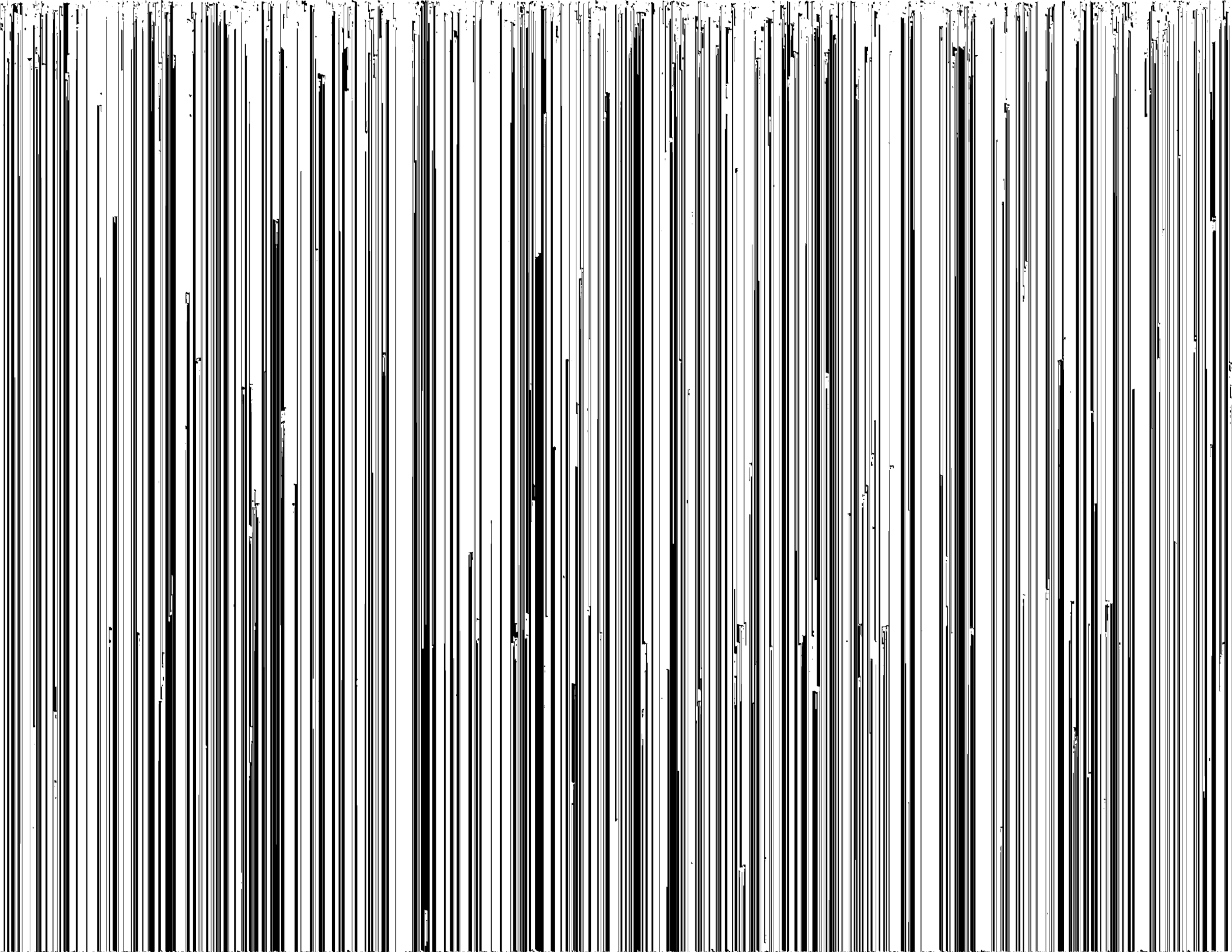
The Gas and/or Electric installation at the above location has been inspected and approved by the Department of Building Inspection. Meters may be installed upon compliance with S.D.G.&E. Co. rulings.

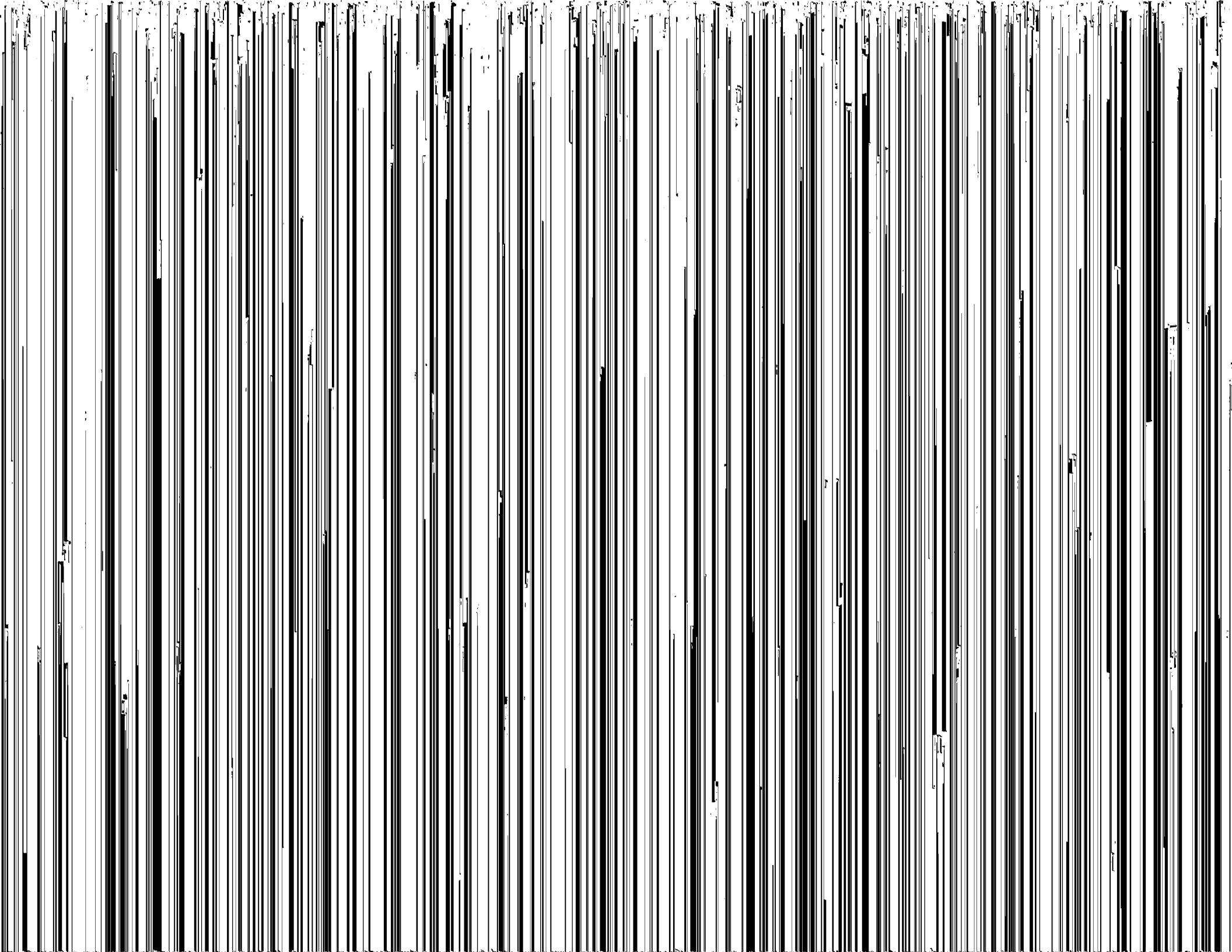
Paul H. ...
Field Inspector

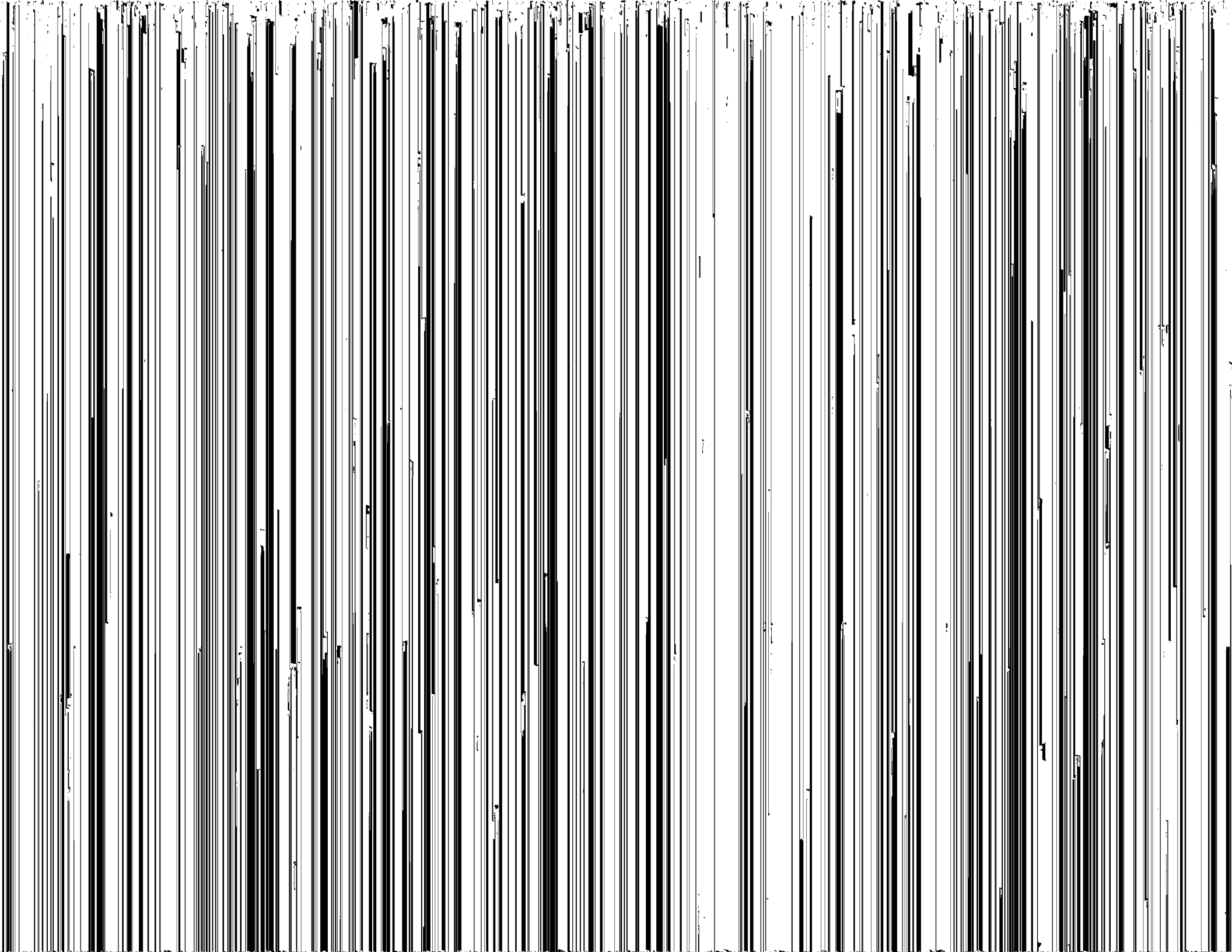
Inspection Record

	Insp.	Date
Temp. Pole	()
Grd. Work	()
Rough	()
Finish	()
Other	()
Meter Service Ordered	()
Temp. Service Expires	()
Remarks	
	
	









843 & 845 S. Escondido Blvd.



813 & 815 So. Escondido Blvd.

NEW ALTER REPAIR ADD

BUILDING PERMIT APPLICATION

Location: 843-845 O. Esc. Blvd.

Owner: Jerry Torner

Lot: 20 Block 136 Bldg. Site Area 7000 sq. ft.

Type of Const. Concrete Bldg. Dist. C-1 Fire Zone 2

Occupancy: Retail Store Bldg.

No. Families 1 No. Stories 1 Valuation 11,000.00

Type Permit	Permit No.	Date	Contractor
Building	<u>4220</u>	<u>2 Feb 54</u>	<u>Burrows</u>
Electrical	<u>4017</u>	<u>12 Aug 53</u>	<u>Baker</u>
Sewer	<u>959</u>	<u>18 Aug 54</u>	<u>Heal</u>

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

Owner Jerry Torner
 Contractor J.P. Burrows

ID-1M-1283

12 Aug 54 - Fittings OK
 18 Aug 54 - Shower Cap OK
 27 Aug 54 - Wall Panel & Board Room OK
 17 Sept 54 - Insulation OK for installation and
 at this time
 23 Sept 54 - Void area at front will install
 access door. Forward OK
 27 Sept 54 - Install Outlet to other area over Toilet

 2nd + 2nd = 30 outlets

March 12, 1971

Mr. Thomas F. Walsh
County Executive Director
U.S. Department of Agriculture
843 S. Escondido Boulevard
Escondido, California 92025

re: Underground Utility Waiver for "dusk-to-dawn" light
843 S. Escondido Boulevard

Dear Mr. Walsh:

Your letter requesting a waiver of underground utility requirements for a dusk-to-dawn light at 843 S. Escondido Boulevard was considered by the Planning Commission at their March 9th, 1971 meeting.

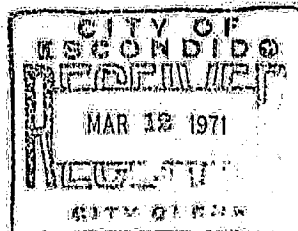
The following action was taken by the Commission: "It was moved by Dowd and seconded by Culp that the request for a waiver of underground utilities for a dusk-to-dawn light at 843 S. Escondido Boulevard be granted. Ayes: Commissioners Bamber, Culp, Dowd, Klammer and Piva. Noes: Commissioner Johnson. Absent: Commissioner Milne. Motion carried."

Sincerely,

ESCONDIDO PLANNING COMMISSION
JERRY M. HOWELL, SECRETARY
by

(Mrs.) Jeanno Bunch
Clerk of the Planning Commission

cc: City Clerk
Bldg. Dept.



CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



OCCUPANCY PERMIT

DATE _____ PERMIT No. **1675**

BUILDING ADDRESS _____ AREA (Sq. Ft.) _____

BUILDING OWNER _____ PHONE No. _____

OWNER'S ADDRESS _____

OCCUPANT FIRM NAME _____ PHONE No. _____

FIRM OWNER AUTHORIZED REP. Robert D. Green

FIRM'S FORMER ADDRESS NONE

PROPOSED USE Motorcycle Repair PREVIOUS USE Auto Repair

MAJOR PRODUCT OR SERVICE Motorcycle Accessories

No. EMPLOYEES: 1 FULL TIME 1 PART TIME 1

No. OF EXISTING PARKING SPACES: 10

DO YOU HAVE A SALES TAX PERMIT? YES NO IN PROCESS OF OBTAINING ONE? YES NO

ESTIMATED GROSS RECEIPTS (CALENDAR YEAR REMAINING) 240,000

PERMITTEE'S SIGNATURE _____ PERMITTEE'S ADDRESS _____ PHONE No. _____

CITY USE ONLY

COMPLIES WITH ALL CITY CODE REQUIREMENTS	Yes	No	INSPECTING OFFICIAL	DATE
BUILDING AND SAFETY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Johnson</u>	<u>7-3-72</u>
FIRE PREVENTION	<input type="checkbox"/>	<input type="checkbox"/>		
PLANNING DEPT. LUC#	<input type="checkbox"/>	<input type="checkbox"/>		
HEALTH DEPT.	<input type="checkbox"/>	<input type="checkbox"/>		
FINANCE DEPT. (BUS. LIC.)	<input type="checkbox"/>	<input type="checkbox"/>		

*CORRECTIONS AND COMMENTS:

TO: BUILDING INSPECTION DIVISION.

ALL APPLICABLE CITY CODE REQUIREMENTS HAVE BEEN COMPLIED WITH AND THE OCCUPANCY PERMIT

(NO. **1675**) FOR: OWNER/TENANT _____

AT ADDRESS _____

IS APPROVED: _____

INSPECTING OFFICIAL

DATE

BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT



BUILDING DEPARTMENT
100 Valley Boulevard
Escondido, Calif. 92026
(714) 745-2200
GENE ERVIN DIRECTOR

FOR APPLICANT TO FILL IN (PRINT OR TYPE ONLY)				BUILDING ADDRESS <u>845 S. ESCONDIDO BLVD</u>	
BUILDING ADDRESS <u>845 S. ESC. BLVD.</u>				LOCALITY	
LOT NO. BLOCK				NEAREST CROSS ST.	
TRACT				ASSESSOR MAP BOOK PAGE PARCEL	
SIZE OF LOT		NO. OF BLDGS. NOW ON LOT <u>3</u>		GROUP	
USE OF EXISTING BLDG. <u>FARM BUREAU</u>				FIRE ZONE <u>II</u> TYPE CONST. <u>GH</u>	
OWNER <u>TOP DETAIL CRT.</u>		TEL. NO.		STATISTICAL CLASSIFICATION	
ADDRESS <u>845 S. ESC. BLVD.</u>				CLASS NO. <u>3004</u> DWELL UNITS	
CITY <u>ESCONDIDO CA.</u>				USE ZONE	
ARCHITECT OR ENGINEER		TEL. NO.		SPECIAL CONDITIONS	
ADDRESS				REQUIRED OFFSTREET PARKING SPACES	
CONTRACTOR <u>S.D. QRS</u>		TEL. NO. <u>234-7201</u>		COVERED: UNCOVERED:	
ADDRESS <u>452 8th AVE</u>				BLDG. SET BACK FROM FRONT PROP. LINE OF	
CITY <u>S.D. CALIF.</u>				TYPE OF EXIST. HIGHWAY WIDTH SETBACK FROM C.L. HIGHWAY YARD TOTAL	
CONSTRUCTION LENDER NAME AND BRANCH				BLDG. SETBACK FROM SIDE PROP. LINE OF LEFT RIGHT REAR	
SQ. FT. SIZE <u>28</u>		NO. OF STORIES		SEE REVERSE SIDE FOR SPECIAL APPROVALS	
NO. OF FAMILIES		NEW <input checked="" type="checkbox"/>			
USE OF STRUCTURE <u>SIGN</u>		ADD <input checked="" type="checkbox"/>			
SIGNATURE OF APPLICANT <u>Raymond L. Cox</u>		ALTER <input type="checkbox"/>			
VALUATION \$ <u>450⁰⁰</u>		REPAIR <input type="checkbox"/>			
R.C. FEE \$		DEMOL. <input type="checkbox"/>			
PMT. FEE \$ <u>5.00</u>				APPROVALS DATE INSPECTOR'S SIGNATURE	
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMPENSATION INSURANCE.					
SIGNATURE OF PERMITTEE <u>Raymond L. Cox</u>				FOUNDATION: LOCATION FORMS, MATERIALS	
ADDRESS				FRAME: FIRE STOPS, BRACING, BOLTS	
				FURNACE: LOCATION, GAS VENT, DUCTS	
				LATH, INT.	
				LATH, EXT.	
				HOUSE NUMBER CORRECT AND POSTED	
				FINAL <u>9-24-75</u> <u>JWR</u>	

INSPECTOR COPY

PLAN CHECK VALIDATION
PLAN CHECK NO.
Date Fee \$

PERMIT VALIDATION 9-24
PERMIT NO. 575
Date 4-4-72 Fee \$ 5.00



APPLICATION FOR ELECTRICAL PERMIT
BUILDING DEPARTMENT
 100 Valley Boulevard
 Escondido, Calif. 92025
 (714) 746-2200
GENE ERVIN DIRECTOR

1

FOR APPLICANT TO FILL IN			
		NO. EACH	FEE
RECEIPT			
LIGHT TOTAL	FIRST 20		
SWITCH	OVER 20		
LIGHTING TOTAL	FIRST 20		
FIXTURES	OVER 20		
RANGE OVEN WTR. HTR.			
STA. COOK DISP. F.A.U.			
SPACE HTR. AIR COND.			
CLOTHES WASH. DISH WASH.			
FAN OTHER			
MOTORS TRANSFORMER IND. HEATERS, ETC. SIZE & TYPE	RATING HP, KW, KVA, OVER VO		
	0 - 1		
	1 - 10		
	10 - 50		
	50 - 100		
	100 - 500		
SIGN GAS TUBE, OR MARQUEE	SIGN AND ONE CIRCUIT ADDITIONAL CIRCUITS	1	5.00
SERVICE NOT OVER 20 VOLTS OR 200 AMP			
SERVICE OVER 600 VOLTS OR 200 AMP			
TEMP. SERVICE, POLE & APPURTENANCES			
PERMIT FEE	(SUB TOTAL)		
PERMIT ISSUING FEE			
SUPPLEMENTARY PERMIT ISSUING FEE			
TOTAL FEE			5.00

BUILDING ADDRESS	845 S. ESC. BLVD	
LOCALITY	ESC.	
NEAREST CROSS ST.	9th AVE	
OWNER	TOP DEAD CTR.	
MAIL ADDRESS	845 S. ESC. BLVD	
CITY	ESC. CA. TEL. NO.	
CONTRACTOR	S.D. DR'S	
ADDRESS	452 8th AVE	
CITY	ESC. TEL. NO. 234.720	
STATE LICENSE NO.	230977 CITY LICENSE NO. 2087	
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 ELECTRICAL WIRING.		
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY CITY OF ESCONDIDO AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF, AND INTEND TO RESIDE IN, THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.		
SIGNATURE OF PERMITTEE	<i>Raymond J. Cox</i>	
GROUP	ZONE PROCESSED BY	
	B-6 AC	
NOTES:		
APPROVALS	DATE	INSPECTOR'S SIGNATURE
TEMP. POWER POLE		
UNDERSLAB WORK		
ROUGH CONDUIT		
WIRING		
FIXTURES		
POWER AUTHORIZED		
UTILITY CO. NOTIFIED		
FINAL	7-24-73	<i>JWL</i>

INSPECTOR COPY

PERMIT VALIDATION 7121
 PERMIT NO. 878
 Date 4-4-72 Fee \$ 5.00



APPLICATION FOR ELECTRICAL PERMIT (Valdez Studio) 1
843 S. Esc.

BUILDING DEPARTMENT
100 Valley Boulevard
Escondido, Calif. 92025
(714) 745-2200
GENE ERVIN DIRECTOR

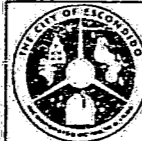
FOR APPLICANT TO FILL IN		NO.	Each	FEE
RECEIPT	5			
LIGHT TOTAL	5		.20	1.00
SWITCH				
LIGHTING TOTAL			.20	
FIXTURES				
RANGL. WTR. HTR.				
CLOTHES DRYER			1.00	
SPACE HTR. STA. COOK				
OVEN DISP. DISH WASH.				
FIX APP. LESS 1/2 H.P.			.50	
OTHER				
Motors, Transformer Size & Type		RATING HP. KW. KVA. OVER TO		
		0 - 1	1.00	
		1 - 3	1.50	
		3 - 8	2.00	
		8 - 15	2.50	
		15 - 50	3.00	
		50 - 100	5.00	
		OVER 100	10.00	
SIGN, GAS TUBE, OR MARQUEE				
SERVICE NOT OVER 600 VOLTS/NOT OVER 200 AMP.			1.00	
SERVICE NOT OVER 600 VOLTS OVER 200 AMP.			2.00	
SERVICE OVER 600 VOLTS			5.00	
TEMP. SERVICE, POLE & APPURTENANCES			5.00	
(SUB TOTAL)				
PERMIT ISSUING FEE			3.00	3.00
SUPPLEMENTARY PERMIT ISSUING FEE			1.00	
TOTAL FEE				4.00

BUILDING ADDRESS 843 S. Escondido Blvd.
NEAREST CROSS ST 9th
OWNER Roberto Valdez
MAIL ADDRESS Same
CITY Escondido, TEL. NO.
CONTRACTOR Martinez Electric Co.
ADDRESS 1025 Via Lomita Dr.
CITY Escondido TEL. NO. 745-2215
STATE LICENSE NO. 245583 CITY LICENSE NO. 5473
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 ELECTRICAL WIRING
I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND/OR LICENSED AS REQUIRED BY CITY OF ESCONDIDO AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF, AND INTEND TO RESIDE IN, THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.
SIGNATURE OF PERMITTEE *Mr. Daniel Martinez*
GROUP T2 ZONE CG PROCESSED BY 6143
NOTES:
APPROVALS DATE INSPECTOR'S SIGNATURE
TEMP. POWER POLE
UNDERSLAB WORK
ROUGH CONDUIT 12/30/74
WIRING 12/30/74
FIXTURES 12/30/74
FINAL 12/30/74

PERMIT VALIDATION
PERMIT NO. 9257
Date 12/30/74 Fee \$ 129.03
A.S.O.

INSPECTOR COPY

JOB ADDRESS		OWNER						
FIELD INSPECTION RECORD								
BUILDING	INSPECTOR	DATE	PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE
SETBACKS			UNDERGRD. PLBG.			TEMP. POLE		
FOUNDATION			HOUSE SEWER			T.S.P.B.		
MASONRY			UNDERGRD. WATER			UNDERGRD. ELEC.		
			WATER SERVICE			TEMP. TESTING		
POOL STEEL			LAWN SPRINKLERS			POOL BONDING		
HYDRO. VALVE (POOL)			PRESSURE REGULATOR			POOL ROUGH ELEC.		
FRAME			WATER HEATER			POOL FINAL		
			ROUGH PLBG. (TOP OUT)					
INSULATION			GAS (HOUSE)			ROUGH ELEC.		
INT. LATH/DRYWALL			GAS (YARD)			GROUND PROVIDED		
EXT. LATH			GAS (LEAK REPAIR)			FIRE DETECTOR		
FINAL GRADING			GAS (POOL)			CEIL. HEAT		
FINAL BUILDING			GAS (AIR TEST)			G.F.I. INSTALLED		
CLEARED TO POWER COMPANY			FINAL PLUMBING			FINAL ELECTRICAL		
			GAS (EXISTING <input type="checkbox"/>)			ELEC. (EXISTING <input type="checkbox"/>)		
MECHANICAL		INSPECTOR	DATE	INSPECTOR'S REMARKS				
HEATING _____ A/C _____ VENT. _____				PERMIT EXPIRED JS 5/10/01				
FURNACES: GRAVITY _____ F.A. _____								
UNIT HEATERS								
DUCTS								
CHIMNEYS/VENTS								
CONDENSATE PIPING								
FIRE DAMPERS								
SMOKE DETECTORS								
EVAPORATIVE COOLERS								
VENTILATION FANS								
CHILLERS/BOILERS								
COMMERCIAL EQUIP'T., GREASE HOODS								
OTHER								
FINAL MECHANICAL								



PERMIT APPLICATION

BUILDING DEPARTMENT
100 Valley Boulevard Escondido, Calif. 92025
(619) 741-4647

APPLICANT TO FILL IN INFORMATION WITHIN RED LINES
AND DECLARATIONS
USE BALL POINT PEN

VALUATION		PLAN CHECK NO.
COMPUTER CODE	# UNITS	VALIDATION
OCC. GROUP		DATE
OCC. LOAD		PERMIT NO. 38377
TYPE CONST.		VALIDATION 002694
UBC _____ NEC _____		DATE 12/15/86
UMC _____ UBSC _____		
UPC _____		

JOB ADDRESS 843 So Esc Blvd		AV ST. RD.	DATE OF APPLICATION 12-15-86	CITY BUSINESS LICENSE# 2900732
OWNER'S NAME Dale Aquarium	OWNER'S PHONE 747-6662	PRIME CONTRACTOR Carpenter Plumbing		STATE LICENSE# 299599
OWNER'S MAILING ADDRESS Same		CONTRACTOR'S ADDRESS PO Box 144		CONTRACTOR'S PHONE 745-0465
LOT	BLOCK	SUBDIVISION	ASSESSOR PARCEL NO.	DESIGNER
DESCRIPTION OF WORK		DESIGNER'S ADDRESS		DESIGNEE'S PHONE
LAND AREA _____ SQ. FT.	NO. STORIES _____	HAS THIS PROJECT BEEN SUBMITTED TO PLANNING DEPT. FOR PLOT PLAN REVIEW? <input type="checkbox"/> YES <input type="checkbox"/> NO		
AREA: BLDG. _____ SQ. FT.	CARPORT /GARAGE _____ SQ. FT.			

QTY.	PLUMBING PERMIT	AMT.	QTY.	MECHANICAL PERMIT	AMT.	FEE SUMMARY	
	EACH FIXTURE			INSTALL FURN. DUCTS UP TO 100,000 BTU		PLAN CHECK	
	EACH BUILDING SEWER			OVER 100,000 BTU		PLOT PLAN REVIEW	
	EACH WATER HEATER AND/OR VENT.			BOILER/COMPRESSOR UP TO 3 HP		BUILDING PERMIT	
X	EACH GAS SYSTEM 1 to 4 OUTLETS	3.1		BOILER/COMPRESSOR 3-15 HP		ALL INCLUSIVE PERMIT	
	EACH GAS SYSTEM 5 OR MORE			BOILER/COMPRESSOR 16-30 HP		TOTAL ELECTRICAL	
	EACH INSTAL., ALTER, REPAIR WATER PIPE			EXTEND DUCTWORK		PLUMBING	7.50
	LAWN SPRINKLER SYSTEM			MECH EXHAUST — HOOD/DUCTS		MECHANICAL	
						MOBILE HOME	
TOTAL PLUMBING		7.50	TOTAL MECHANICAL			STRONG MOTION FEE SEN. BILL 1374	
CONTRACTOR			CONTRACTOR			CABLE TV SYSTEMS	

QTY.	ELECTRICAL PERMIT	AMT.	QTY.	MOBILE HOME PERMIT	AMT.	FEE SUMMARY	
	SERVICE AMPS _____ 1 PH@			AWNING/CARPORT		DEVELOPMENT FEE *	
	SERVICE AMPS _____ 3 PH@			PORCH		SCHOOL FEES	
	REMODEL ALTER			SET-UP		SEWER FEE	
	SWIMMING POOL			RAMADA, CABANA		WATER FEE	
	TEMP. POLE					TRAFFIC IMPACT FEE	
	ADD'L. POLES			TOTAL MOBILE HOME		PARKS & RECREATION FEE	
	SIGN(S)					MICROFILM FEE	
						* TO BE DOUBLED IF ANNEXED AFTER	
						1-1-76 & DEVELOPED WITHIN 5 YEARS	
						OF ANNEXATION	
TOTAL ELECTRICAL						TOTAL FEES PAYABLE TO:	7.50
CONTRACTOR						CITY OF ESCONDIDO	

I HAVE CAREFULLY EXAMINED THE COMPLETED "PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE INDEMNIFY AND KEEP HARMLESS THE CITY OF ESCONDIDO AGAINST ALL LIABILITIES, JUDGMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void. If the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

* AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER 5' 0" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT

APPLICANT'S SIGNATURE: Steve Carpenter OWNER CONTRACTOR DATE: 12-15-86

CONTRACTOR

OWNER/BUILDER

DECLARATIONS

WORKER'S COMPENSATION

LENDER

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law).

I am exempt under Sec. _____, B. & P.C. for this reason: _____

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

POLICY NO. Kelly
COMPANY 19481
Copy is filed with the city.
 Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____
Lender's Address _____

INSPECTOR'S COPY

JOB ADDRESS

OWNER

FIELD INSPECTION RECORD

FIELD NOTES

BUILDING	INSPECTOR	DATE	PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE
SETBACKS			UNDERGRD PLBG			UNDERGRD ELEC		
FOUNDATION			HOUSE SEWER			TEMP POLE		
						TSPB		
MASONRY			UNDERGRD WATER			TEMP TESTING		
			WATER SERVICE			POOL BONDING		
						POOL ROUGH ELEC		
POOL STEEL			LAWN SPRINKLERS			POOL FINAL		
HYDRO. VALVE (POOL)			PRESSURE REGULATOR					
FRAME			ROUGH PLBG (TOP OUT)			ROUGH ELEC		
			WATER HEATER			GROUND PROVIDED		
			GAS (HOUSE)			SUPPLEMENT GROUND		
INSULATION			GAS (YARD)			FIRE DETECTOR		
INT. LATH/DRYWALL			GAS (LEAK REPAIR)			CEIL HEAT		
EXT. LATH			GAS (POOL)					
FINAL GRADING			GAS (AIR TEST)	<i>AC</i>	<i>12-10-86</i>	GFI INSTALLED		
FINAL BUILDING			FINAL PLUMBING			FINAL ELECTRICAL		

MECHANICAL	INSPECTOR	DATE	INSPECTOR'S REMARKS
HEATING _____ A/C _____ VENT _____			
FURNACES: GRAVITY _____ F.A. _____			
UNIT HEATERS			
DUCTS			
CHIMNEYS/VENTS			
CONDENSATE PIPING			
FIRE DAMPERS			
SMOKE DETECTORS			
EVAPORATIVE COOLERS			
VENTILATION FANS			
CHILLERS/BOILERS			
COMMERCIAL EQUIP'T			
GREASE HOODS			
OTHER			
FINAL MECHANICAL			

CITY OF ESCONDIDO, DEPARTMENT OF BUILDING INSPECTION

CLEARANCE TO CONNECT TO ENERGY SOURCE

ELECTRIC

New Residential _____
New Commercial _____
Rewire _____
T-Pole _____
TSPB _____
Temp. Testing
(Res./Com'l.) _____

Date 12-17-86

To San Diego Gas & Electric Co:

OWNER DALES AQUARIUM

ADDRESS 843 S. ESCONDIDO BLVD

Plumbing Contractor _____
Electrical Contractor _____

GAS

New Residential _____
New Commercial _____
Gas Testing _____
~~METER RESET~~ Leak Repair
Increase _____
Relocation _____

SEWER CODE NO. _____

12/17/86 Core

G. Lockridge
Field Inspector



CITY OF ESCONDIDO
Records Center

MICROFILM IDENTIFICATION TARGET

START FILE

TITLE: BUILDING PERMITS

845 S. Escondido Blvd

DATES: 5-14-90

5-14-90

DEPARTMENT: Building

SPECIAL NOTES: _____

FILES PREPPED FOR MICROFILMING BY: SUE JONES



PERMIT APPLICATION

BUILDING DEPARTMENT
201 N. Broadway Escondido, Calif. 92025
(619) 741-4647

APPLICANT TO FILL IN INFORMATION WITHIN RED LINES,
AND DECLARATIONS
USE BALL POINT PEN

VALUATION *Here*
17,000.
COMPUTER CODE **D** 3002
UNITS
PLAN CHECK NO. 47188
VALIDATION DM
DATE 12-7-89
PERMIT NO. 48346
VALIDATION KK
DATE 5-14-90

JOB ADDRESS: 045 S. ESCONDIPO BLVD
APPLICANT: GEORGIA CASCIO PRO
OWNER'S PHONE: 747-6662
PRIME CONTRACTOR: OWNER/BUILDER Tenant
CONTRACTOR'S ADDRESS: 2060 LEMON AVE ESCONDIPO CA, 92025
ASSESSOR PARCEL NO: 233-371-15
DESCRIPTION OF WORK: TENANT IMPROVEMENT - PIZZA RESTAURANT 12 seats
DESIGNER: THOMAS J. FLEMING
LAND AREA: 1262 SQ. FT. NO. STORES: 1
AREA: BLDG 1262 SQ. FT. CARPORT / GARAGE: 1 SQ. FT. NO. UNITS: 1
DESIGNER'S ADDRESS: 2767 DOVE ST. DESIGNER'S PHONE: 294-8019

QTY.	PLUMBING PERMIT	AMT.	QTY.	MECHANICAL PERMIT	AMT.
5	EACH FIXTURE	25.-		INSTALL FURN. DUCTS UP TO 100,000 BTU OVER 100,000 BTU	
1	EACH BUILDING SEWER			BOILER/COMPRESSOR UP TO 3 HP	
1	EACH WATER HEATER AND/OR VENT	5.-		BOILER/COMPRESSOR 3-15 HP	
1	EACH GAS SYSTEM 1 to 4 OUTLETS	5.-		BOILER/COMPRESSOR 16-32 HP	
1	EACH GAS SYSTEM 5 OR MORE	5.-	1	EXTEND DUCTWORK	5.00
1	EACH INSTAL. ALTER, REPAIR WATER PIPE	5.-	1	MECH EXHAUST - HOOD/DUCTS	6.00
	LAWN SPRINKLER SYSTEM				
TOTAL PLUMBING		50.-	TOTAL MECHANICAL		11.00

FEE SUMMARY

PLAN CHECK	176.05
PLOT PLAN REVIEW	
BUILDING PERMIT	117.00
TOTAL ELECTRICAL	26.00
PLUMBING	55.00
MECHANICAL	26.50
MOBILE HOME	
AJPP	
SMP (Category 1)	2.
SMP (Category 2)	1.05
CABLE TV SYSTEMS	
PUBLIC FACILITY FEE	
SCHOOL FEES	
SEWER FEE	517.75
WATER FEE	254.92
TRAFFIC FEE (Rt. of Way)	6109.59
TRAFFIC FEE (Const)	9,969.29
PARK FEE	
MICROFILM FEE	
TOTAL FEES PAYABLE TO CITY OF ESCONDIDO	17076.10

QTY.	ELECTRICAL PERMIT	AMT.	QTY.	MOBILE HOME PERMIT	AMT.
	SERVICE AMPS _____ 1 PHØ			AWNING/CARPORT	
	SERVICE AMPS _____ 3 PHØ			PORCH	
1	REMODEL ALTER	11.-		SET-UP	
	SWIMMING POOL			RAMADA, CABANA	
	TEMP. POLE			TOTAL MOBILE HOME	
	ADD'L POLES				
	SIGN(S)				
TOTAL ELECTRICAL		26.-			

Water (212x12) - (1262x.34) = 254.92
Sewer (122x12) - (1262x.75) = 517.75
Traffic: 1262 x (14.70 - 1.91) = 16071.88

I HAVE CAREFULLY EXAMINED THE COMPLETED "PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF ESCONDIDO AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

APPLICANT'S SIGNATURE: *Thomas J. Fleming*
OWNER'S SIGNATURE: *Georgia Cascio Pro*
CONTRACTOR'S SIGNATURE: *Salah Sabra*

DATE: 11/7/09

CONTRACTOR
OWNER/BUILDER
DECLARATIONS
WORKER'S COMPENSATION
LENDER

I hereby affirm that I am licensed under provisions of Chapter 8 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

I hereby affirm that I am exempt from the Contractor's License Law for the following reason(s):
7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, clean, set, or repair any structure, prior to its issuance or renewal, the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

X I, as owner of the property, or my employee with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of this property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law.

I am exempt under Sec. _____ B & P.C. for this reason: _____

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

POLICY NO. _____
COMPANY _____
Copy is filed with the city.
Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE (This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become a subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3697, Civil Code).

Lender's Name _____
Lender's Address _____

INSPECTOR'S COPY

JOB ADDRESS

845 S. ESCONDIDO BLD

T.J. OWNER

FIELD INSPECTION RECORD

FIELD NOTES

BUILDING	INSPECTOR	DATE	PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE
SETBACKS			UNDERGRD PLBG			UNDERGRD ELEC		
FOUNDATION			HOUSE SEWER			TEMP POLE		
MASONRY			UNDERGRD WATER			TSP B		
			WATER SERVICE			TEMP TESTING		
			LAWN SPRINKLERS			POOL BONDING		
POOL STEEL			PRESSURE REGULATOR			POOL ROUGH ELEC		
HYDRO. VALVE (POOL)			ROUGH PLBG. (TOP OUT)			POOL FINAL		
FRAME			WATER HEATER			ROUGH ELEC		
			GAS (HOUSE)			GROUND PROVIDED		
INSULATION			GAS (YARD)			SUPPLEMENT GROUND		
INT. LATH/DRYWALL			GAS (LEAK REPAIR)			FIRE DETECTOR		
EXT. LATH			GAS (POOL)			CEIL HEAT		
FINAL GRADING			GAS (AIR TEST)			GFI INSTALLED		
FINAL BUILDING			FINAL PLUMBING			FINAL ELECTRICAL		

MECHANICAL	INSPECTOR	DATE	INSPECTOR'S REMARKS
HEATING _____ A/C _____ VENT _____			
FURNACES: GRAVITY _____ F.A. _____			
UNIT HEATERS			
DUCTS			
CHIMNEYS/VENTS			
CONDENSATE PIPING			
FIRE DAMPERS			
SMOKE DETECTORS			
EVAPORATIVE COOLERS			
VENTILATION FANS			
CHILLERS/BOILERS			
COMMERCIAL EQUIP. GREASE HOODS			
OTHER			
FINAL MECHANICAL			

DECLARATIONS
(Required per CA Health & Safety Code Section 19825)

CONTRACTOR

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

OWNER/BUILDER

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars(\$500).

I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 70044, Business and Professions Code: the Contractor's License law does not apply to an owner of property who builds or improves thereon and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 Business and Professions Code: the Contractor's License law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) license pursuant to the Contractor's Law).

I am exempt under Sec. _____ B & P.C.

for this reason _____

WORKERS' COMPENSATION

I hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificate of consent to self-insure for workers compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: _____

Policy Number: _____

(This section need not be completed if the permit is for one hundred dollars(\$100) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000). IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LENDER

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097 Civil Code).

Lender's Name: _____

Lender's Address: _____

**City of Escondido
BUILDING PERMIT**



(Miscellaneous Commercial Building Construction)

Planning & Building Department/Building Division, 201 North Broadway, Escondido, CA 92025-2798 (760) 839-4647

PROJECT STREET ADDRESS 829 S ESCONDIDO BLVD				PERMIT NO: B17-2929	
PROJECT NAME				SUBMITTAL DATE: 11/3/2017	
ASSESSOR PARCEL NO. 2333711500-22949	TRACT NO.	LOT NO.	MODEL/BLDG NO.	PERMIT ISSUE DATE: 6/5/2018	
PERMIT TYPE/SUBTYPE: MISCOMMBUILDING / TENANT IMP				VALUATION: \$ 15,000.00	
DESCRIPTION OF WORK: REPLACEMENT OF THE EXISTING DAMAGED ROOF AWNING				TOTAL FEES PAID: \$ 724.85	
LAND AREA 0	BUILDING AREA S.F. 0	CARPORT/GARAGE S.F. 0	NO. STORIES 0	NO. UNITS 0	NO. BEDROOMS 0
OCCUPANCY GROUP:			BLDG. CODE: 2016 CBC (15 IBC)		
TYPE OF CONST:			PLBG. CODE:		
FIRE SPRINKLERS:			MECH. CODE:		
OCCUPANT LOAD:			ELECT. CODE:		

BUILDING OWNER: 9TH AVENUE ESCONDIDO LLC 7840 MISSION CT #202 SAN DIEGO, CA 92108 PHONE #:	CONTRACTOR: O.B. PHONE #: STATE LICENSE #: CITY BUSINESS LICENSE #:
ARCHITECT/ENGINEER: PHONE #: STATE LICENSE #:	CONTACT: MARTIN JABRO PHONE: (619) 719-3059

NOTICE - DEVELOPERS FEES: California Government Code Section 66020 (d)(1) requires each local agency to provide the applicant a statement in writing at the time of imposition of fees or project approval of the amount of fees, description of dedications, reservations, or other exactions and a notification that the 90-day approval period in which the applicant may protest such fees has begun. This will serve to notify you that the 90-day approval period in which you may protest any imposed fees, dedications, reservations or other exactions will begin to run from the issued date on this building permit. However, if you have previously been notified that the 90-day approval period has begun, the earlier notice supersedes this notice.

IMPORTANT: Expiration: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. **OSHA PERMIT:** An OSHA permit is required for excavations over 5 feet in depth and demolition or construction of structures over 3 stories in height.

I have carefully examined the completed "PERMIT" and do hereby certify under penalty of perjury that all information hereon, including the declarations are true and correct and I further certify and agree if a permit is issued: To comply with all City, County and State laws governing building construction, whether specified herein or not and do hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes. I also agree to save, indemnify and keep harmless the City of Escondido against all liabilities, judgements, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit.


Michael P. Knitter
2-7-2019
 APPLICANT'S SIGNATURE (PRINT NAME) DATE

CHECK ONE: BUILDING OWNER OWNER'S AGENT CONTRACTOR CONTRACTOR'S AGENT

829 S. Escondido Blvd.

10/10/10

829 S. Escondido Blvd.

JOB ADDRESS 879 S. Escondido Blvd
 LEGAL DESCRIPTION Lots 6, 7 & 8 Blk 136

(Legal description may be attached separately if necessary)

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

APPLICATION FOR
BUILDING PERMIT
 BUILDING DIVISION
 CITY OF ESCONDIDO

Description of Work COMM. STORE
BLDG.

Owner Name Joseph C. Casco
 Address 879 S. Escondido Blvd
 City ES Tel. No. 745-3412

Contractor Name Rocky Stone
 Address 124 S. Loma Rd.
 City ES Tel. No. 745-4409
 Licenses: State 164947 City 0386

Architect or Engineer Name _____
 Address _____
 City _____ Tel. No. _____
 State Certificate No. _____

Size of Lot 140' X 150' No. of Bldgs. 6
 Now on Lot 6
 Use of Property COMMERCIAL

WORK COVERED BY THIS PERMIT
 Height 14 Ft. Area 1440 Sq. Ft.
 No. of Stories 1 Valuation \$11,808.00

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.
D. L. Rocky Stone
 Signature of Owner or Authorized Agent

PLANNING DIVISION
 Zone C-1 Fire District II Minimum Setbacks
 Required Parking Spaces 5 Front _____ Rear _____
 Side Side

Special Permits or Conditions _____
 Zoning Approval _____ Date _____

Group: Occupancy <u>PD</u>	Type of Const. <u>VC</u>	Plan Check Date	Permit Date
Checked by <u>Burdley</u>	Approved by <u>SAU</u>	Receipt # <u>7636</u>	<u>7636</u>
		Fee <u>\$19.50</u>	<u>\$39.00</u>

JOB ADDRESS 829 So Esc Blvd
 Nature of Installation
 Plumbing Gas Sewer _____ Furnace _____

DATE 11/14/63
 TOTAL FEES \$ 19.00
 PERMIT NO. 7000
 Checked by WSE

APPLICATION FOR
PLUMBING PERMIT
 BUILDING DIVISION
 CITY OF ESCONDIDO

Owner
 Name Angie Cascioppa
 Address 829 So Esc Blvd
 City Escondido Tel. No. _____

Contractor
 Name Earl J. Carpenter
 Address 2087 W. Street
 City Escondido Tel. No. 745-0465
 Licenses: State 150868 City _____

DESCRIPTION OF WORK
PLUMBING

- | | |
|--|--|
| <input type="checkbox"/> Piping Only | <input type="checkbox"/> Automatic Washer |
| <input type="checkbox"/> Bath Tub | <input type="checkbox"/> Soda Fountain |
| <input type="checkbox"/> Shower | <input type="checkbox"/> Floor Drain |
| <input checked="" type="checkbox"/> Lavatory | <input type="checkbox"/> Sand Trap |
| <input type="checkbox"/> Kitchen Sink | <input type="checkbox"/> Water Softener |
| <input type="checkbox"/> Floor Sink | <input type="checkbox"/> Dishwasher |
| <input type="checkbox"/> Slop Sink | <input type="checkbox"/> Drinking Fountain |
| <input type="checkbox"/> Wash Tray | <input type="checkbox"/> Dental Lavatory |
| <input checked="" type="checkbox"/> Water Closet | <input type="checkbox"/> Garbage Disposal |
| <input type="checkbox"/> Urinal | <input type="checkbox"/> Vac. Breaker or |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Back Flow Valve |
| <input checked="" type="checkbox"/> Water Heater | <input type="checkbox"/> Septic Tank |
| <input type="checkbox"/> Chemical Toilet | <input type="checkbox"/> Cesspool |

GAS PIPING

- | | |
|--|--|
| <input checked="" type="checkbox"/> Gas Piping Sys. <u>10.00</u> | <input type="checkbox"/> Floor Furnace |
| <input type="checkbox"/> Outlets (over 10) | <input type="checkbox"/> Wall Furnace |
| <input type="checkbox"/> Space Heater | <input type="checkbox"/> Water Distr. Sys. |

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.
Earl J. Carpenter
 Signature of Plumber or Authorized Agent

Approvals

		Date	Inspector
Plumbing (Grd. Wk.)	<input checked="" type="checkbox"/>	11-14-63	WTS
(Rough)	<input type="checkbox"/>		
(Finish)	<input type="checkbox"/>		
Gas (Grd. Wk.)	<input checked="" type="checkbox"/>	11-16-63	WTS
(Rough)	<input type="checkbox"/>		
(Finish)	<input type="checkbox"/>		
Sewer	<input type="checkbox"/>	10-21-63	WTS
Furnace (Vents)	<input type="checkbox"/>		
(Finish)	<input type="checkbox"/>		

REMARKS:

Meter Service Ordered

CITY OF ESCONDIDO

Building Inspection Department

Job Address 329 S. Escondido Blvd.

Date 12-13-63
 Permit No. 1200
 Total Fees 7.10
 Approved by G.L.

Application For
**ELECTRICAL
 PERMIT**

Owner	Name <u>GEORGIA H. CASSIDINO</u>
	Address <u>329 S. ESCONDIDO BLVD.</u>
	City <u>ESCONDIDO</u> Phone <u>745-4770</u>
Contractor	Name <u>CARL DUELLING ELECTRIC CO.</u>
	Address <u>1601 DALE AVE.</u>
	City <u>ESCONDIDO</u> Phone <u>745-4916</u> License No.: State <u>183440</u> City <u>1310</u>

DESCRIPTION OF WORK

Com. Res. Apts. Temp. Pole

NEW ADD.

Service Size Existing Ser. Size
 Includes 1 meter Increase in
 Voltage Service Capacity 200
 Phase
 Add. Meters

\$3.00 each

NATURE OF INSTALLATION

A. A.C. Unit	K. Add Outlets
B. Bath Heat	Switches, etc. <u>40</u>
C. Ceil. Heat	L. New Ltg. Fix. <u>20</u>
D. Dishwasher	M. Oven
E. Dryer	N. Range
F. Furnace	O. Swim Pool Wiring
G. Garbage Dis.	P. Sign
H. Heat Pump <u>2 HP</u>	Q. Trans.
I. Motors in H.P.	R. Water Heater <u>200 gal</u>
J. Change Meter	S. New Cir.

Location Ltg.
 Rec.
 T. Write In:

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

Carl Duelling
 Signature of Electrical Contractor

Inspection Record

	Insp.	Date
Temp. Pole	()	_____
Grd. Work	()	_____
Rough	(<input checked="" type="checkbox"/>) <i>add</i>	<i>1-6-64</i>
Finish	()	_____
Other <i>BL</i>	(<input checked="" type="checkbox"/>) <i>aw</i>	<i>2-27-69</i>
Meter Service Ordered	()	_____
Temp. Service Expires	()	_____

Remarks _____

CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



OCCUPANCY PERMIT

DATE 7-19-68 PERMIT No. 1419
 BUILDING ADDRESS 829 ^S ESCONDIDO BLVD AREA (SQ. FT.) 1440
 BUILDING OWNER JOSEPH CACIOPPA PHONE No. 745-3689
 OWNER'S ADDRESS 2660 LEMON AVE.
 OCCUPANT FIRM NAME EASTER CONSTR. CO. PHONE No. 283-6077
 FIRM OWNER AUTHORIZED REP. RAY EVANS (OWNER) AL FREDERICK (MGR)
 FIRM'S FORMER ADDRESS 2207 30TH SAN DIEGO
 PROPOSED USE OFFICE PREVIOUS USE OFFICE
 MAJOR PRODUCT OR SERVICE CONSTRUCTION
 NO. EMPLOYEES: FULL TIME 6 PART TIME _____
 NO. OF EXISTING PARKING SPACES: 12
 DO YOU HAVE A SALES TAX PERMIT? YES NO IN PROCESS OF OBTAINING ONE? YES NO
 ESTIMATED GROSS RECEIPTS (CALENDAR YEAR REMAINING) \$200,000
 PERMITTEE'S SIGNATURE Ray Evans PERMITTEE'S ADDRESS 2207 30th San Diego PHONE No. 283-6077

CITY USE ONLY

COMPLIES WITH ALL CITY CODE REQUIREMENTS	Yes	No*	INSPECTING OFFICIAL	DATE
BUILDING AND SAFETY	✓		A. WHITAKER	7-24-68
FIRE PREVENTION	✓		W. BOND	7-25-68
PLANNING DEPT. LUC#	✓		E. STRONG	7-23-68
POLICE DEPT.	✓		H. MEREKILLAND	7-25-68
HEALTH DEPT.	NA			
FINANCE DEPT. (BUS. LIC.)	✓		L. RUHE	7-29-68

*CORRECTIONS AND COMMENTS:

APPROVED FOR UTILITIES: By Richard W. Hartley DATE 7/29/68
 BUILDING INSPECTION DIVISION

CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



OCCUPANCY PERMIT

DATE 2-10-69 PERMIT No. 0240
 BUILDING ADDRESS 829 S. ESCONDIDO BLVD. AREA (SQ. FT.) 1200
 BUILDING OWNER JOSEPH CACCIOPPO PHONE No. _____
 OWNER'S ADDRESS JANICE BREDE - 2060 LEMON ESCONDIDO
 OCCUPANT FIRM NAME MAHAN - MATHEW REALTY PHONE No. 746-9740
 FIRM OWNER AUTHORIZED REP. JACK L. MAHAN - JOHN W. MATHEWS
 FIRM'S FORMER ADDRESS NONE
 PROPOSED USE REAL ESTATE PREVIOUS USE CONSTRUCTION CO.
 MAJOR PRODUCT OR SERVICE REAL ESTATE
 No. EMPLOYEES: 5 FULL TIME PART TIME _____
 No. OF EXISTING PARKING SPACES: 8

DO YOU HAVE A SALES TAX PERMIT? YES NO IN PROCESS OF OBTAINING ONE? YES NO

ESTIMATED GROSS RECEIPTS (CALENDAR YEAR REMAINING) _____
Jack L. Mahan - John W. Mathews 829 S. ESCONDIDO 746-9740
 PERMITTEE'S SIGNATURE PERMITTEE'S ADDRESS PHONE No.

CITY USE ONLY

COMPLIES WITH ALL CITY CODE REQUIREMENTS	Yes	No*	INSPECTING OFFICIAL	DATE
BUILDING AND SAFETY	✓		A. WHITE	2-27-69
FIRE PREVENTION	✓		W. BOND	2-13-69
PLANNING DEPT. LUC#	✓		J. BUNCH	2-11-69
POLICE DEPT.	✓		MARQUADT	2-17-69
HEALTH DEPT.	NA			
FINANCE DEPT. (BUS. LIC.)	✓		A. WILLIAMS	2-15-69

*CORRECTIONS AND COMMENTS:

APPROVED FOR UTILITIES: BY [Signature] DATE 5-22-69
 BUILDING INSPECTION DIVISION

CITY OF ESCONDIDO

103 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



OCCUPANCY PERMIT

DATE Dec 5, 1969 PERMIT No. 0563
 BUILDING ADDRESS 829 N Escondido Blvd. AREA (Sq. Ft.) approx 1200 sq ft.
 BUILDING OWNER Vallup Realty - agent PHONE No. _____
 OWNER'S ADDRESS 9th & Escondido Blvd.
 OCCUPANT FIRM NAME Escondido Youth Encounter PHONE No. _____
 FIRM OWNER AUTHORIZED REP. ROGER P. SKINNER
 FIRM'S FORMER ADDRESS 7020 E. Washington
 PROPOSED USE non-structured gathering place for teenagers PREVIOUS USE real estate office
 MAJOR PRODUCT OR SERVICE conversation
 No. EMPLOYEES: non-staffed by volunteers FULL TIME _____ PART TIME _____
 No. of EXISTING PARKING SPACES: none
 Do YOU HAVE A SALES TAX PERMIT? Yes No IN PROCESS OF OBTAINING ONE? Yes No non-profit corporation
 ESTIMATED GROSS RECEIPTS (CALENDAR YEAR REMAINING) nominal
Roger P. Skinner PERMITTEE'S SIGNATURE 690 N. Victoria Ave PERMITTEE'S ADDRESS 746-5068 PHONE No.

CITY USE ONLY

COMPLIES WITH ALL CITY CODE REQUIREMENTS	Yes	No*	INSPECTING OFFICIAL	DATE
BUILDING AND SAFETY	✓		J. JENSEN	12-10-69
FIRE PREVENTION	✓		W. BOND	12-16-69
PLANNING DEPT. LIC# 8641	✓		J. BUNCH	12-5-69
POLICE DEPT.				
HEALTH DEPT.	✓		H. SANDERJ	12-16-69
FINANCE DEPT. (BUS. LIC.)	✓		A. WILLIAMS	12-5-69

*CORRECTIONS AND COMMENTS:

APPROVED FOR UTILITIES: BY Jane Erwin DATE 12-17-69
 BUILDING INSPECTION DIVISION

CITY OF ESCONDIDO

100 VALLEY BLVD., ESCONDIDO,
CALIFORNIA 92025
(714) 745-2200



OCCUPANCY PERMIT

DATE 11-27-73
 BUILDING ADDRESS 829 So. Esccondido Blvd AREA (Sq. Ft.) 1458 #
 BUILDING OWNER Charles Cassia, Jr. PHONE NO. 747 892
 OWNER'S ADDRESS 2040 Loma Ave
 OCCUPANT FIRM NAME Espe European Sport cycles PHONE NO. 743 1230
 FIRM OWNER AUTHORIZED REP. R. Oates
 FIRM'S FORMER ADDRESS _____
 PROPOSED USE Motor cycle sales PREVIOUS USE EYE
 MAJOR PRODUCT OR SERVICE Sales
 NO. EMPLOYEES: 2 FULL TIME PART TIME _____
 NO. OF EXISTING PARKING SPACES: 3
 ESTIMATED GROSS RECEIPTS (CALENDAR YEAR REMAINING) \$750.00
 PERMITTEE'S SIGNATURE R. Oates PERMITTEE'S ADDRESS 1724 Hank St. Esc. PHONE NO. 747 6630

CITY USE ONLY

COMPLIES WITH ALL CITY CODE REQUIREMENTS	YES	NO	INSPECTING OFFICIAL	DATE
BUILDING AND SAFETY	<input checked="" type="checkbox"/>		<u>D. Haller</u>	<u>1-8-73</u>
FIRE PREVENTION				
PLANNING DEPT. LUG # <u>1</u> USE ZONE <u>1</u>	<input checked="" type="checkbox"/>		<u>[Signature]</u>	<u>11/29/73</u>
HEALTH DEPT.				
FINANCE DEPT. (BUS. LIC.)	<input checked="" type="checkbox"/>		<u>[Signature]</u>	<u>11-27-73</u>

*CORRECTIONS AND EQUIPMENTS:

APPROVED FOR OCCUPANCY BY _____ DATE 11-27-73

BUILDING DEPARTMENT

November 30, 1972

R. Oates
1934 Howe Place
Escondido, Calif. 92025

Dear Mr. Oates:

Subject: Building located at 829 S. Escondido Boulevard originally
intended for retail sales

Proposed use: Motorcycle sales and service

An inspection of subject building was conducted on November 30, 1972 to determine if the building met code requirements for the proposed use. The following corrections will be required prior to occupying the building.

1. All wall and ceiling finishes, existing or to be applied as a result of remodeling shall meet the requirements of Chapter 42, Uniform Building Code 1970 Edition, i.e. horizontal exitways Class II. All other areas Class III.
2. A one hour fire resistive partition shall be constructed to separate the sales area from the service area. Any openings in this partition shall be protected by a one hour fire rated assembly.
3. Provide two exit doors from the service area if this area is over 200 square feet. All doors to swing in the direction of exit travel and to be openable from the inside without the use of a key or any special knowledge or effort.
4. Provide ventilation for the service area per Section 605, U.B.C. 1970 Edition.
5. Provide ventilation for the sales area per Section 1105, U.B.C. 1970 Edition.

6. Remove all cord wiring from lighting fixtures. If additional lighting is required all work must be done under permit and inspected.
7. All electrical wiring less than 18" above floor level in the service area, and all portable lamps, motors, or other utilization equipment used in the service area, shall comply with the requirements of Article 511 of the National Electrical Code, 1971 Edition.

Yours truly,

J. W. LeGaltee
Building Inspector

C
O
P
Y

APPLICATION FOR BUILDING PERMIT



BUILDING DEPARTMENT
100 Valley Boulevard
Escondido, Calif. 92025
(714) 745-2200
GENE ERVIN DIRECTOR

FOR APPLICANT TO FILL IN (PRINT OR TYPE ONLY)				BUILDING ADDRESS <u>829 S Escondido Blvd</u>	
BUILDING ADDRESS <u>829 S Escondido Blvd</u>				LOCALITY	
LOT NO. <u>0000</u>				NEAREST CROSS ST. <u>9TH</u>	
TRACT				ASSESSOR MAP BOOK	
SIZE OF LOT <u>50x140</u>		NO. OF BLDGS. NOW ON LOT <u>2</u>		PAGE	
USE OF EXISTING BLDG. <u>Motor Cycle Sales</u>				PARCEL	
OWNED <u>P. Oates</u> TEL. NO. <u>7431130</u>				GROUP	
ADDRESS <u>1934 Howe Pl</u>				FIRE ZONE <u>II</u> TYPE CONST. <u>DP</u>	
CITY <u>Escondido</u>				STATISTICAL CLASSIFICATION	
ARCHITECT OR ENGINEER				CLASS NO. <u>3002</u> DWELLING UNITS <u>—</u>	
ADDRESS				USE ZONE <u>C-1</u> SPECIAL CONDITIONS	
CONTRACTOR				REQUIRED OFF-STREET PARKING SPACES	
ADDRESS				COVERED	
CITY				UNCOVERED	
CONSTRUCTION LENDER NAME AND BRANCH				BLDG. SET BACK FROM FRONT PROP. LINE OF	
ADDRESS				TYPE OF EXIST. SETBACK HIGHWAY + YARD TOTAL	
SQ. FT. SIZE <u>1,380</u> NO. OF STORIES <u>1</u> NO. OF FAMILIES				HIGHWAY WIDTH FRM C.L.	
USE OF STRUCTURE				BLDG. SETBACK FROM SIDE PROP. LINE OF	
SIGNATURE OF APPLICANT <u>P. Oates</u>				LEFT	
VALUATION \$ <u>200⁰⁰</u>				RIGHT	
P.C. FEE \$				REAR	
PMT. FEE \$ <u>5.00</u>				SEE REVERSE SIDE FOR SPECIAL APPROVALS	
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA RELATING TO WORKMEN'S COMPENSATION INSURANCE.				APPROVALS	
SIGNATURE OF PERMITTEE <u>P. Oates</u>				DATE	
ADDRESS				INSPECTOR'S SIGNATURE	
PLAN CHECK NO.				FOUNDATION LOCATION FORMS, MATERIALS	
DATE				FRAME, FIRE STOP, BRACING, BOLTS	
FEE \$				FURNACE LOCATION, GAS VENT. DUCTS	
				LATH, JOIST	
				LATH, ERT.	
				HOUSE NUMBER CORRECT AND POSTED	
				FINAL <u>1-4-73</u> <u>JWL</u>	

INSPECTOR COPY

PLAN CHECK VALIDATION
PLAN CHECK NO.
DATE Fee \$

PERMIT VALIDATION 2450
PERMIT NO. 3171
DATE 12-7-72 FEE \$ 5.00



CITY OF ESCONDIDO
Records Center

MICROFILM IDENTIFICATION TARGET

START FILE

TITLE: BUILDING PERMITS

829 S. Escondido Blvd

DATES: 9-20-90

10-19-90

DEPARTMENT: Building

SPECIAL NOTES: _____

FILES PREPPED FOR MICROFILMING BY: SUE JONES

66096

**WESTERN
SOIL AND FOUNDATION ENGINEERING, INC.**

PHONE 746-3553
AREA CODE 619

423 HALE AVENUE
ESCONDIDO, CALIFORNIA 92025

September 20, 1990

Mr. Bob Williams, Project Manager
American Production Housing, Inc.
1459 Industrial Avenue
Escondido, California 92029

Project: Our Job No. 87-90
The Crossing
Escondido Tract No. 721
El Norte Parkway and Rees Road
Escondido, California

Subject: Retaining Wall on Lot 8

RECEIVED
SEP 21 1990
BUILD

Mr. Williams:

As discussed during our job site meeting of September 14, 1990, I inspected the newly constructed masonry retaining wall on lot 8 of the referenced project. The subject wall is the upper wall of the two retaining walls situated along Los Cedros. The wall varies in height to a maximum height of 4-1/2 feet. The wall retains the 2:1 fill slope on the north side of the house. In addition, I discussed the construction of the wall with yourself and Mr. Bob Holcomb on September 18, 1990. Further, I reviewed eight colored photographs depicting the footing excavation size and placement of reinforcing steel. I also reviewed the City of Escondido's standard drawing and specifications for "Concrete Block Walls".

Based on the above described documents and discussions, it is my opinion that the subject wall was constructed in accordance

Our Job No. 87-90
September 20, 1990
Page 2

with the City of Escondido's standards and specifications for
"Concrete Block Walls".

Respectfully,

WESTERN SOIL AND FOUNDATION ENGINEERING, INC.



Dennis E. Zimmerman CE 26676 GE 928
DEZ:kw

Distribution: (3) Addressee

WESTERN
SOIL AND FOUNDATION ENGINEERING, INC.

ADDRESS

829 S. ESCONDIDO BLVD.

T-1

OWNER

FIELD INSPECTION RECORD

FIELD NOTES

BUILDING	INSPECTOR	DATE	PLUMBING	INSPECTOR	DATE	ELECTRICAL	INSPECTOR	DATE
DETACH			UNDERGRD PLBG	GB	10/9/90	UNDERGRD ELEC		
FOUNDATION			HOUSE SEWER			TEMP POLE		
						TSPB		
MASONRY			UNDERGRD WATER			TEMP TESTING		
			WATER SERVICE			POOL BONDING		
						POOL ROUGH ELEC		
POOL STEEL			LAWN SPRINKLERS			POOL FINAL		
HYDRO VALVE (POOL)			PRESSURE REGULATOR					
FRAME	GR	10.10.90	ROUGH PLBG (TOP OUT)	GB	10/9/90	ROUGH ELEC	GR	10/10/90
Susp. Ceiling	RR	10.24.90	WATER HEATER			GROUND PROVIDED		
			GAS (HOUSE)			SUPPLEMENT GROUND		
INSULATION			GAS (YARD)			FIRE DETECTOR		
1ST LATH/DRY/WALL	GB	10/16/90	GAS (LEAK REPAIR)			CEIL HEAT		
2ND LATH			GAS (POOL)					
FINAL GRADING			GAS (AIR TEST)	GB	10/18/90	3 FF INSTALLED		
FINAL BUILDING	GB	10/29/90	FINAL PLUMBING	GB	10/29/90	FINAL ELECTRICAL	GB	10/29/90

MECHANICAL	INSPECTOR	DATE	INSPECTOR'S REMARKS
HEATING _____ A/C _____ VENT _____			
FURNACES GRAVITY _____ F.A. _____			RELEASE GAS METER TO S.D.G.E
RINT HEATERS			
DUCTS	GB	10/29/90	
CHIMNEYS/VENTS			
CONDENSATE PIPING			
FIRE DAMPERS			
SMOKE DETECTORS			
EVAPORATIVE COOLERS			
VENTILATION FANS			
EXHAUSTERS/BOILERS			
COMMERCIAL EQUIPT.			
CHEESE HOODS			
OTHER			
FINAL MECHANICAL	GB	10/29/90	

CITY OF ESCONDIDO, DEPARTMENT OF BUILDING INSPECTION

CLEARANCE TO CONNECT TO ENERGY SOURCE

ELECTRIC

New Residential
New Commercial
Rewire
T-Pole
TSPB
Temp. Testing (Res./Com'l.)

SEWER CODE NO. _____

Date 10/19/90

To San Diego Gas & Electric Co:

OWNER MR. & MRS. PRELL

ADDRESS 889 S. ESCONDIDO BLVD.

Plumbing Contractor _____
Electrical Contractor _____

3:05
10/18/90
Mank

GAS

New Residential
~~New Commercial~~
RESET
Gas Testing
Leak Repair
Increase
Relocation

JB
Field Inspector



City of Escondido
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic Name

2. Common or Current Name Village Spirit Shop (George's)

3. Number & Street 849 South Escondido Boulevard

Ser.No.

Natl. Reg. Status

Local Designation

Local Ranking Significant

City: Escondido Vicinity Only

Zip 92025 County: San Diego

4. UTM zone

A E4926.80

B N36636.40

C Zone 11

D

5. Quad map No.

Parcel No. 233-371-15

Cross-Corridor

Other

DESCRIPTION

6. Property Category

If district, number of documented resources

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

This one story, stuccoed, Spanish style commercial building has a rectangular floor plan and a hipped mission tile roof. Plate glass windows angled back on the east and south sides occupy two-thirds of the height of the building reaching the extended canopy, which wraps around the corner of the building. Above the canopy is a band of corrugated plastic. A square stucco pillar supports the southeast corner. A low brick facade anchors the bottom of the plate glass. The rear of the building is constructed of concrete block.

The architectural style is: Spanish

The condition is: good

The related features are: none

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

The boundaries are:



8. Planning Agency
 City of Escondido

9. Owner and Address
 Georgia Cascioppa
 2060 Lemon Avenue
 Escondido

10. Type of Ownership private

11. Present Use commercial

12. Zoning

13. Threats private development

HISTORICAL INFORMATION

14. Construction Date(s) c1920s Original location unknown Date moved
15. Alterations & date extended in rear; door blocked up south side
16. Architect unknown Builder unknown
17. Historic attributes (with number from list)

SIGNIFICANCE AND EVALUATION

18. Context for Evaluation: Theme architecture Area
Period Property Type Context formally developed?
19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.
20. Sources
21. Applicable National Register criteria
22. Other Recognition:
State Landmark Number
23. Evaluator
Date of Evaluation 1990
24. Survey type
25. Survey name
26. Year Form Prepared 1983
By(Name) Donald A. Cotton Associates
Organization Revised by AEGIS 1990
Address 111 Spring Street
City & Zip Claremont, CA 91711
Phone (714) 621 1207

APPENDIX C

Ownership and Occupant Information

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

Chain of Title Report

BFSA Environmental Services
14010 Poway Rd., Ste. A
Poway, CA 92064
Attn: Jennifer Stropes

CTS Reference No.: 0623516

Title Search Through: June 6, 2023

Property Address: 829-849 S. Escondido Blvd.
Escondido, CA 92025

Assessor's Parcel No.: 233-371-15-00
233-371-14-00

Assessed Value: \$855,050 (Combined)

Exemption: None

Property Characteristics

Use: Store Building and Commercial Lot

Improvements: 9,038 square feet

Legal Description

LOTS 6, 7 AND 8 IN BLOCK 136, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 336, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1886.

Chain of Title
(April 19, 1890 through June 6, 2023)

The Following documents relate to Lot 8:

1. Grant Deed

Grantor: The Escondido Land and Town Co.
Grantee: Felix Fortin
Recorded: April 19, 1890, Deed Book 118, Page 422

2. Grant Deed

Grantor: Felix Fortin
Grantee: C. T. Haney
Recorded: August 1, 1892, Deed Book 203, Page 297

3. Grant Deed

Grantor: C. T. Haney
Grantee: Mary E. Haney
Recorded: November 2, 1918, No. 17905, Deed Book 762, Page 397

4. Grant Deed

Grantor: Mary E. Haney
Grantee: Jerry Ferrara
Recorded: January 25, 1929, No. 5056, Deed Book 1583, Page 223

5. Grant Deed

Grantor: Jerry Ferrara and Rose Ferrara, aka Rosa Ferrara
Grantee: Jerry Ferrara and Rosa Ferrara
Recorded: August 5, 1938, No. 41202, Official Records Book 812,
Page 116

6. Grant Deed

Grantor: Jerry Ferrara and Rosa Ferrara
Grantee: Georgia Cascioppo
Recorded: January 30, 1961, Records File No. 16711
Reserving: A life estate in the grantors

**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. Quitclaim Deed

Grantor: Jerry Ferrara and Rosa Ferrara
Grantee: Georgia Cascioppo
Recorded: November 18, 1965, Recorders File No. 210023

The Following documents relate to Lot 7:

8. Grant Deed

Grantor: The Escondido Land and Town Co.
Grantee: Bertha J. Gillian
Recorded: November 14, 1911, No. 2371, Deed Book 536, Page 55

9. Grant Deed

Grantor: Bertha J. Smith, who acquired title as Bertha J. Gillian
Grantee: Jerry Ferrara and Rosa Ferrara
Recorded: September 28, 1937, No. 60372, Official Records Book 697,
Page 41

10. Grant Deed

Grantor: Jerry Ferrara and Rosa Ferrara
Grantee: Georgia Cascioppo
Recorded: January 30, 1961, Recorders File No. 16711
Reserving: A life estate in the grantors

11. Quitclaim Deed

Grantor: Jerry Ferrara and Rosa Ferrara
Grantee: Georgia Cascioppo
Recorded: November 18, 1965, Recorders File No. 210023

The Following documents relate to Lot 6:

12. Grant Deed

Grantor: The Escondido Land and Town Co.
Grantee: Nicholas Thomas Hessen and Mary Hessen
Recorded: June 5, 1926, No. 34355, Deed Book 1117, Page 271

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

13. Grant Deed

Grantor: Nicholas Thomas Hessen and Mary Hessen
Grantee: Frank Lampreht and Catherine F. Lampreht
Recorded: September 13, 1934, No. 48674, Official Records Book 324,
Page 224

14. Grant Deed

Grantor: Frank Lampreht and Catherine F. Lampreht
Grantee: Jerry Ferrara and Rosa Ferrara
Recorded: November 27, 1940, No. 61404, Official Records Book 1097,
Page 270

15. Grant Deed

Grantor: Jerry Ferrara and Rosa Ferrara
Grantee: Georgia Cascioppo
Recorded: October 11, 1962, Records File No. 175894
Reserving: A life estate in the grantors

16. Quitclaim Deed

Grantor: Jerry Ferrara and Rosa Ferrara
Grantee: Joseph C. Cascioppo and Georgia M. Cascioppo, aka Joseph
Cascioppo and Georgia Cascioppo
Recorded: March 28, 1966, Records File No. 51194

17. Certificate of Death

Decedent: Joseph Charles Cascioppo
Recorded: July 19, 1974, Records File No. 74-194067

The Following documents relate to Lots 6, 7 and 8:

18. Quitclaim Deed

Grantor: Georgia Cascioppo
Grantee: Georgia M. Cascioppo, Trustee
Recorded: July 28, 1995, Records File No. 1995-0323849

19. Affidavit - Death of Trustor/Trustee

Decedent: Georgia Marie Cascioppo
Successor Trustee: Stephen P. Cascioppo
Recorded: March 16, 1998, Records File No. 1998-0140926

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

20. Quitclaim Deed

Grantor: Stephen P. Cascioppo, Successor Trustee
Grantee: Stephen Cascioppo and Rachelle Agatha
Recorded: May 16, 2013, Records File No. 2013-0308390

21. Grant Deed

Grantor: Stephen Cascioppo and Rachelle Agatha
Grantee: Stephen P. Cascioppo and Rachelle R. Agatha, Trustees
Recorded: August 27, 2013, Records File No. 2013-0533099

22. Grant Deed

Grantor: Stephen P. Cascioppo and Rachelle R. Agatha, Trustees
Grantee: 9th Avenue Escondido, LLC
Recorded: January 16, 2015, Records File No. 2015-0021108

– 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.

City Directory
 849 South Escondido Boulevard
 (Southern End of Lot 8, Block 136)

Year	Name	Occupation
1937	Address not listed	
1938	Jerry (Rosa) Ferrara Grocery (831 South San Diego)	Jerry (Rosa) Ferrara Grocery
1939	Book not available	
1940	Book not available (address changed to 849 South San Diego Boulevard)	
1941	Book not available	
1942	Stubbe's Market	-
1943	Book not available	
1944-1945		
1946		
1947-1948		
1949		
1950	Book not available	
1951	Address not listed	
1952	Book not available	
1953		
1954	Williams Mkt meat and groceries	
1955	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	-
1956	Georgia's Liquors & Fine Foods (Georgia Cascioppo)	
1957	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	
1958	Cascioppo Janice Ann	Student
	Cascioppo Rose Lynn	Student
	Chas J. Cascioppo	mgr Georgia's Liquor Store
	Cascioppo Jos C (Georgia M)	Georgia's Liquor & Fine Foods
	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	-
1959	Cascioppo Chas J	mgr Georgia's Liquor Store
	Cascioppo Janice Ann	-
	Cascioppo Pepe (Georgia)	Georgia's Liquor Store
	Cascioppo Rose Lynn	-
	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	
1960	Book not available	

Year	Name	Occupation
1961	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	-
1962	Allen Joe (Janice)	clk Georgia's Liquor Store
	Cascioppo Chas J (Roberta)	mgr Georgia's Liquor Store
	Cascioppo Jos C (Georgia M)	Georgia's Liquor Store
	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	-
1963-1964	Cascioppo Joe C (Georgia M)	Georgia's Liquor Store
	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	-
	Prewitt Delbert L (Anna)	rancher
1965	Georgia's Liquors & Fine Foods	-
1966	Georgia's Liquors & Fine Foods (Frances P Keller)	
	Keller Frances P Mrs	
1967	Book not available	
1968		
1969	Georgia's Liquors	-
1970-1971	Georgia's Liquors	
1972	Georgia's Liquors	
1973	Georgia's Liquors (Nick Layon)	
1974	Georgia's Liquors (Nick Layon)	
1975	Georgia's Liquor (Kenneth & Jean Coles)	
1976	Georgia's Liquors	
1977	Georgia's Liquors	
1978	Georgia's Liquors	
1979	Georgia's Liquors	
1980	Georgia's Liquors	
1981	Book not available	
1982	Georgia's Village Spirit Shop	-
1983	Georgia's Liquor	
1984	Address not listed	
1985	Georgia's Liquor	-
1986	Georgia's Liquor	
1987	Book not available	
1988	Georgia's Liquor; Village Spirit Shop	-
1989	Georgia's Liquor; Village Spirit Shop	
1990	Georgia's Liquor	
1991	Georgia's Liquor	
	Georgia's Liquor	

Year	Name	Occupation
1992	Georgia's Liquor	
1993	Georgia's Liquor	
1994	Georgia's Liquor	
1995	Georgia's Liquor	
1996	Georgia's Liquor	
1997	Georgia's Liquor	
1998	Georgia's Liquor	
1999	Georgia's Liquor	
2000	Georgia's Liquor	
2001	Georgia's Liquor	
2002	Georgia's Liquor	
2003	Georgia's Liquor	
2004	Georgia's Liquor	
2005	Georgia's Liquor	
2006	Georgia's Liquor	
2007	Georgia's Liquor	
2008	Georgia's Liquor	
2009	Georgia's Liquor	
2010	Book not available	
2011	Georgia's Liquor	-
2012	Georgia's Liquor	
2013	Georgia's Liquor	
2014	Georgia's Liquor	
2015	XXXX	
2016	XXXX	
2017	XXXX	
2018	Georgia's Liquor; Jabro Bashar N	
2019-2020	Address not listed	
2021		
2022	Book not available	
2023		

City Directory

831 South Escondido Boulevard (Northern end of Lot 8, Block 136)

Year	Name	Occupation
1940	Book not available	
1941		
1942	Address not listed	
1943	Book not available	
1944-1945		
1946		
1947-1948		
1949		
1950		
1951		
	Georgia's Liquor Store	-
1952	Book not available	
1953		
1954	Georgia's Liquor Store	-
1955	Hesselbarth Ocie E Mrs	
	Hesselbarth Vernon L	Glasswkr Esc Glass
1956	Busch Betty decorating consultant Hesselbarth's Studio	-
	Hesselbarth's Studio	
1957	Hesselbarth's Studio (Ocie E Hesselbarth)	
1958	Amero Alfd	Frederic Paul's Hair Styling Salon
	Amero Minnie	-
	Frederic Paul's Hair Styling Salon (Frederick Amero)	
	Hunter Lloyd T	
1959	Paul Frederick Hair Stylists	
1960	Book not available	
1961	Amero Alfd	Frederic Paul's Hair Stylists
	Amero Minnie	-
	Frederic Paul's Hair Stylists Inc (Frederic and Paul Amero)	
1962	Amero Alfd	Frederic Paul's Hair Stylists
	Amero Minnie	-
	Frederic Paul's Hair Stylists Inc (Frederic and Paul Amero)	
1963-1964	Address not listed	
1965		
1966		
1967	Book not available	

Year	Name	Occupation	
1968			
1969	United States Department of Agriculture		
1970-1971	United States Department of Agriculture		
1972	United States Department of Agriculture		
1973	United States Government Watershed Project		
1974	United States Government Watershed Project		
1975	United States Government Agriculture, Dept of		
1976	United States Government Agriculture, Dept of		
1977	United States Government Agriculture, Dept of		
1978	Soil Conservation / San Diego County		
1979	Maac Project		
1980	Maac Project		
1981	Book not available		
1982	Maac Project		-
1983	Address not listed		
1984			
1985	Panchalius Bar & Restaurant	-	
1986	Panchalius Bar & Restaurant		
1987	Book not available		
1988	Panchalis Restaurant		
1989	Panchalis Restaurant		
1990	Panchalis Restaurant		
1991	Panchalis Restaurant		
1992	XXXX		
1993	Hikmat Jabro		
1994	Express West Gifts		
1995	Express West Gifts		
1996	Express West Gifts, Rodriguez Martha		
1997	Express West Gifts		
1998	Express West Gifts		
1999	Express West Gifts		
2000	Express West Gifts, Jabro Marvin H		
2001	Jabro Marvin H, Lung Doctor		
2002	Jabro Marvin H, Lung Doctor		

Year	Name	Occupation
2003	Lung Doctor	
2004	XXXX	
2005	Address not listed	
2006	Aurora's Mexican Bakery	-
2007	Aurora's Mexican Bakery	
2008	Aurora's Mexican Bakery	
2009	XXXX	
2010	Book not available	
2011	Aurora's Mexican Bakery	-
2012	Aurora's Bakery Inc.	
2013	Aurora's Bakery Inc.	
2014	Aurora's Bakery Inc.	
2015	Aurora's Bakery Inc.	
2016	Aurora's Bakery Inc.	
2017	Aurora's Bakery Inc.	
2018	Aurora's Bakery Inc.	
2019-2020	Address not listed	
2021		
2022	Book not available	
2023		

City Directory
843 South Escondido Boulevard

Year	Name	Occupation
1954	Address not listed	
1955		
1956		
1957	United States Dept of Agricultural Stabilization and Conservation; James Kuden ofc mgr	-
1958	United States Dept of Agricultural Stabilization and Conservation	
1959	United States Dept of Agricultural Stabilization and Conservation	
1960	Book not available	
1961	United States Dept of Agricultural Stabilization and Conservation	-
1962	United States Govt soil conservation	
1963-1964	United States Govt Soil Conservation	
1965	United States Dept of Agric Stabilization and Conservation	
1966	United States Dept of Agri Stabilization and Conservation	
1967	Book not available	
1968		
1969	United States Department of Agriculture	-
1970-1971	United States Department of Agriculture	
1972	United States Department of Agriculture Stabilization and Conservation	
1973	United States Government Soil Conservation	
1974	United States Government Soil Conservation	
1975	Address not listed	
1976		
1977	Americana Printing Co.	-
1978	Americana Printing Co.	
1979	Address not listed	
1980	Americana Printing Co.	-
1981	Book not available	
1982	Americana Printing Co.	-
1983	Americana Printing Co.	

Year	Name	Occupation
1984	Dale's Aquarium & Pet Supply	
1985	Dale's Aquarium & Pet Supply	
1986	Dale's Aquarium	
1987	Book not available	
1988	Dale's Aquarium & Pet	-
1989	Dale's Aquarium & Pet	
1990	Dale's Aquarium & Pet	
1991	Dale's Aquarium & Pet	
1992	Dale's Aquarium & Pet	
1993	XXXX	
1994	Gina's Disc Store	
1995	House of Pawn	
1996	House of Pawn	
1997	A House of Pawn, House of Pawn	
1998	XXXX	
1999	XXXX	
2000	Kim's Men's Wear	
2001	Jung Ock Park's Fashion	
2002	Jung Ock Park's Fashion	
2003	XXXX	
2004	Bad Kitty Lung Doctor	
2005	Lung Doctor	
2006	Lung Doctor	
2007	Lung Doctor	
2008	Lung Doctor	
2009	Lung Doctor	
2010	Book not available	
2011	Bad Kitty Lung Doctor	-
2012	Bad Kitty Lung Doctor	
2013	Bad Kitty Lung Doctor	
2014	Bad Kitty	
2015	Bad Kitty	
2016	XXXX	
2017	Jabro Martin Park Jae	
2018	Lung Doctor	
2019-2020	Address not listed	
2021		

Year	Name	Occupation
2022	Book not available	
2023		

City Directory
845 South Escondido Boulevard

Year	Name	Occupation
1954	Address not listed	
1955		
1956	United States Dept of Agriculture Soil Conservation C C Sikes conservationist	-
1957	United States Dept of Agriculture Soil Conservation C C Sikes conservationist	
1958	United States Dept of Agriculture Soil Conservation	
1959	United States Dept of Agriculture Soil Conservation	
1960	Book not available	
1961	United States Dept of Agriculture Soil Conservation	-
1962	United States Govt soil conservation	
1963-1964	Address not listed	
1965		
1966		
1967	Book not available	
1968		
1969	United States Department of Agriculture	-
1970-1971	United States Department of Agriculture	
1972	United States Department of Agriculture Soil Conservation	
1973	TDC Inc	
1974	Address not listed	
1975	Tiki Hut	-
1976	Tiki Hut	
1977	Tiki Hut	
1978	Vacant	
1979	Address not listed	
1980		
1981	Book not available	
1982	Address not listed	
1983		
1984		
1985	Escondido Appliance & Refrigeration	-

Year	Name	Occupation
1986	Escondido Appliance & Refrigeration	
1987	Book not available	
1988	Best Records & Comics	
1989	The Book Nook	
1990	The Book Nook	
1991	XXXX	
1992	Giant NY Pizza & Deli; Pizza Amore	
1993	Giant NY Pizza & Deli; Pizza Amore	
1994	Giant NY Pizza & Deli; Pizza Amore	
1995	Giant NY Pizza & Deli; Pizza Amore	
1996	Giant NY Pizza & Deli; Pizza Amore	
1997	Giant NY Pizza & Deli; Pizza Amore	
1998	Giant NY Pizza & Deli; Pizza Amore	
1999	Giant NY Pizza & Deli; Pizza Amore	
2000	Giant NY Pizza & Deli; Pizza Amore	
2001	Giant NY Pizza & Deli; Pizza Amore	
2002	Giant NY Pizza & Deli; Pizza Amore	
2003	Giant NY Pizza & Deli; Pizza Amore	
2004	Giant NY Pizza & Deli; Pizza Amore	
2005	Giant NY Pizza & Deli; Pizza Amore	
2006	Giant NY Pizza & Deli; Pizza Amore	
2007	Giant NY Pizza & Deli; Pizza Amore	
2008	Giant NY Pizza & Deli; Pizza Amore	
2009	Giant NY Pizza & Deli; Pizza Amore	
2010	Book not available	
2011	Pizza Amore	
2012	Pizza Amore	
2013	Pizza Amore	
2014	Pizza Amore	
2015	Pizza Amore	
2016	Pizza Amore	
2017	Pizza Amore	
2018	Pizza Amore	
2019-2020	Pizza Amore	
2021	Pizza Amore	
2022	Book not available	
2023		

City Directory
829 South Escondido Boulevard

Year	Name	Occupation
1963-1964	Address not listed	
1965		
1966		
1967	Book not available	
1968		
1969	Mahan-Mathews Associates	-
1970-1971	Vacant	
1972	Escondido Youth Encounter	
1973	Address not listed	
1974	European Sport Cycles	-
1975	European Sport Cycles	
1976	European Sport Cycles	
1977	European Sport Cycles	
1978	European Sport Cycles	
1979	European Sport Cycles	
1980	European Sport Cycles	
1981	Book not available	
1982	Japan Karate Organization	-
1983	Japan Karate Organization	
1984	Japan Karate-Do Organization	
1985	Japan Karate-Do Organization	
1986	Japan Karate-Do Organization	
1987	Book not available	
1988	Japan Karate Do Org	-
1989	Japan Karate Do Org	
1990	Traditional Karate	
1991	Traditional Karate	
1992	Judy's Acupressure	
1993	Judy's Acupressure	
1994	Judy's Acupressure	
1995	Judy's Acupressure	
1996	Judy's Acupressure	
1997	Ken Ja Acupressure	
1998	Ken Ja Acupressure	
1999	Ken Ja Acupressure; Kim Min Hee	
2000	Ken Ja Acupressure	
2001	Ken Ja Acupressure	
2002	Ken Ja Acupressure	

Year	Name	Occupation
2003	Ken Ja Acupressure	
2004	Asia Acupressure	
2005	Asia Acupressure	
2006	Asia Acupressure	
2007	Asia Acupressure	
2008	Asia Acupressure	
2009	Asia Acupressure	
2010	Book not available	
2011	Asia Acupressure	-
2012	Asia Acupressure	
2013	Asia Acupressure	
2014	Asia Acupressure	
2015	Asia Acupressure	
2016	XXXX	
2017	XXXX	
2018	Neri & Gallardo Insurance Inc.	
2019-2020	Ken Ja Acupressure	
2021	Ken Ja Acupressure	
2022	Book not available	
2023		

APPENDIX D

Maps

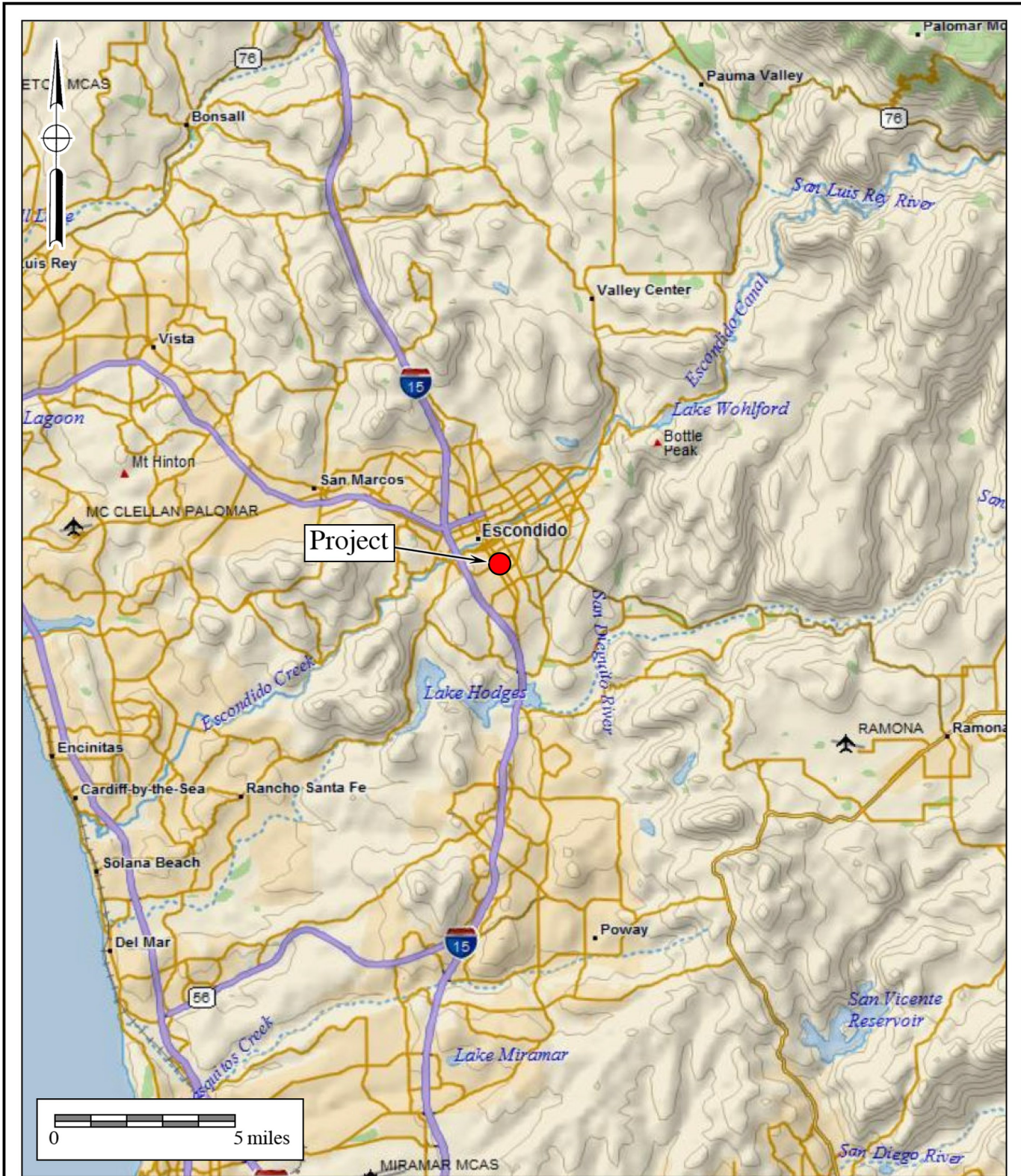


Figure 1
General Location Map

829-849 South Escondido Boulevard
DeLorme (1:250,000)



Figure 2
1893 USGS Map
829-849 South Escondido Boulevard
USGS *Escondido* Quadrangle (1:62,500)



Figure 3
1901 USGS Map
829-849 South Escondido Boulevard
USGS *Escondido* Quadrangle (1:62,500)

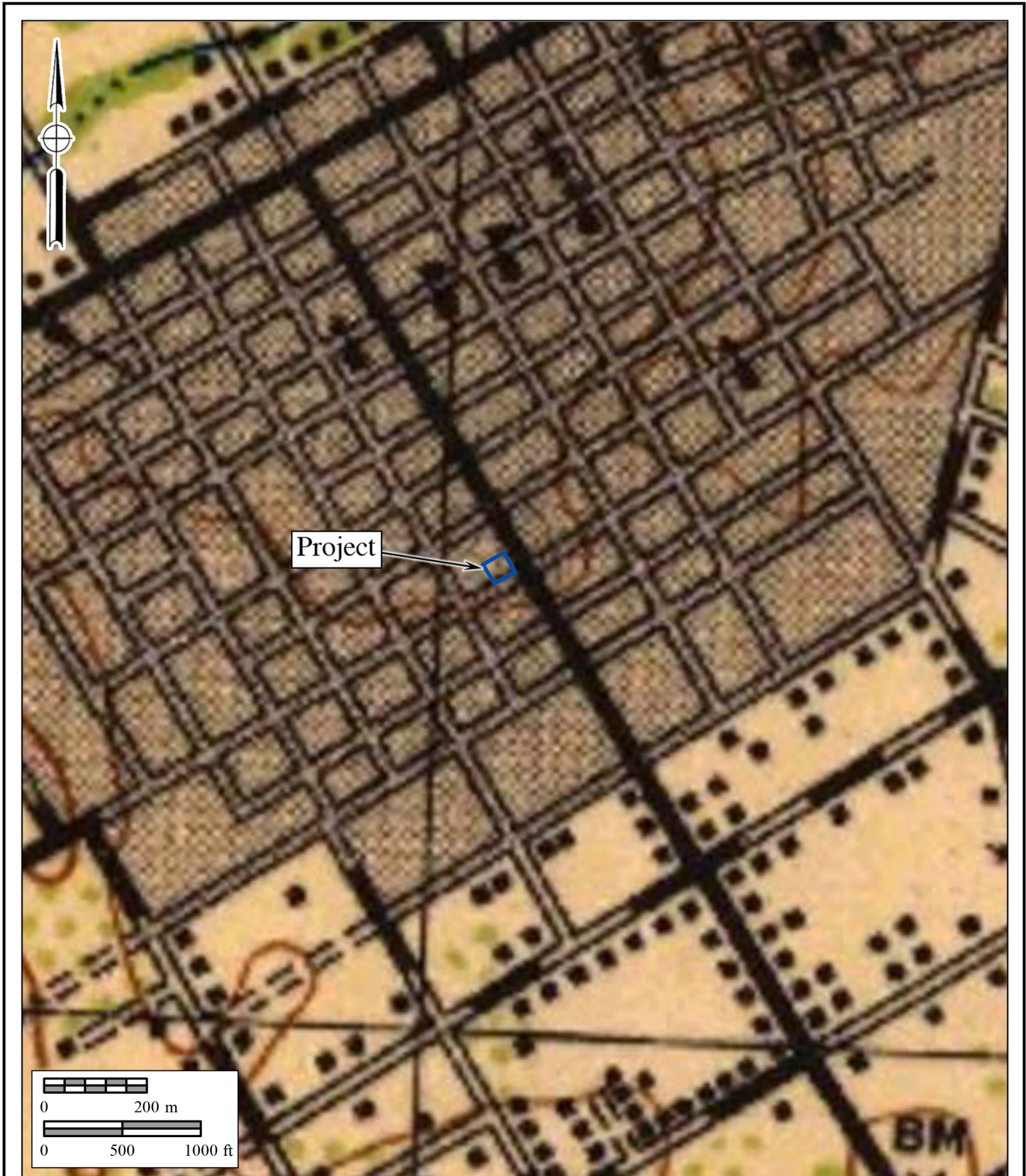


Figure 4
1942 USGS Map
829-849 South Escondido Boulevard
USGS *Escondido* Quadrangle (1:62,500)

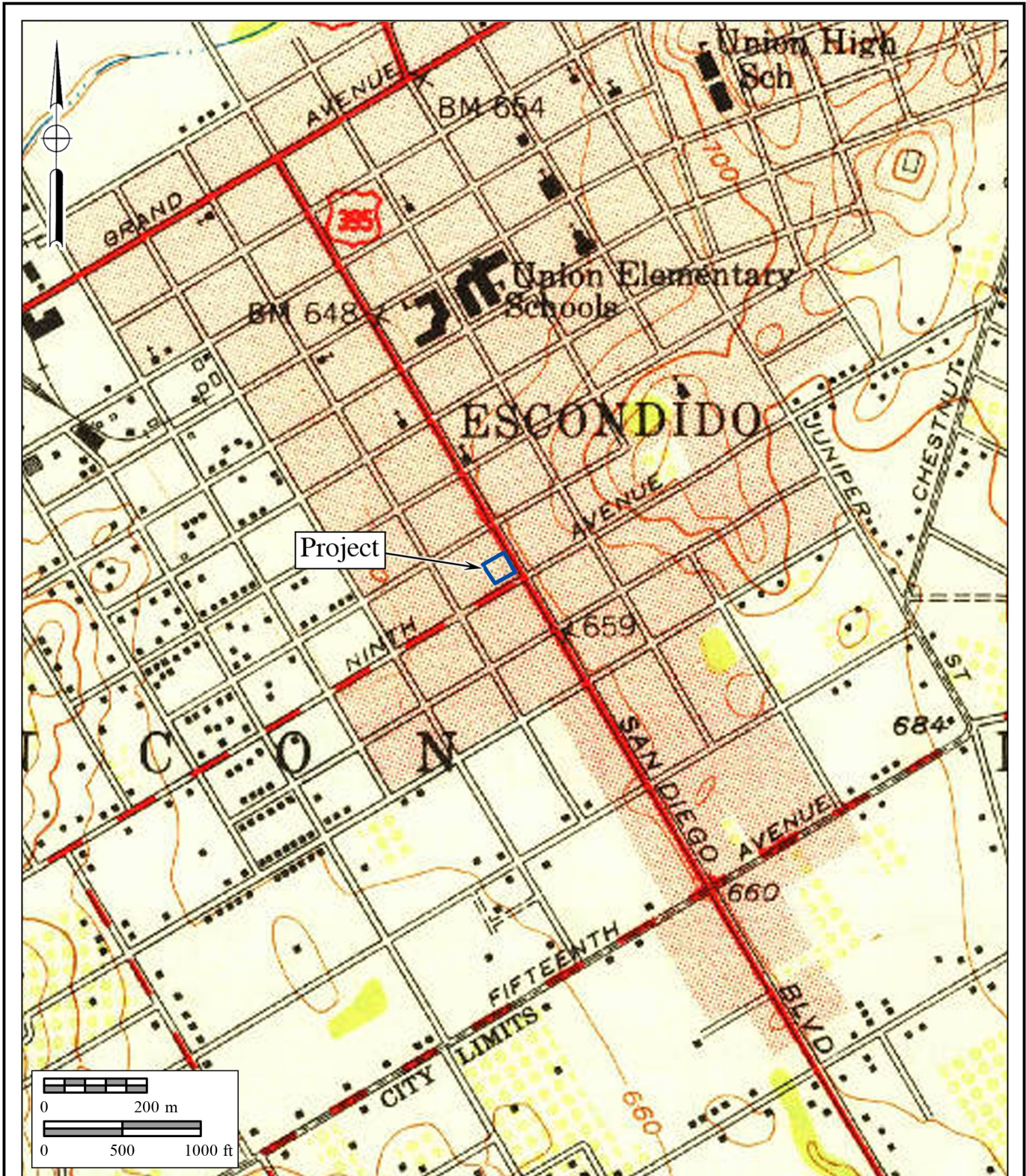


Figure 5
1949 USGS Map

829-849 South Escondido Boulevard
 USGS *Escondido* Quadrangle (7.5-minute series)



Figure 6
1958 Edition of the 1948 USGS Map
 829-849 South Escondido Boulevard
 USGS *Escondido* Quadrangle (7.5-minute series)

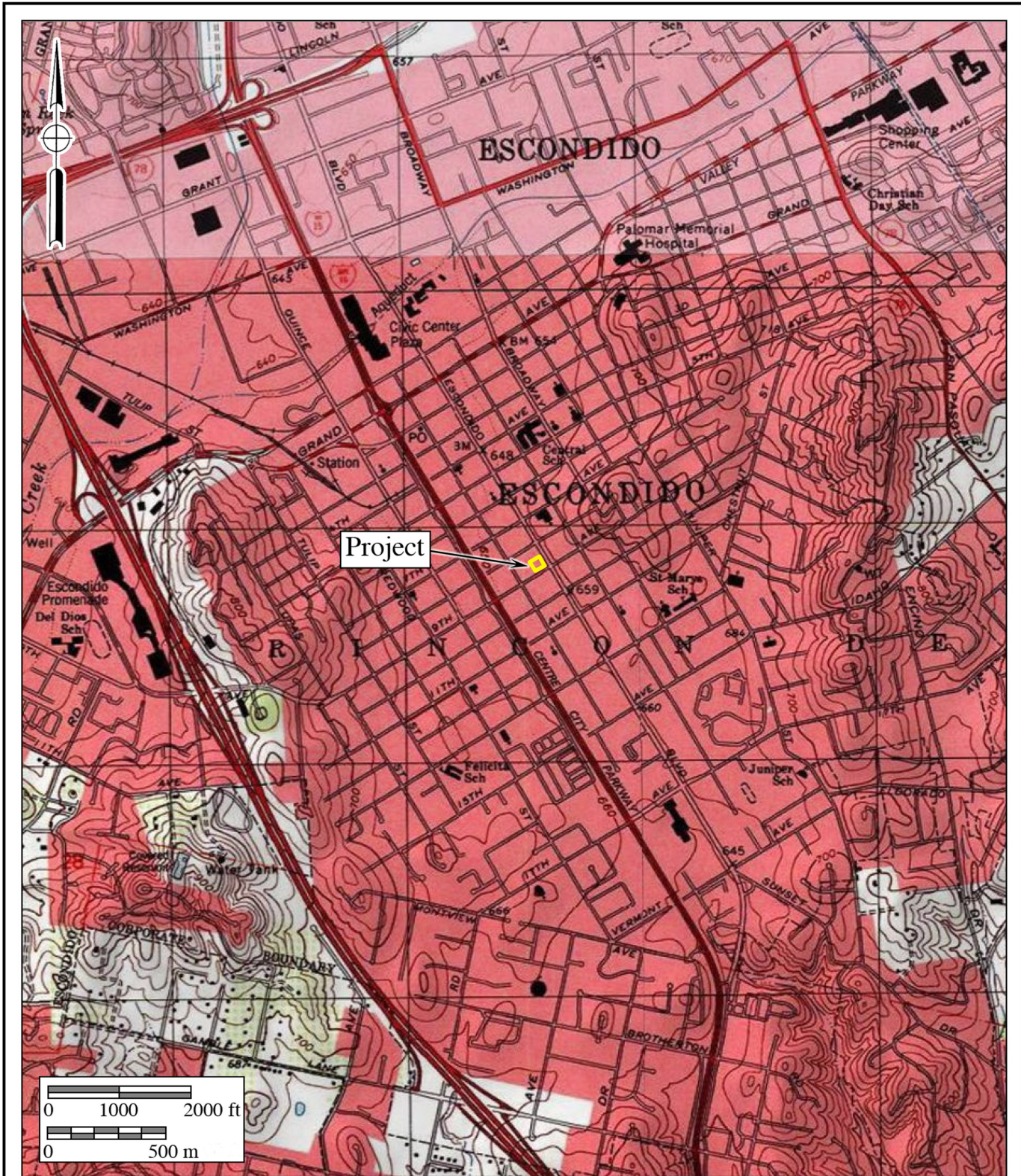


Figure 7
Current USGS Map

829-849 South Escondido Boulevard
USGS Escondido Quadrangle (7.5-minute series)



Escondido



Legend

 Project boundary

70



BFS Environmental Services
A Perennial Company

Figure 9
1912 Plat Map of Escondido
829-849 South Escondido Boulevard

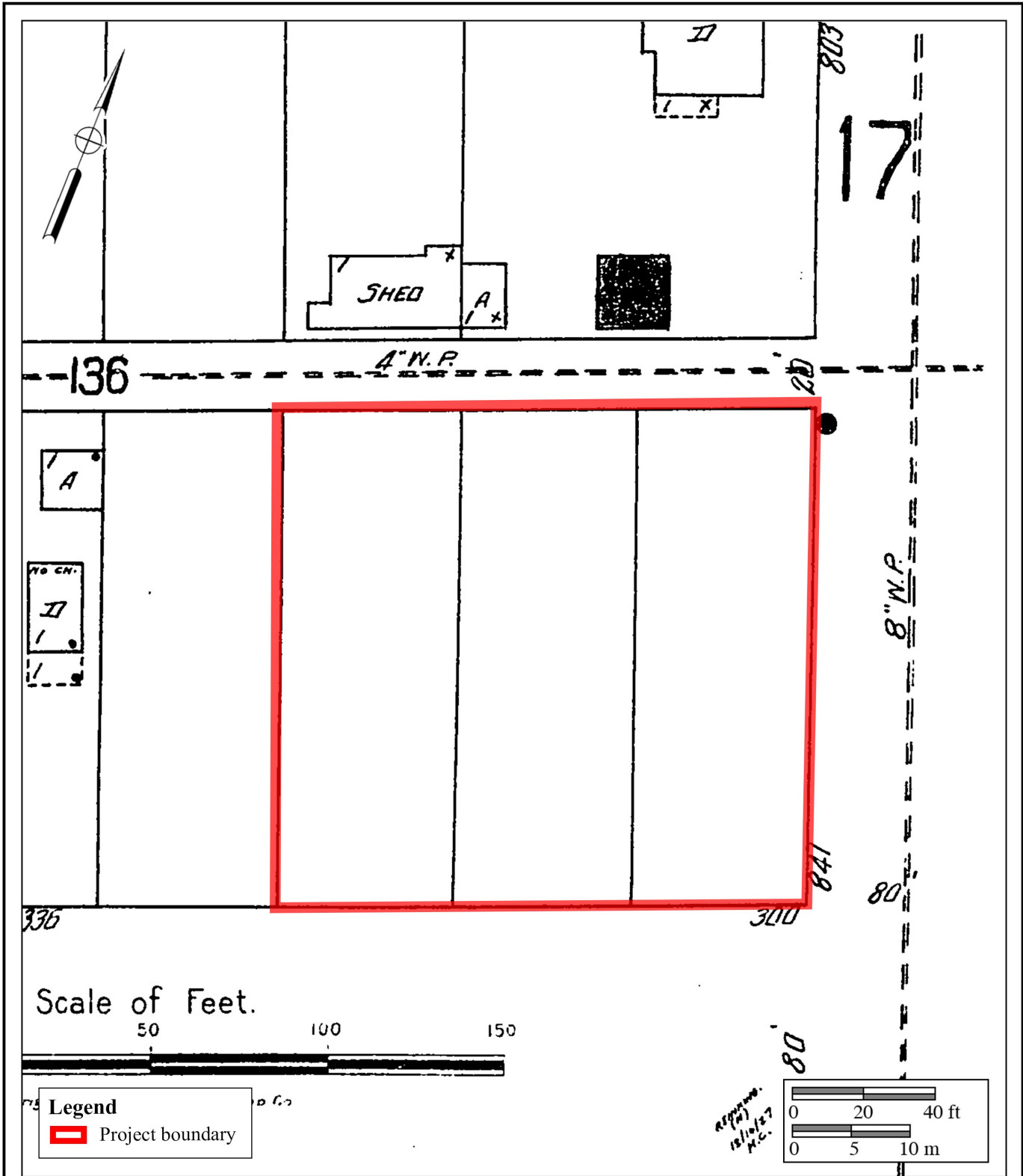


Figure 11
1949 Sanborn Map

829-849 South Escondido Boulevard

APPENDIX E

Preparers' Qualifications

Irem Oz, Ph.D.

Architectural Historian
BFSA Environmental Services, A Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: ioz@bfsa.perennialenv.com



Education

Doctor of Philosophy, Architecture	2022
The Pennsylvania State University, University Park, Pennsylvania	
Master of Arts, Archaeology and Art History	2014
Koc University, Istanbul, Turkey	
Bachelor of Science, City and Regional Planning	2010
Middle East Technical University, Ankara, Turkey	

Research Interests

History of Architecture	Archival Research
Historic Structure Significance Eligibility	Ethnography
Cultural Heritage Management	Qualitative Research

Experience

Architectural Historian **March 2022–Present**
BFSA Environmental, a Perennial Company

Writing, editing, and producing cultural resource reports for both California Environmental Quality Act and National Environmental Policy Act compliance; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

On-Call Architectural Historian **September 2021–March 2022**
Stell Environmental Enterprises, Inc.

Writing, editing, and producing cultural resource reports; recording and evaluating historic resources, including historic structure significance eligibility evaluations, Historical Resource Research Reports, Historical Resource Technical Reports, and Historic American Buildings Survey/Historic American Engineering Record preparation.

**Research and Teaching Assistant/Ph.D. Candidate
The Pennsylvania State University**

August 2015–December 2021

Conducting literature reviews and research on various large-scale urban planning projects; teaching history of architecture and urban planning (ARCH 100) to non-specialist groups of 150+ students per semester; acting as a jury in architectural design studios; developing and conducting comprehensive qualitative research projects with clearly stated scope of work, cultural and scientific significance, and expected outcomes; analyzing and synthesizing spatial and socio-cultural data; producing 3-D models, site plans, section drawings and synthesis plans; preparing interview and focus group protocols, conducting expert, in-depth and walkalong interviews and moderating focus groups; writing grant applications.

**Research Assistant
UNESCO Mudurnu Cultural Heritage Management Plan Project**

March 2013–November 2014

Conducting literature reviews and archival research on the history of the town of Mudurnu in Turkey; conducting field surveys and interviews to identify local tangible and intangible cultural heritage; developing a conservation action plan; preparing and digitizing conservation implementation plan proposals

**Project Supervisor
Taksim Yapi, Istanbul**

January 2000–December 2001

Conducting literature reviews and archival research on the architectural heritage in Istanbul; developing conservation projects for the Molla Çelebi and Hüseyin Ağa Mosques in Istanbul through rigorous archival research and interviews; managing a team of 50 workers and contractors during the implementation of conservation projects; preparing and submitted fiscal reports and memos on project progress.

Scholarly Works

Oz, I. and Staub, A.

2020 The Performance of Gender and Ethnic Identity in the Diaspora Mosque in The Architect and the City. *Proceedings of the ARCC 15th International Conference.*

Oz, I. and Staub, A.

2019 Fieldwork in-between Architecture and Anthropology: The Case of Marxloh, Duisburg in *Future Praxis: Applied Research as a Bridge between the Theory and Praxis. Proceedings of the ARCC 14th International Conference.*

Oz, I. and Staub, A.

2018 The Tale of Two Mosques: Marxloher Merkez Mosque vs. Cologne Central Mosque in Architectural Research for a Global Community. *Proceedings of the EAEE ARCC 13th International Conference.*

Oz, I.

2018 The Tale of Marxloher Merkez Mosque: The Miracle of Duisburg or an Illusion of Miracle?. *Archi-DOCT, 10.*

Oz, I. and Staub, A.

2016 Integration of Turkish Migrants in Germany: A Case Study in Polarities in Architectural Research Addressing Societal Challenges. *Proceedings of the EAEE ARCC 11th International Conference.*

Oz, I.

- 2015 Spatial Representations of Ideology and Politics in Urban Scene: Keçiören Example. *Journal of Ankara Studies*, 2, 131-158.
- 2015 Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I., ..., Moralı, Y. (2014). *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*

Technical Reports

Oz, Irem

- 2022 *History of the Poultry Research Facilities at the Beltsville Agricultural Research Center*. Prepared for Stelle Environmental Enterprises, Inc to be submitted to the United States Army Corps of Engineers and the Bureau of Engravings. Report under revision.

Oz, Irem and Sarah Steinkraus

- 2022 *Historic Structure Assessment for 401 Avery Street, Walla Walla County, Washington. Parcel Numbers 350724440024, 360730220010 and 360730220029*. Prepared for Gram Northwest, LLC.
- 2021 *Historic Structure Assessment for 2121 Keene Road, Benton County, Washington. Parcel Number 122983000001009*. Prepared for Gram Northwest, LLC.

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

- 2022 *Historic American Buildings Survey for the Republic Supply Company of California Northern Division Headquarters (1919 Williams St.)*. Prepared for Duke Realty. Report on file at the City of San Leandro.

Yıldırım, A. E., Nalbant, K., Aydın, B., Güzelsarı, S., Onur, F., Oz, I, Moralı, Y.

- 2014 *Mudurnu Cultural Heritage Area Management Plan, Mudurnu, Turkey: Municipality of Mudurnu*