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:

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> > July 10, 2023



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Report Title: Historic Structure Assessment for 829-849 South Escondido

Boulevard, Escondido, California (APNs 233-371-14 and -15)

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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.

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I. <u>EXECUTIVE SUMMARY</u>

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. <u>INTRODUCTION</u>

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 Micheltorena in 1843. Alvarado was prominent in Los Angeles and San Diego, holding office as a councilman in both cities in the 1830s. When he died in 1850, the rancho was sold to Oliver S. Witherby, a judge and member of California's first state legislature. Witherby farmed and raised cattle, and in the early 1860s, began to mine for gold (Fark 2016). In 1868, Witherby sold the rancho to Edward McGeary and the three Wolfskill

brothers.

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

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

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

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

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

(Escondido History Center 2019).

As Escondido flourished, houses were constructed that would represent the time period. "Many were Victorian cottages which had Queen Anne and Colonial Revival phases. These smaller Victorians were often decorated almost as elaborately as their larger sisters, but some were plain hip-roof boxes" (City of Escondido 1990:17). Through the early 1900s, Classical Revival, Mission (Moorish) Revival, 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. Lampreht 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. Lampreht	1934
Frank and Catherine F. Lampreht	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

<u>Table 3</u>
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 Gasper 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).

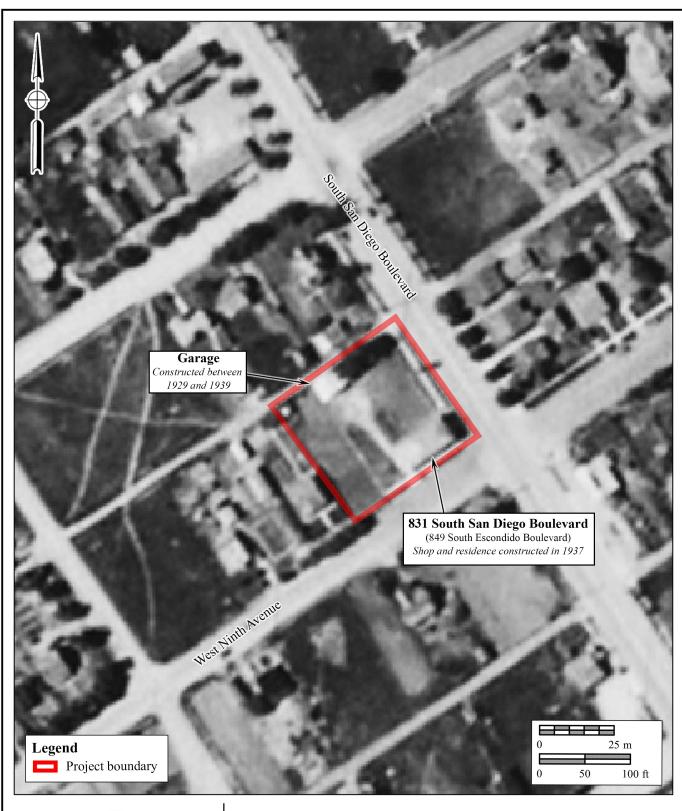




Plate 1 1939 Aerial Photograph

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.

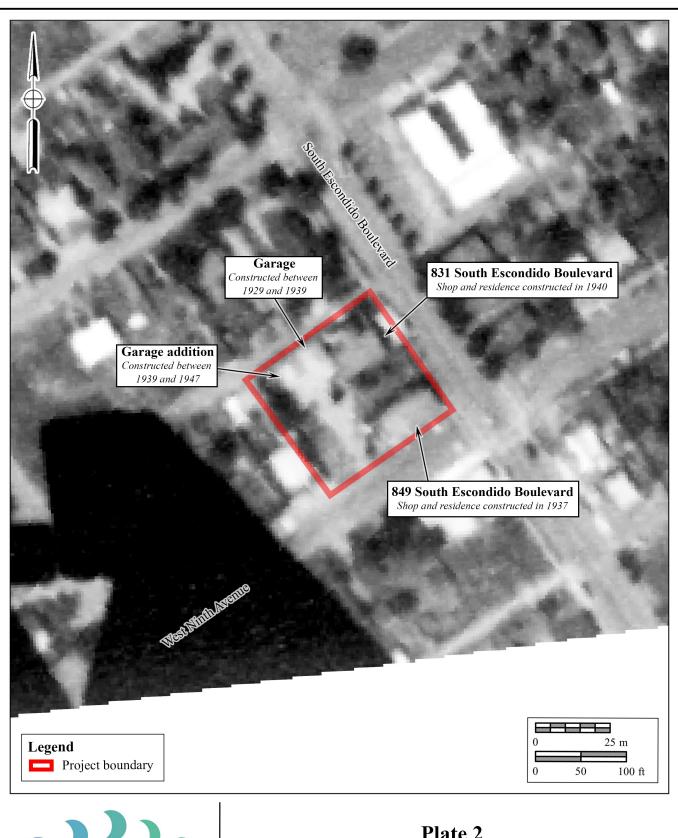




Plate 2 1953 Aerial Photograph

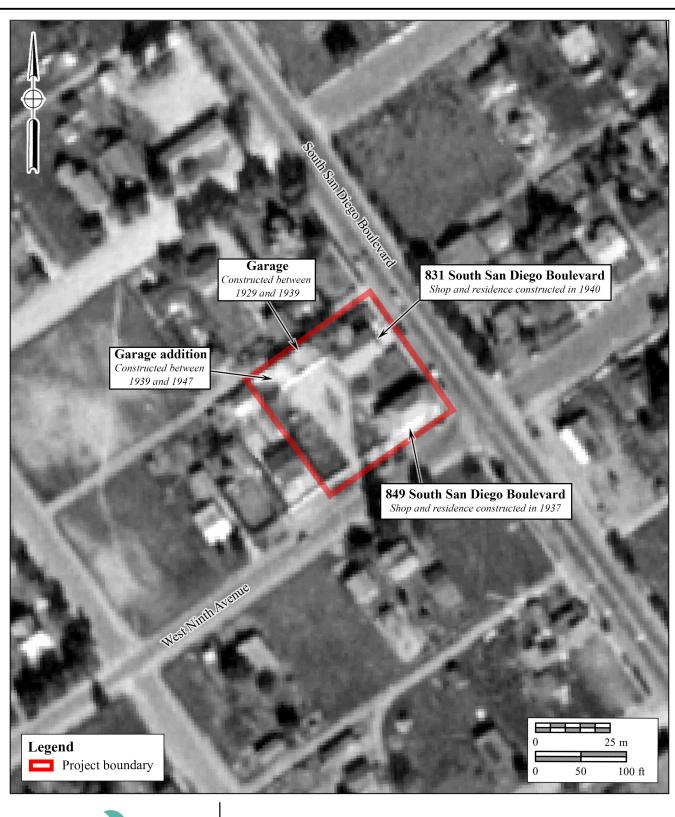




Plate 3 1947 Aerial Photograph

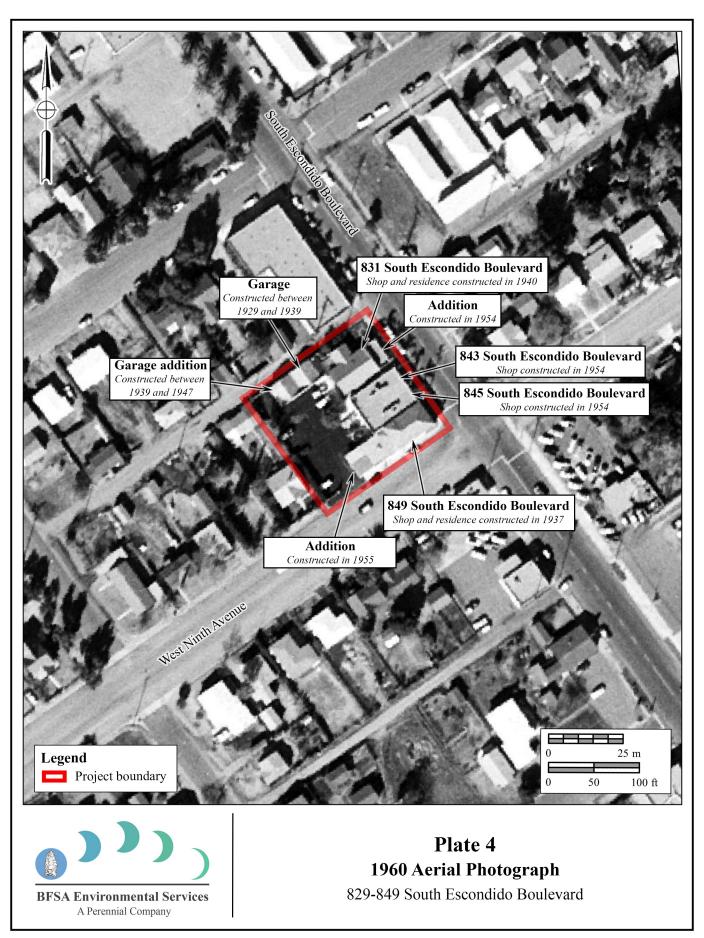


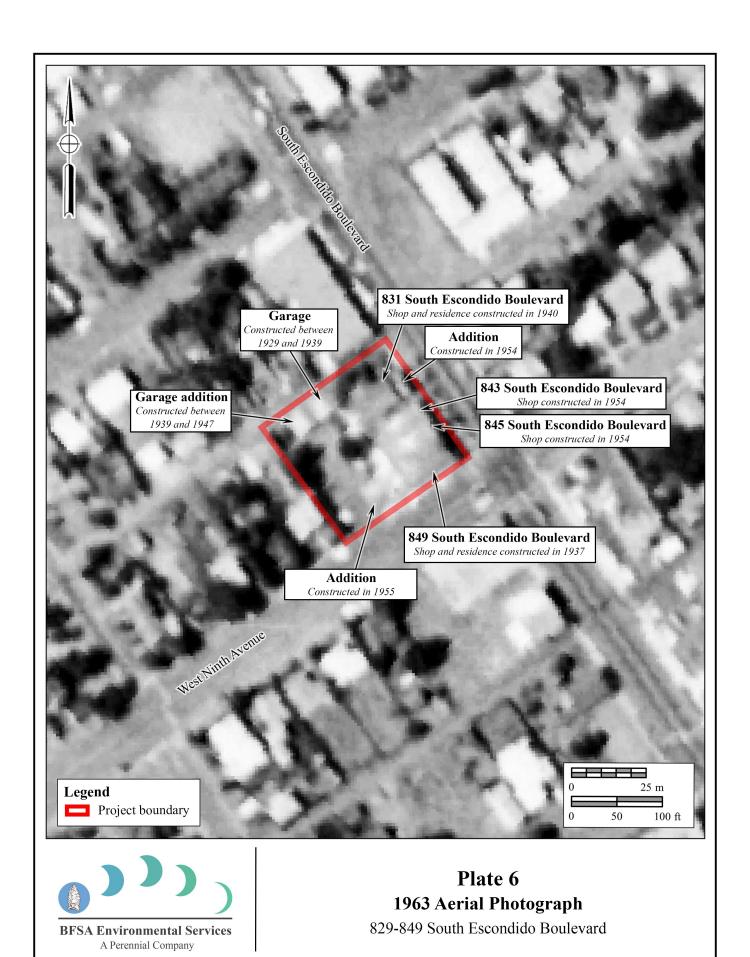


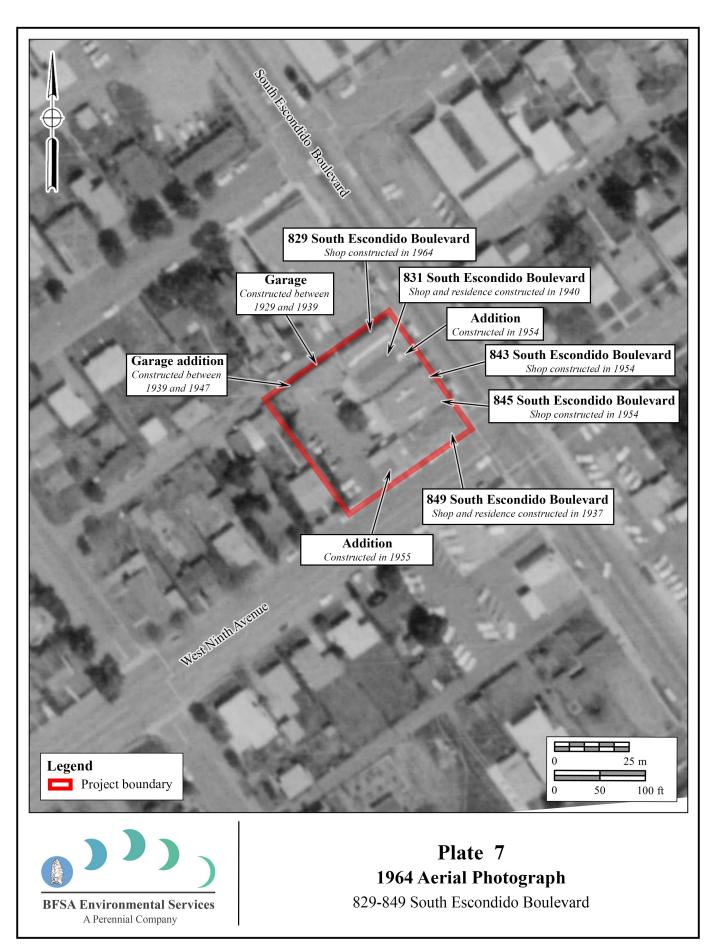
Plate 5: Circa 1950 to 1954 view of the east façade of 831 South Escondido Boulevard, facing west. (Photograph courtesy of the Escondido History Center)

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 Cascioppos 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.





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, is 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.

<u>Table 5</u>
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		1054: Building constructed	Q (acuth control)
843 South Escondido Boulevard		1954: Building constructed	8 (south-central)
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 Escon	dido Boulevard	1964: Building constructed	8 (north)
Garage (no address)		1929 to 1939: Garage constructed	7 (north)
		1939 to 1947: Garage expanded	Extension: 6 (east
		west	half of north)

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).





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





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





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







Plate 11 Entrance on the Southeast Corner of the 849 South Escondido Boulevard Building, Facing North

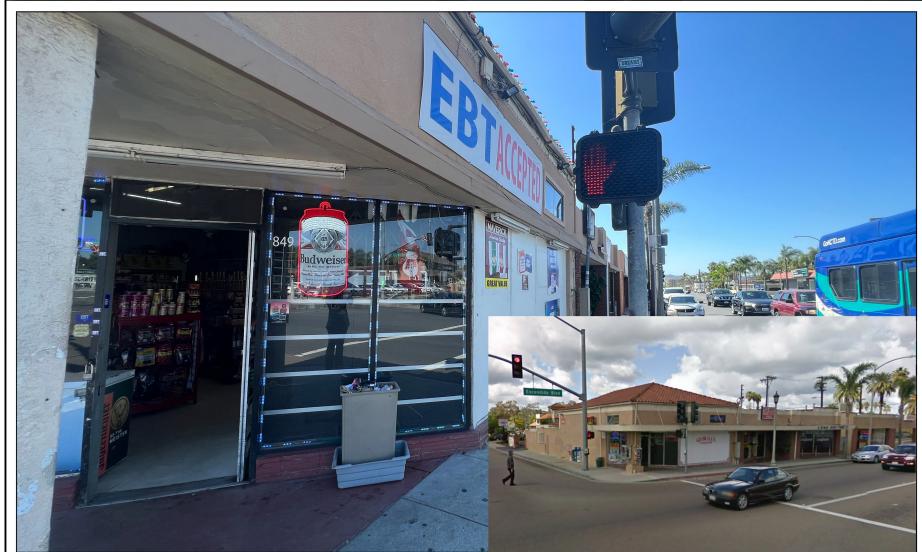




Plate 12

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)





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







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



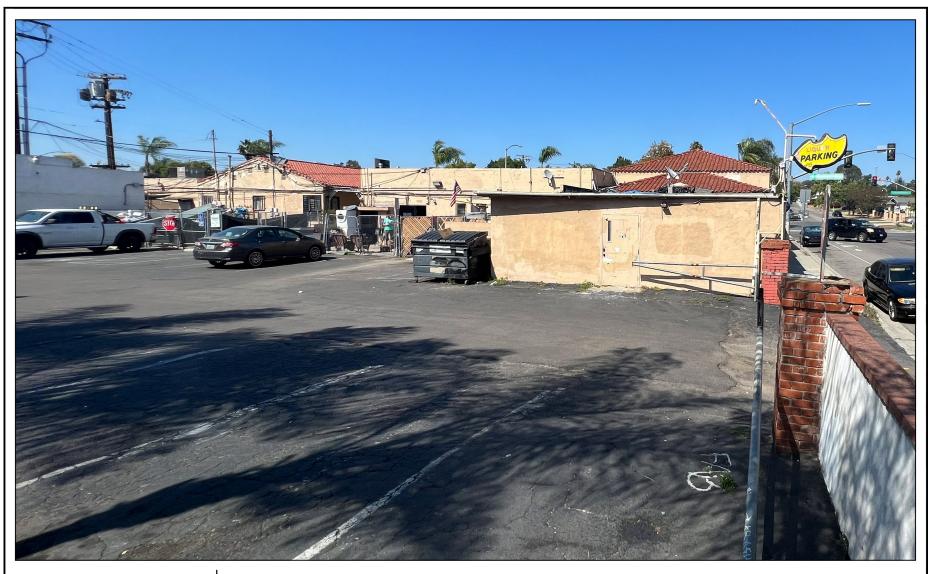




Plate 15
West Façade of the 849 South Escondido Boulevard Building, Facing East

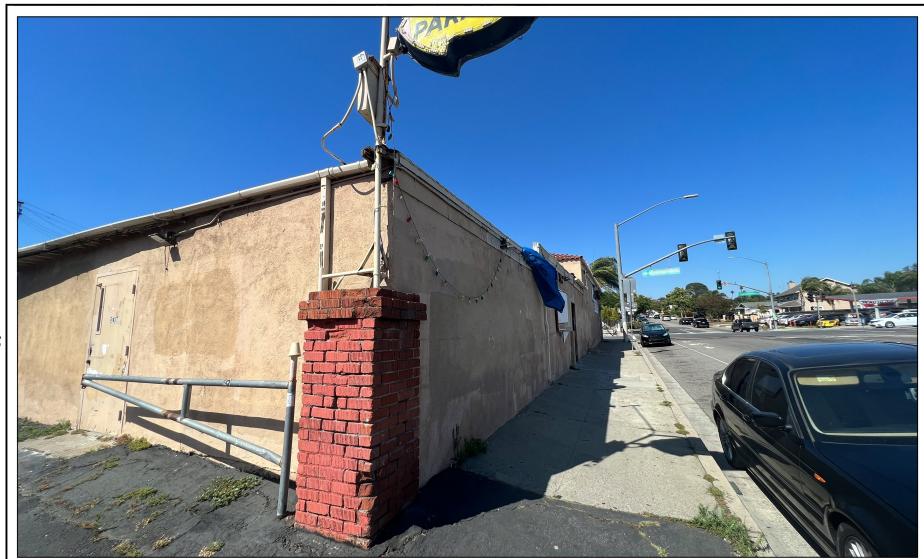




Plate 16 Southwest Corner of the 849 South Escondido Boulevard Building, Facing East





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





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





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

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





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





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



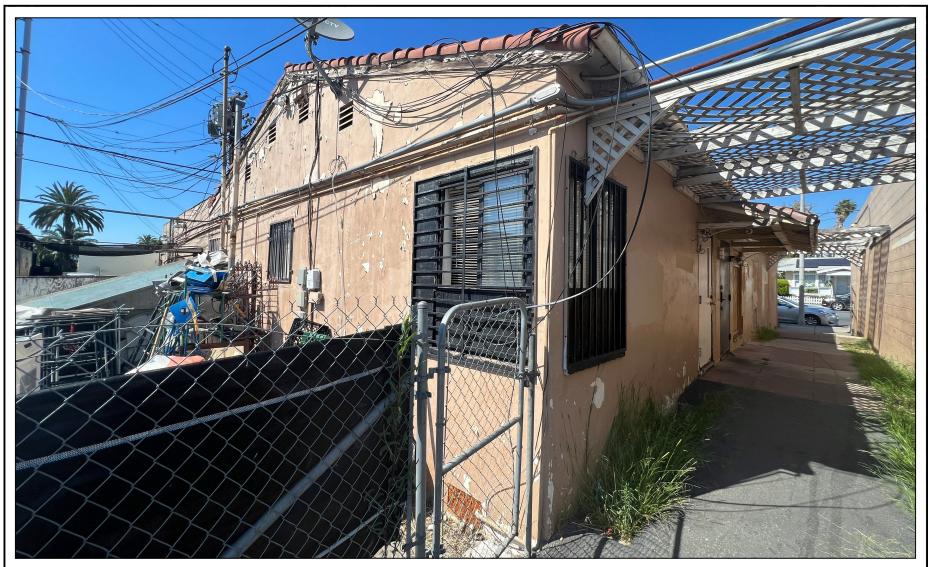




Plate 23 West (Left) and South (Right) Façades of the 831 South Escondido Boulevard Building, Facing Northeast





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





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







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

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/Cascioppos.

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).

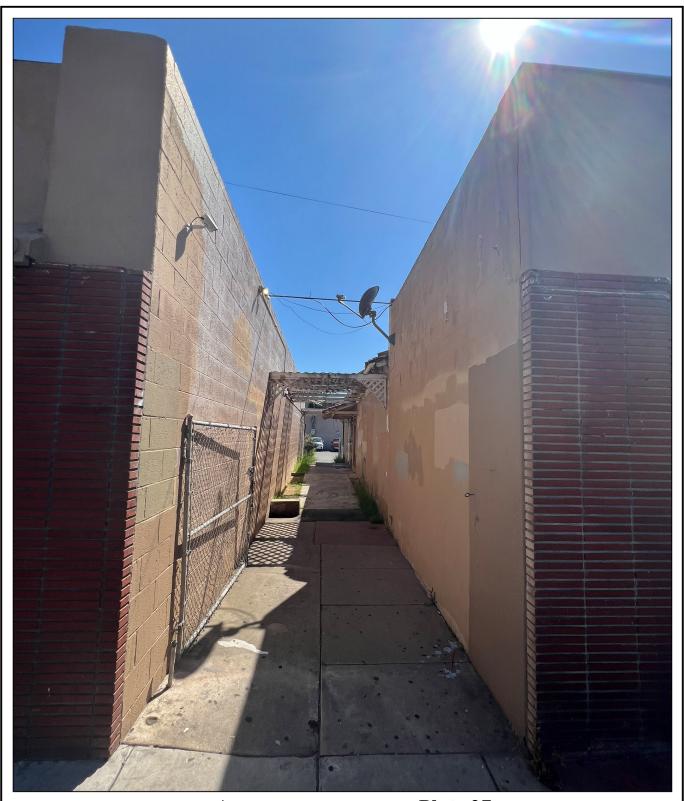




Plate 27
North Façade of 843 South Escondido
Boulevard (Left) and South Façade of 831 South
Escondido Boulevard (Right), Facing West







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







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





Plate 30
East Façade of the 831 (Left) and 829 (Right) South
Escondido Boulevard Buildings, Facing Southwest







Plate 31
North Façade of the 829 South Escondido Boulevard Building, Facing Southeast







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







Plate 33
South Façade of the Garage, Facing Northeast







Plate 34
North Façade of the Garage, Facing Southeast







Plate 35
West Façade of the Garage, Facing Northeast

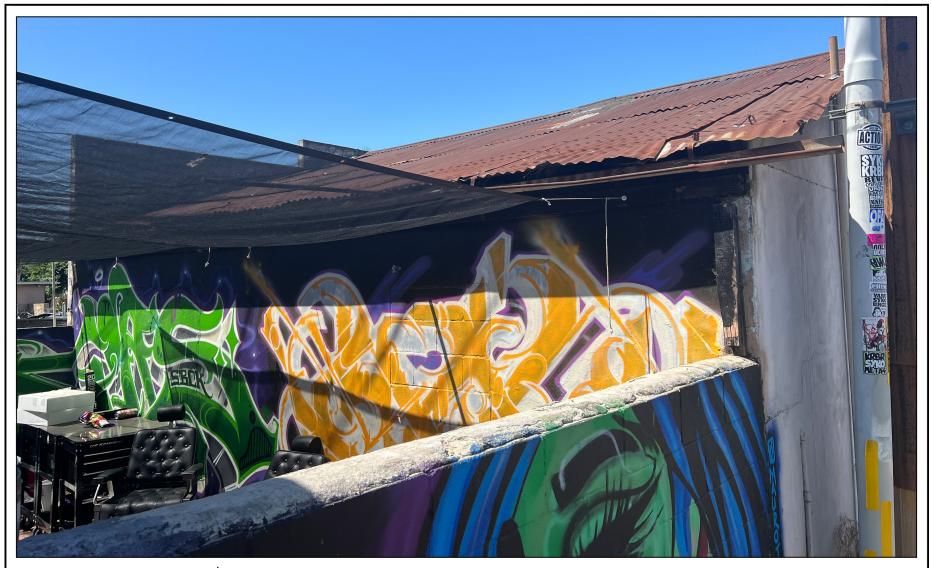




Plate 36 East Façade of the Garage, Facing Southwest

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. <u>849 South Escondido Boulevard:</u> 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. <u>843 and 845 South Escondido Boulevard:</u> 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. <u>829 South Escondido Boulevard:</u> 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. <u>849 South Escondido Boulevard:</u> 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. <u>831 South Escondido Boulevard:</u> 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. <u>843 and 845 South Escondido Boulevard:</u> 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. <u>829 South Escondido Boulevard:</u> 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. <u>849 South Escondido Boulevard:</u> 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. <u>831 South Escondido Boulevard:</u> 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. <u>843 and 845 South Escondido Boulevard:</u> 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. <u>829 South Escondido Boulevard:</u> 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.
 - o 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.
 - O 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.

<u>831 South Escondido Boulevard:</u> 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 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.

<u>Table 6</u>
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. <u>BIBLIOGRAPHY</u>

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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. <u>APPENDICES</u>

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.)

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

*b. USGS 7.5' Quad: Escondido, California

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

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

BFSA 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, BFSA Environmental Services, a Perennial Company, report in progress.

*Attachments: □N	ONE ■Location N	/lap □Sketch	Map ■Conti	nuation Sheet		Structure, an	d Object	Record
□Archaeological	Record □District	Record □Lir	near Feature	Record □Milli	ing Station	Record □I	Rock Art	Record
□Artifact Record	□Photograph Recor	d Other (List):						

DPR 523A (1/95) *Required information State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI # Trinomial

Page 2 of 4

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

*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 facade 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/Cascioppos. 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.

DPR 523L (1/95) *Required information

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

Primary # HRI #

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)



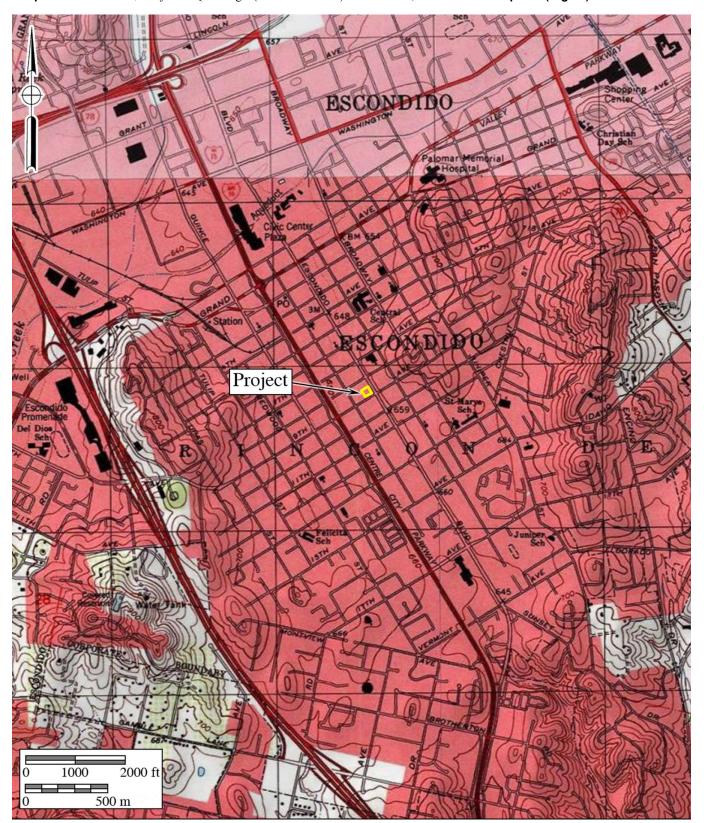
State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION LOCATION MAP

Primary # HRI # Trinomial

Page 4 of 4

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

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



DPR 523J (1/95)

*Required information

APPENDIX B

Building Development Information

COMMERCIAL-INDUSTRIAL BUILDING RECORD

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A-21 (1-58)

SESSOR, SAN DIEGO COUNTY

Parcel No. 233-371-15.

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SHEET 4 OF 4

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. . COUNTY ASSESSOR PARCEL 233-371-15 HALL BOILDING RECORD SAN DIEGO CO CALIFORNIA SHEET 3 OF 3 4 SHEETS COMMERCIAL ADDRESS 831 (REAR) SO ESCONDIDO BLUD DESCRIPTION OF BUILDING ROOF CLASS & SHAPE CONSTRUCTION STRUCTURAL LIGHTING AIR CONDITION ROOM AND FINISH DETAIL EXTERIOR x Wiring FLOORS FLOOR FINISH D-5-A Light X Frame x Stucco on Flat A Pitch X Heating INTERIOR FINISH ROOMS B 1 2 Conduit Forced Material Grade Walls Ceilings C-D 5,07X Sub-Standard Goble 4/4 M Clean'q ARCHITECTURE X Standard Coble Hip B.X. Gravity Humid. All HWD Sheathing Siding Fixtures Wall Unit Above-Standard X Concrete Block" / Stories Special B.& B. T. & G. Cut Up Few Cheap TYPE Avg. X Med. X Brick Dormers Floor Unit Living Shingle Use Design FOUNDATION Roft. "x Many Special Zone Unit Dining Adobe Shake B. & B. Gutters Central" * Single X X Cancrete V Floor Joist: T. & G. 18T: "X PLUMBING Bed Double Reinforced 2 HD, "X "-Brick Shingle Poor Std. Spec. Bed Duplex Brick Oil Burner Wood Sub-Floor Stone Shake Apartment X Sink Flat-Court Piers Concrete Floor WINDOWS K Tile M-B.T. U. V D.H. Y Casement Tile Trim Motel Loundry Insulated Ceilings Metal Sash Water Htr.-Auto. Fireplace Kitchen X OFFICE \$ STG Drain Bd. Material: LINO Light Heavy Insulated Walls X Screens Compo. Shingle Woter-Softner Lgth: 6 Ft. Splash: ! Units BATH DETAIL CONSTRUCTION RECORD NORMAL % GOOD RATING (E,G,A,F,P) EFFEC. APPR. Cond. Arch. Func. Con- Storage Space Work- FI. No. Permit FINISH FIXTURES SHOWER YEAR YEAR Amount Age Toble Wc. La. Tub Type Grade Floors | Walls For A F F-F-A A 11 1940 1964 24 32 R55 LINO DYG 1940 65 111 mod A FAFFFAA BO3-1127 TI-BAKERY (SEE SHEET #2) RS5 65 1940 19:4 24 32 Roof Overhang NVTP 06/05/18 19/8 28 18 OR-45 55 B17-2929 SPECIAL FEATURES Built in Resmig. Venetian Blinds Book Cases Shutters 11 11 Oven & Piate Vent Fan " " Dishuasher COMPUTATION 4/5/63 2-18-64 PORTER 8-9-67 Appraiser & Date R. WIEISMANN Unit Unit Unit Unit Cost Unit Unit Area Unit Cost Cost Cost Cost Cost Cost Cost 1440 10,512 9648 150 120 120 210 84 2,50 210 2,50 2.60 3510 1350 2.40. 3240 3240 2,40 Yo. Imps. 350 250 -0 TOTAL NORMAL % GOOD R.C.L.X.D

A 3-54

A-11 8-56

	MISCELLANEOUS STRUCTURES
	Structure Found Cons. Ext. Roof Floor int. Size, etc.
	FP 250
	5'WALL 6" CB W/ STUCED 20/ FG 5.00 100
	COMPUTATIONS 1650
	D: 30x16= 1480 B.F. 7.20
	46 x2g= 920 + 1/2012.01 / 04.
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	2"D"GIVEN SAME LIFE TABLE as
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	BEING USER 25 OFFICE & STURBEE - 8-9-67 PORTER

COMMERCIAL-INDUSTRIAL BUILDING RECORD

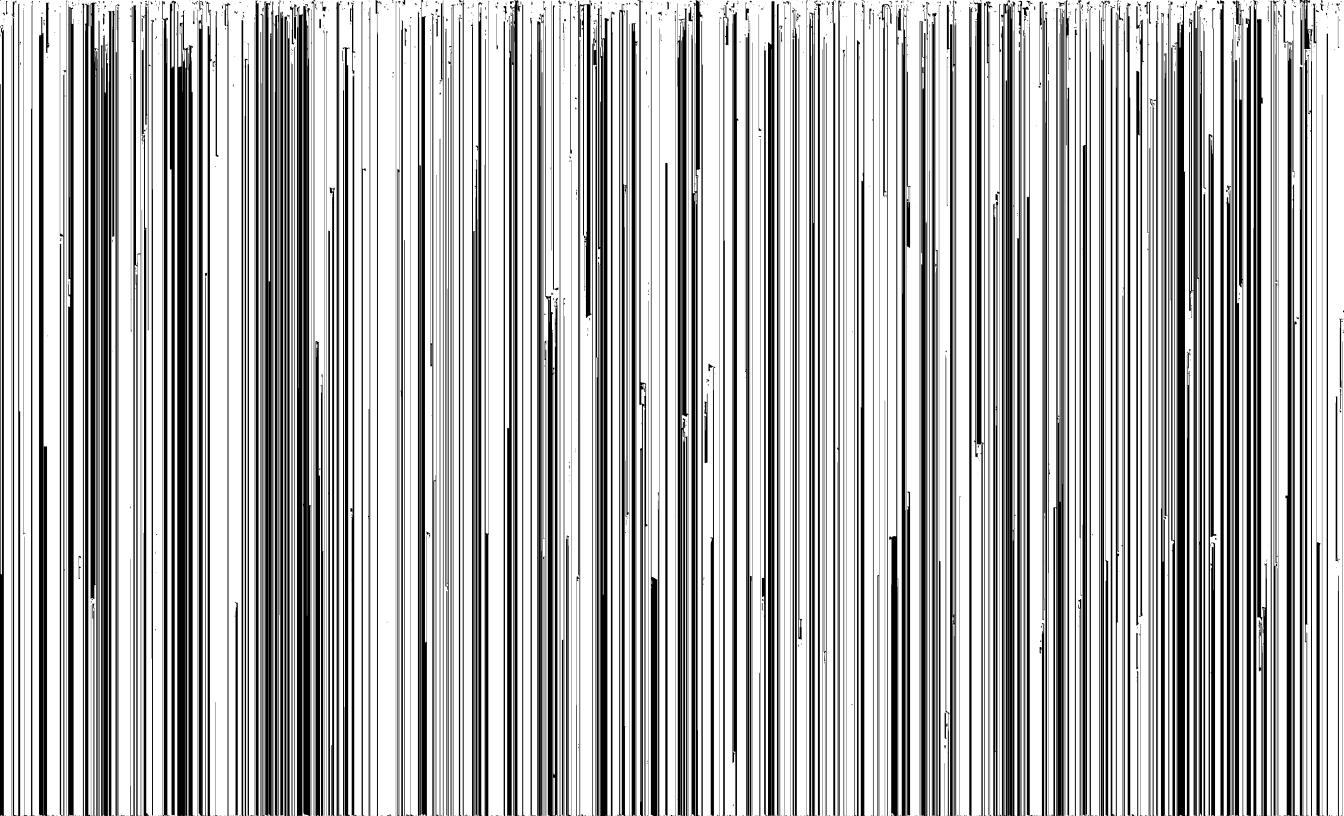
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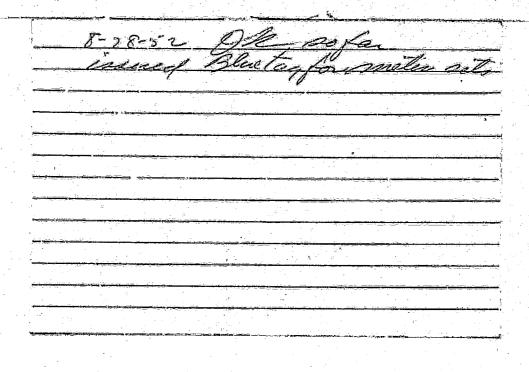
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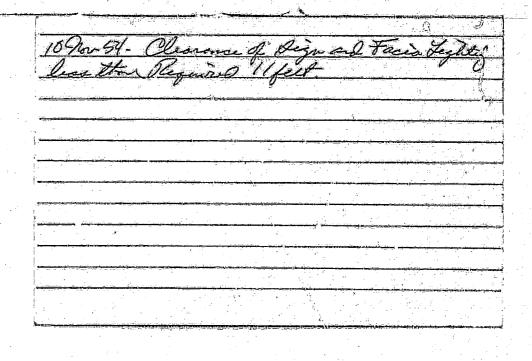
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CITY OF ESCONDIDO 100 VALLEY BLVD., ESCONDIDO. GALIFORNIA:92025 (7:14) 745—2200

OCCUPANCY PERMIT



DATE 8/29/68			BERMIT 1	Net (
BUILDING ADDRESS 849 So. ESCOND	100	BLO	/D AREA (Sa.Ft.)	
BUILDING OWNER GEORGIA M. CASC	IOPI	20	PHONE No. 74	53412
OWNER'S ADDRESS LAS VERAS, N				
OCCUPANT FIRM NAME GEORGIA & LIQ			8E Press No. 74	15-3412
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	CITY OF ESCONDIDO					
Building Inspection Department						
Job	Address 849 So ESCANDIDO BLVD.					
Date Perm Tr*a App	Application For ELECTRICAL PERMIT					
Owner	Name GEORIAS LIQUOID JEERE Address P49 So Escondido BLVD. City Escondido Phone 245-3412					
Confractor	Nome BARRE ELECT. Co., INC. Address P.O. 10-4 547 City ECONDIDO Phone 745-201 License No.: State 16.1756 City					
Com.	DESCRIPTION OF WORK (New () Aption () Application ()					
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بالمراد المراد	NATURE OF INSTALLATION					
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catio	REBY CERTIFY That I have examined this completed appli- on and the statements herein are true and correct, and that work shall be done in accordance with all applicable City State laws. Signature of Diestrical Contractor					

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

OCCUPANCY PERMIT



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Del-116206

ELECTRICAL PERMIT

Division of Building and Safety CITY OF ESCONDIDO, CALIFORNIA

jon <i>Olo</i> 1	11-11-11
ADDRESS 549	Coscilido Sos
Zone Classification—No.	F. Z. No.
OWNER Surgia	à digun
Address 849 A 6	sandido
CONTRACTOR SOLL	Eletic to
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RESIDENTIAL [COMMERCIAL
Sorvice	
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Fixtures	.80
Switchon	
Recopticion	
Runges	
Oyens:	<u> </u>
Driora	
Signs	
Motors	
Permit	8.00

Owners Declaration on Uner Side

Total Fees

Chuckou ay 772

DECLARATION OF PROPERTY OWNER

I, the undersigned hereby declare that I am the legal owner of the property located assisted an reverse side as the local decision and that I, myself, or a member of my immediate family, as required by City Ordinance, will personally install all of the Electrical Wiring and/or Equipment as listed on reverse side.

Signature of OWNER		
Dalo		19
		4, 504
INSPI	ECTION RECORD	
Condult	Stoel Tubo	
Wirlng	Fixtures	
Range	Water Heater	
Miscellaneous:		
Rough Wiring O.K.	P.	[9
Complete and O.K.	4-12-72 5	Z 19
O.K. Turned in to Power Company		19
NOTATIONS: Deposit Reco	olpt No.	
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APPLICATION FOR PLUMBING PERMIT

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

1,60

1.50

1.50

1,50

1.50

1.50

1,50

1,50

2.00

1.50

.30

03

FOR APPLICANT TO FILL IN (Print or Type)

FIXTURE OR ITEM

WATER CLOSET

BATH TUB

LAVATORY

FLOOR DRAIN

CLOTHES WASHER

WATER HEATER

GAS SYSTEM OUTLETS OVER 5 PER SYSTEM

Lawn sprinkler system

SHOWER

SINK

URINAL

849 S. GC BLUD NEAREST CROSS ST. 9425D OWNER GEORGIA CRCIOPPO 2080 Lemas Aus-CITY CSC CONTRACTOR CARPENTON PLUMBIL PO. BOX 144 ADDRESS CITY ESC TEL.NO. \$3076-046 STATE LICENSE NO. CITY LICENSE NO. GROUP ZONE ZONE

DATE

INSPECTOR'S SIG.

APPROVALS

UNDER SLAB WORK ROUGH PLUMBING

HOT WATER HUATER PLUMBING PIXTURES

GAL PIPING

GAS VENT

GAS TEST TUB & SHOWER INSPECTOR COPY

PLUMBING PERMIT ISSUING FEE 5 TOTAL FEE

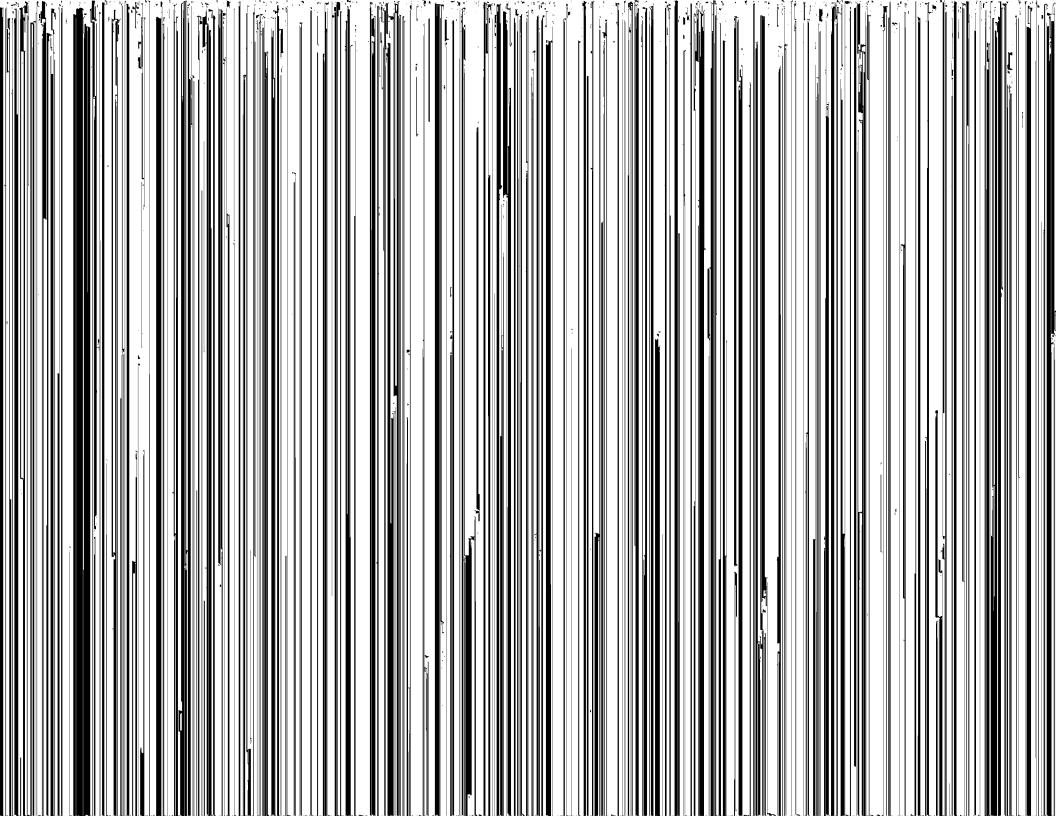
I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS
REPLICATION AND STATE THAT THE ABOVE IS CORRECT
AND AGREE TO COMPLY WITH ALL CITY ORDINANCES
AND STATE LAWS REGULATING PLUMBING.
I MEREBY CERTIFY THAT I AM PROPERLY REGISTERTO AND ON LICENSED AS REGUIRED BY CITY OF ESCONDIDO AND STATE OF CALIFORNIA OR THAT I AM THE
LEGAL OWNER OF, AND INTEND TO RESIDE IN. THE
ROVE DESCRIBED RESIDENTIAL PROPERTY.

PERMIT VALIDATION 171736 PERMIT NO. 17665 Date Fee S Date 10/4/17

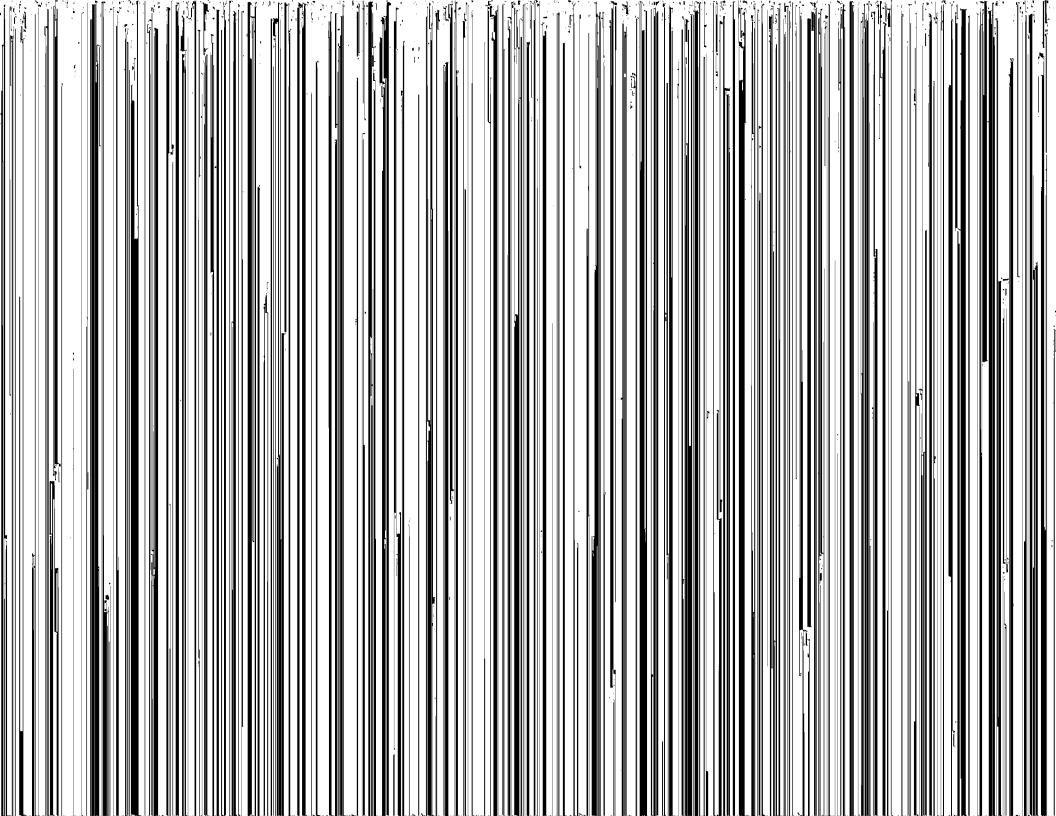
CITY OF ESCONDIDO, DEPARTMENT OF BUILDING INSPECTION CLEARANCE TO CONNECT TO ENERGY SOURCE ELEC. 10-6-77 Permit No. Permit No. To San Diego Gas & Electric Co: Residential Residential Commercial Commercial Industrial Industrial Plumbing Contractor Electrical Mobilehome Park Mobilehome Park Permanent (X) Temp.() 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.

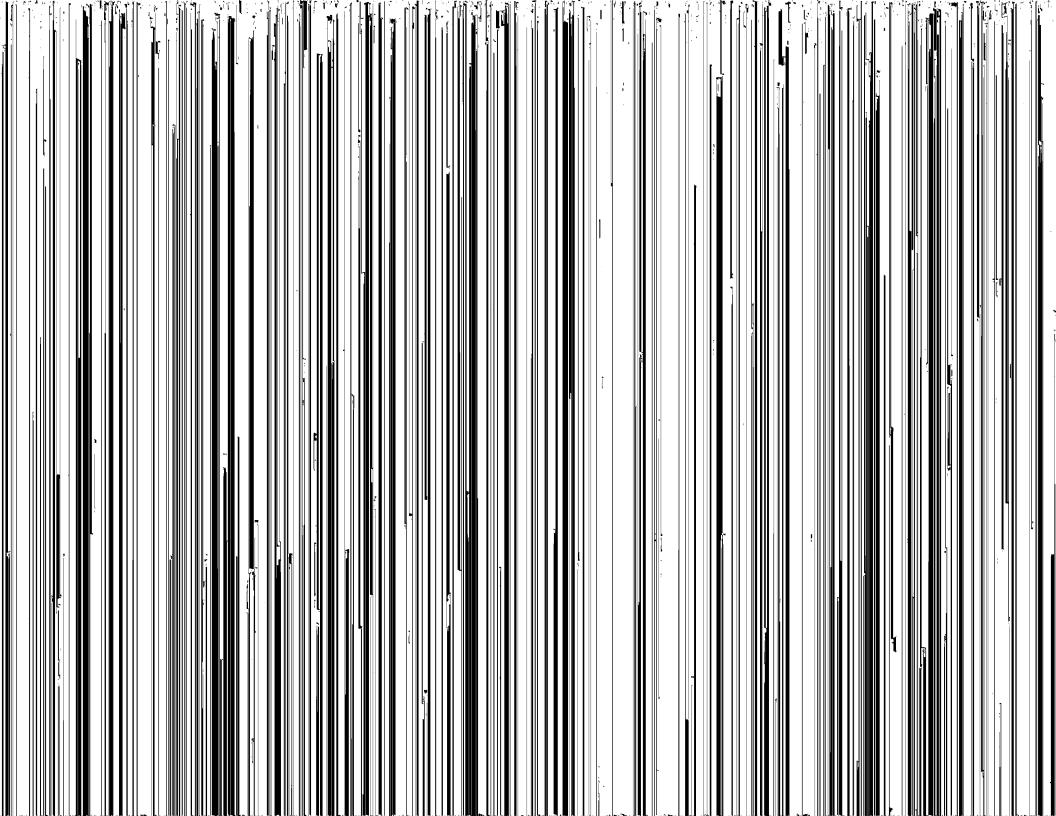
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843 & 845 So. Escondido Blvd.

	□NUW □ALTER □REPAIR □ADD □
	BUILDING PERMIT APPLICATION
	Location: 3#1-843-845 0. Ene 156-0.
	owner: Awy Form
	Lot Block Block Bldg, Site Area Zoon sq. ft.
	Type of Const. Const. Like Bidg. Dist. Fire Zone
	Occupancy Marie Blance
	No. Families
	Type Permit Permit No. Date. Contractor
	Building Electrical 1017 126455
1	Sewer 259 180354 Head
atíon	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.
, <u>j</u>	Owner State De
	Contractor
STATE OF THE PARTY	ID-1M-1:2:53

12 ay 54 June Co OK 18 ay 54 June Co OK 17 dept of July of June Of for intelessor of 27 dept of June alf out will watell acteur days of From OK 27 dept 54. Install Ocatell to atherism over Tailet 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 (8/3 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 rear at 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 COMMESSION JERRY M. HOWELL, SECRETARY by

(Mrs.) Jeanne Bunch Clerk of the Planning Commission

oc: City Clerk Bldg. Dept.



CITY OF ESCONDIDO 100 VALLEY BLVD., ESCONDIDO, GALIFORNIA 92025 (7.14) 745-2200



OCCUPANCY PERMIT

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COUPANT FIRM NAME		-Wardein	PHONE No.	
TRM OWNER AUTHORIZED REP. 50 1 1 1 1	13 901	- 3° 1		
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APPLICATION FOR BUILDING PERMIT

46, 44	

BUILDING

ADDRESS LOT NO.

SIZE OF LOT

USE OF EXISTING BLDG.

ADDRESS 84-9 CITY ESCI

CONTRACTOR S.D. QIZS ADDRESS 452 8th AUE

516-K

caymond 00

SIGNATURE OF CAYMOND & CO

CONSTRUCTION LENDER NAME AND BRANCH

SQ. FT. 28 NO. OF STORIES USE OF STRUCTURE SIGN

SIGNATURE OF APPLICANT

VALUATION 5

ARCHITECT OR

ADDRESS

ADDRESS

TRACT

OWNER

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

BLOCK

TEL.

PMT. 5 5.143

NO. OF FAMILIES

FOR APPLICANT TO FILL IN

FARM BURBAU

TOP PEAD CTR. NO.

CAT

845 S. GSCENDING BLVD LOCALITY NEAREST CROSS ST ASSESSOR MAP BOOK PARCEL PAGE PROCESSED BY GROUP S. EBC. BLUD. FIRE ZZ TYPE CONST 2004 CLASS NO. DWELL UNITS USE ZONE SPECIAL NOW ON LOT Car REQUIRED OFFSTREET PARKING SPACES COVERED UNCOVERED BLDG. SET BACK FROM
FRONT PROP. LINE OF
TYPE OF EXIST. SETBACK HIGHWAY + YARD
HIGHWAY WIDTH FRM C.L. SIESCI BLVDI DLDG, SETBACK FROM SIDE PROP, LINE OF NS:234:72の1 NS:533577 SEE REVERSE SIDE FOR SPECIAL APPROVALS まだりもウ NEW ADD ALTER REPAIR ремоц 🗆 INSPECTOR'S APPROVALS DATE FOUNDATION: LOCATION FORMS, MATERIALS THEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWE REGULATING BUILDING CONSTRUCTION, I CENTRY THAT IN DOING THE WORN AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMED'S COMPENSATION INSURANCE. PRAMEI FIRE STOPS, BRACING, BOLTS FURNACE LOCATION, GAS VENT, DUCTS LATH, INT.

PLAN CHECK VALIDATION PLAN CHECK NO.

Date

ADDRESS.

PERMIT VALIDATION 7. 20 PERMIT NO. 5 75

7-24-73

LATH, EXT.

HOUSE NUMBER COR-

Date 4-4-72 Fee \$ 5.00



APPLICATION FOR ELECTRICAL PERMIT BUILDING DEPARTMENT 100 Valley Boulevard Escendido, Calif. 92025 (714) 746-2200 GENE SPANN OURSTON

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TOTAL FEE				57	00	FINAL		24-73	1 gal	
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PERMIT VALIDATION 7/2/ PERMIT NO. 878 Date 4-4-72 Fee \$ 5.00

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	BUILDING DE 100 Valley B	oulova	rd		. 1		NAME OF TAXABLE PROPERTY.	
	Escondido, Col (714) 745-2	lf. 920				ADDRESS 43 S. 1	Escondido	BLvd.
	GENE ERVIN	DIR				nearest 9th		
	R APPLICANT TO	FILL	IN			OWNER PRobert	o Valdez	
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					A 20	Date /フター	3 1100	
					6 2	12711	* **	4.4

	DUILDING PERMIT 100 Valley Boulevard Escondido, Calif. 92 (714) 741-4647 JOB ADDRESS: 845 So. ESCONDIDO BL OWNERS NAME: SAMMY JOHNSON ADDRESS: 845 So. ESCONDIDO BL 92025 PHONE 741-829 ZIP DESCRIBE WORK COVERED BY THIS PERMIT. PLEASE BE SPECIFIC. TINSTALL BUSINESS SIGN ON FRONT OF BUILDING. 8,74 / Lucy non-ille	025 V.D V.D V.D	AS: MA G ST/ GL	DRESS 845 & ED BLOOM AREST CSS ST. SESSOR PAGE PARCEL ROUP FIRE TYPE CONST. ATISTICAL CLASSIFICATION ASS NO. DO D DWELL UNITS ZONE SPECIAL CONDITIONS VALUATION REMARKS P.C. FEE	PLAN CHECK NO VALIDATION PERMIT NO. 24360 VALUATION EXTENSE DATE 6/24/80 FEE	BUILDING ADDRESS
PRESS FIRMLY	HAS THIS PROJECT BEEN SUBMITTED TO PLANNIN DEPT. FOR PLOT PLAN REVIEW? YE'S LAND AREA SQ. FT. CARPORT			BU'LDING PERMIT FÉE GONTRACTOR PRONE	5,00 FEE	345 St.
-PRINT &	NO, UNITS NO, STORIES LEGAL DESCRIPTION LOT		ELECTRICAL	PHASE PHASE PHASE PHASE POOL REMODEL, ALTER POUL ADD'L POLES. SIGN(S) ISSUANCE FEE \$3.00 CONTRACTOR	FEE	Suc Be
FILL IN THIS PORTION	CONTRACTOR OWNER		PLUMBING	PHONE NO. FIXTURES W.H. NO. GAS OUT SEWER SEWER CODE NO.		1 2 OWNE
APPLICANT	ARCHITECT/DESIGNER ADDRESS PHONE PHONE II CERTIFY THAT IN THE PERFORMANCE OF THE WO	RK	CHANICAL	CONTRACTOR PHONE	FEG	arret.
	FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT PLOY ANY PERSON IN ANY MANNER SO AS TO BECC SUBJECT TO THE WORKMEN'S COMPENSATION LAWS CALIFORNIA." ALL WORK DONE SHALL COMPLY WITH THE LAWS THE CITY OF ESCONDIDG, THE STATE OF CALIFORNIA.	EM- ME OF OF	MEC	PUBNACEBTU_COMPRESSORH.F. OTHER ISSUANCE FEE \$3.00 SEN. B)LL 1374 STRONG MOTION FEE ESC. ORD. 78.23 DEVELOPMENT FEE*		12 EV
	PERMITTEE'S SIG Cults Squareate 6/24/8 HEALTH DEST KEQUIRED APPROVED	<u>v</u>		ESC. ORD. 75-24 SEWER FEE ESC. ORD. 75-25 PARKS & RECREATION FEE ESC. ORD. 76-16 CABLE TV SYSTEM ESC. ORD. 78-45 OFF SITE WATER FEE		N Catal NO.
	ENGINEERING - NOTIFIED APPROVED		,	TOTAL *TO BE DOUBLED IF ANNEXED AFTER 1 1 76 % DEVELOPED WITHIN 5 YEARS OF ANNEXATION.	5.00	1

INSPECTOR'S COPY

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FOUNDATION							T.S.P.B.		
			HOUSES	SEWER					1 - 3
					**		UNDERGRD, ELEC,		
MASONRY				SRD, WATER			TEMP. TESTING		<u> </u>
	n e		WATER	SERVICE			POOL BONDING		
		سير عمد حميد					POOL ROUGH ELEC.		
POOL STEGL				PRINKLERS			POOL FINAL		<u> </u>
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PERMIT AF	PLICATION
, BUILDING I 100 Valley Boulevard	DEPARTMENT Escondido, Calif. 9202

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

		1 /
COMPUTER CODE	# UNITS	VALIDATION

PLAN CHECK NO

NSPECTOR'S

VALUATION

[1] 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.		100 Valley Boulevard Escondi (619) 741-4647				USE BAL			0	COMPUTER CODE	# UNITS	VALIDATION
	JOB /	ADDRESS				AV ST. RD,	DATE O	FAPPLICATION	CITY BUSINESS LICENSE#	OCC. GROUP	<u> </u>	DATE
		843 SO Esc B	Luo			,	12	-15-86	86013Z			
I hereby affirm that I am exampt from the Con- tractor's License Law for the following reason ISec. 7031.5 Business and Professions Code: Any city or	OWN	ER'S NAME			S PHONE	PRIME CONTRACTOR			STATE LICENSE	OCC, LOAD		PERMIT NO.
county which requires a permit to construct alter, improve, demolish, or repair any structure,		Dahe Aquariam		747	-6662	Carpenter Contractor's ADDRESS	· 1/	umbing.	299599			38377
rounty 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 secret statement that he is licensed pursuant to the provisions of the Contractor's License Law (Tapler 9 commencing with Section 7000 of Det. Law 3 of the Business and Provisions Code to the license Law (Law 1997).	OWN	ER'S MAILING ADDRESS			6217	.)i '		d	CONTRACTOR'S	TYPE CONST.	<u></u>	VALIDATION
tractor's License Law (** apter 9 common and Brit		Samp		, es il	900 1 B	PO Box 1	44		745-0465	The Gollon.		
Section 7000 in Fig. 25 3 of the Bosiness and rid- lessions Code) or hat is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7021,5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five	LOT	BLOCK SUBDIVISION ASSESS(PARCEL	NO. —			DESIGNER			STATE LICENSE #			002694
the applicant to a civil penalty of not more than live hundred dollars (\$50).	DESC	RIPTION OF WORK	in maring and in a marin							UBCNEC_		17/16/ar
Control of the second of the s	<u> </u>					DESIGNER'S ADDRESS			DESIGNER'S PHONE	UMCUBSC		1011706
 I, as owner of the property, or my employees with wages as their sole competisation, will do the work, and the structure is not intended or offered for 	<u> </u>									UPC		· · · · · · · · · · · · · · · · · · ·
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	LAN	D AREASQ. FT.	NO. STORI	ES	 	HAS THIS PROJECT BEI			NING			
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 willhin 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).	ARE	A: BLDGSQ. FT/GARAGE_	SQ. FT.	NO U	NITS	DEPT. FOR PLOT PLAN	HEVIEW:	I YES	□ NO			
not intended or offered for sale. If, however, the building or improvement is sold within one year or	QTY.	PLUMBING PERMIT	1 d	Dans		COLLANION DEDINE						
completion, the owner-builder will have the burden of proving that he did not build or improve for the	UIT.	PLUMBING PERMIT	AMT4.5C	Luir,	ţvi	ECHANICAL PERMIT		AMT.		FEE SUMMARY	-	
purpose of sale).	<u> </u>	EACH FIXTURE			INSTALLF	URN. DUCTS UP TO 100,000 BT			PLAN CHECK			
If it is owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Projections 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 contract of the contracts.	<u> </u>	EACH BUILDING SEWER		<u> </u>		OVER 100,000 B	TU		PLOT PLAN REVIEW			
Code: The Contractor's License Law does not apply		EACH WATER HEATER AND/OR VEN.			BOILER/C	OMPRESSOR UP TO 3 HP		1	BUILDING PERMIT		<u> </u>	
the reon, and who contracts for such projects with a	L¥_	EACH GAS SYSTEM 1 to 4 OUTLETS	3.1		BOILER/C	OMPRESSOR 3-15 HP			ALL INCLUSIVE PER	MIT		· · · · · · · · · · · · · · · · · · ·
contractor(s) license pursuant to the Contractor's License Law),		EACH GAS SYSTEM 5 OR MORE			BOILER/C	OMPRESSOR 16-30 HP			TOTAL ELECTRICAL			
☐ I am exempt under Sec, 5. & P.C.	<u> </u>	EACH INSTAL, ALTER, REPAIR WATER PIPE			EXTEND [DUCTWORK			PLUMBING			1.50
for this reason	<u> </u>	LAWN SPRINKLER SYSTEM			MECH EX	HAUST — HOOD/DUCTS		•	MEGHANICA	L		
	<u> </u>							•	MOBILE HOM	1E		
	L				L							
☐ Thereby sifirm that I have a certificate of consent to self-insure, or a certificate of Workers'	l	TOTAL PLUMBING	750			AL MECHANICAL			STRONG MOTION FE	E SEN. BILL 1374	:	
to self-insure, or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3800, Labor Code).	COV	ITRACTOR_		CONT	RACTOR		ــــــــــــــــــــــــــــــــــــــ		CABLE TV SYSTEMS	ا ار می خون بردند سری در در در در در	: :::=::::::::::::::::::::::::::::::::	<u></u>
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Copy is filed with the city.	<u> </u>	SERVICE AMPS 1 PH@	<u> </u>	i		CARPORT	, . 	•				
☐ Certified copy is hereby furnished.	ļ	SERVICE AMPS 3 PH@	<u> </u>	ļ	PORCH				SEWER FEE			
CERTIFICATE OF EXEMPTION FROM	<u> </u>	REMODEL. ALTER	ļ	ļ	SET-UP	AT BANK	 	.,	WATER FEE			
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE [This section need not be completed if the permit is for one hundred dollars (\$100) of less)	<u> </u>	SWIMMING POOL		ļ	HAMADA,	, CABANA			TRAFFIC IMPACT FE			
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☐ 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		ADD'L, POLES	•	<u> </u>	TOTAL N	NOBILE HOME			MICROFILM FEE		· · · · · · · · · · · · · · · · · · ·	
the Workers' Compensation Laws of California.	-	SIGN(S)	•	!					★ TO BE DOUBLED IF			
NOTICE TO APPLICANT: If, after making this Carti- licate of Exemption, you should become subject to									1-1-76 & DEVELOPED	WITHIN 5 YEARS		
the Workers' Compensation provisions of the Labor Code, you must furthwith comply with such	<u> </u>	TOTAL FI FOREIGN	L				,		OF ANNEXATION		· · ·	
provisions or this permit shall be deemed revoked.	l l	TOTAL ELECTRICAL	•	L					TOTAL FEES PAY	ABLE TO:	سينيه	1 6

I HAVE CAREFULLY EXAMINED THE COMPLETED "PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER "ENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IT 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 IN SEMINIFY 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

CITY OF ESCONDIDO

CONTRACTOR N

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12-15-86

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CITY OF ESCONDIDO, DEPARTMENT OF BUILDING INSPECTION

ELECTRIC	CLEARANCE TO CONNECT TO ENERGY SOURCE	<u>GAS</u>
New Residential	Date 12-17-86	New Residential
New Commercial	To San Diego Gas & Electric Co:	New Commercial
Rewire	OWNER DALES AQUIARIUM ADDRESS 843 S. ESCONDIDO BLVD	Gas Testing METER RESET Leak-Repair V
TSPB	Plumbing	Increase /
Temp. Testing (Res./Com ³ 1.)	Contractor Electrical Contractor	Relocation
SEWER CODE NO.	- 12/17/26 Corne a	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

DE ARTMENT:

Building

SPECIAL NOTES:

FILES PREPPED FOR MICROFILMING BY: SUE JONES

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Lender's Address

I I hereby affire visions of Chapter 7000) of Division Code, and my lice	of 9 (commencing of the Business	g with Section and Professions
l bereby affirm tractor's License I 7031.5 Business a county which no	and Professions C	ing reason (Sec. ade: Any dity or
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7000 of Division 3 Code) of that is go the alleged even 7031.5 by an app applicant to a ch	compt therefrom a potion. Any viola discart for a per dispensity of not	nd the basis for tion of Section at subjects the
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At as owner of the property, or thy employees, with vegos as their sole connectation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Basiness, and Profusions Code: The Contractor's License Law does not apply on on owner of property who halds or improves the contractor's License Law does not apply on on owner of property who halds or improves the profusion of property of the contractor's the profusion of property of the property of the profusion of realer it, however, the building or improvement in sold within one year of completion, the owner-builder will have the burden of proving that he did not head for improvement of the purpose of sale).

D.1. as owner of the property an exclusively contracting with iscensed contractors to construct the property Sec. 1744 Resinities and Pholessions Coder. The Contractor's License Law does not apply to an owner of property who builts or improves these and who contracts for such projects with zero, and who contracts for such projects with zero, reacting a Research part of the Contractor's License Law.

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☐ Copy is filed with the city.

☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM.
WORKERS' COMPENSATION INSURA' CE
(This section need not be completed if this permit)
is for one hundred object (\$100) or less)

D. Foertify 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' Cornersation provisions of the Labor Code, you must individually comply with such provisions of this permit shall be deemed tangked.

Li I hereby arium that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code),	UNDER PENALTY OF PERJURY TO TRUE AND CORRECT AND LEURIN ALL CITY, COUNTY AND STATE L HEREIN OR NOT LAISO AGREE TO AGAINST ALL LIABILITIES, JUDGES
	AGAINST SAID CITY IN CONSECUE

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EACH GAS SYSTEM 5 OR MORE	1-2-	+~	BOILER/COMPRESSOR 16-33 HP		PLOMBING	1 26 00
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SERVICE AMPS1PH@			AWNING/CARPORT		SEWERFEE	1 517,79
SERVICE AMPS3 PH@	<u> </u>		PORCH		WATER FEE	254.96
REMODEL ALTER	1-115		SET-UF		TRAFFIC FEE (Rt. of Way)	1 4109.59
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CONTRACTOR	$-\infty w$		CERTIFY Expiration Every permit issued by the Bu	illiform Official London the m		<u></u>
I HAVE CAREFULLY EXAMINED THE COMPLETED PERVIT UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEF TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE	APPLICATION" AND DO IEON INCLUDING THE D	HEREBY ECLARAT	CERTIFY Shall Copie by Entation and become real FIX WITH Such permit is not commenced within 180	and word. If the heliding of	r work authorized by • EN rights perpet in ther	DUIRED FOR EXCAVATIONS OVER
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INSPECTOR'S C

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DECLARATIONS

(Required per CA Health& Safety Code Section19825)

CONTRACTOR

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section7000) of Division3 of the Business and Professions in full force and effect l hereby or count structure signed Contrac Business for the a subjects l as own will do th Busines: owner of herself the intended one vea she did I, as owr contract Contract improve pursuan ☐ I am exi for this I hereby compen I have a 3700 of issued ☐ Carrier Policy N (This see I certify employ compen workers comply v WARNI UNLAW CIVIL F THE CC IN SEC ATTOR I hereby lending is issue Lender's

City of Escondido **BUILDING PERMIT**



(Miscellaneous Commercial Work)

OWNER/BUILDER								
I hereby affirmunder penalty of perjury that I am exempt from the Contractor's License Law for the following reason(Sec. 7031.5 Business and Professions Codé. Any city or county which requires a permit to construct alter, improve, demolish or repair any	Planning & Building Department/Building Division, 201North Broadway, Escondido, CA 92025-2798 (760) 839-4647							
structure, prior to its issuance also requires theapplicant for such permit to file a signed statement that heor she is licensed pursuant tothe provisions of the Contractor's License Law(Chapter 9 commencing with 7000 of Division3 of the	PROJECT STREET ADDRESS 829 S ESCONDIDO E		DEBUIL NO.	B15-2532				
Business and Professions Code or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 703.15 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollar(\$500).	PROJECT NAME					SUBMITTAL DATE:	9/17/2015	
I as owner of the property or my employees withwages as their sole compensation	ASSESSOR PARCEL NO. 2333711500-22949	TRACT NO.	LOT NO.	MODEL/BL	DG NO.	PERMIT ISSUE DATE:	9/17/2015	
will do the work, and the structure is not intended or offered for saleSec. 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 throughhis or her own employees provided that such improvements are not	PERMIT TYPE/SUBTYPE: MISCCOMMOTHER / DEMO (ADDITION)					VALUATION:	\$ 0.00	
intended or offeredfor 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).	DESCRIPTION OF WORK: demo oF ONLY 260 SQ FT OF OVERHANG					TOTAL FEES PAID:	\$ 30.00	
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					BLDG. CODE:	2013 CBC (12 IBC)		
improves thereon and who contracts for such projects with a contractor(s) license pursuant to the Contractors Law).					PLBG. CODE:			
I am exempt under Sec. B & P.C.					MECH. CODE:			
for this reason	DUIL DING CHAIFD.	010000/1017	10 50000	EDITION CONT	TRACTOR: O.B.			
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 Section3700 of the Labor Code for the performance of the work for which this permit is issued I have and will maintain workers compensationinsurance as required by Section 3700 of the Labor Code for the performance of the work for which this permit is	BUILDING OWNER: CASC 11341 TREYBURN W SAN DIEGO,CA 92131 PHONE #:	CIOPPO/AGATI /AY	HA FAMILY	, PHON	NE #:			
issued My workers compensation insurancecarrier and policy number are	ARCHITECT/ENGINEER:				E LICENSE#: BUSINESS LICENSE#:			
Policy Number				CO	VTACT: MARTIN	IARRO		
☐ (This section need not be completed if the permit is for one hundred dolla(\$100) or less).	STATE LICENSE #: PHONE: (619) 85							
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 Sectior9700 of the Labor Code I shall forthwith comply with these provisions WARNING: FAILURE TO SECURE WORKERSCOMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND	time of imposition of fees or pr	oject approval of the a pplicant may protest s servations or other exa	amount of fees, de such fees has beg actions will begin t	escription of ded un. This will ser to run from the is	ications, reservations, over to notify you that the	or other exactions and a e 90-day approval period	ant a statement in writing at the notification that the 90-day I in which you may protest any ou have previously been notified	
CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLAR\$100,000). IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3708 OF THE LABOR CODE INTEREST, AND ATTORNEYS 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).	in depth and demolition or con	such permit is not con ny time after the work struction of structures	mmenced within 1 is commenced for over 3 stories in	80 days from the a period of 180 height.	e date of such permit, of days. OSHA PERMIT	or if the building or work a An OSHA permit is reco- commation hereon, including	authorized by such permit is quired for excavations over 5 feet no the declarations are true and	
Is issued (Sec. 3097 CIVII Code).	correct and I further certify and	d agree if a permit is it	ssued: To comply City to enter upon	with all City, Cou	unty and State laws gov ioned property for insp	verning building construc ection purposes. I also a	ction, whether specified herein or agree to save, indemnify and kee in consequence of the granting	
Lender's Address:								
	to of				_	- 7		
	Boar			SACH	IN PARCIS	KINE OC	1715-	
	APPLICANT'S SIGNATURE		/ (Pi	RINT NAME)		DATE		

☐ OWNER'S AGENT

■ BUILDING OWNER

CHECK ONE:

CONTRACTOR

☐ CONTRACTOR'S AGENT

DECLARATIONS

(Required per CA Health & Safety Code Section 19825)

CONTRACTOR
I hereby affirm under penalty of perjury that I am licensed under provisions of Ch- 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is
in full force and effect
OWNERBUILDER I hereby affirm under penalty of perjury that I am exempt from the Contractor's Lic Law for the following reason (Sec. 7031.5 Business and Professions Code). Any or county which requires a permit to construct, alter, improve, demolish, or repair 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 bofor the alleged exemption. Any violation of Section 7031.5 by an applicant for a p subjects the applicant to a civil penalty of not more than five hundred dollars(\$50).
l as owner of the property, or my employees with wages as their sole compensati 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 a owner of property who builds or improves thereon and who does such work hims herself through his or her own employees, provided that such improvements are 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 she did not build or improve for the purpose of sale).
 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
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:
Camer
Policy Number:
☐ (This section need not be completed if the permit is for one hundred dollars(\$100) less).
I certify that in the performance of the work for which this permit is issued, I shall remploy 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 forth comply with these provisions.
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE I UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES ☐ 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'sName:
Lender's Address

City of Escondido BUILDING PERMIT



(Miscellaneous Commercial Building Construction)

hich requires a permit to construct, alter, improve, demolish, or repair any	Flatfilling & Dullo	ing Department	uliding Divisio	ii, ZU INUITII DIU	auway, ⊏scond	1100, CA 92025-278	06 (100) 039-4041
rior to its issuance also requires the applicant for such permit to file a ement that he or she is licensed pursuant to the provisions of the bicense Law (Chapter 9 commencing with 7000 of Division 3 of the nd Professions Code) or that he or she is exempt therefrom and the basis	PROJECT STREET ADDRESS 829 S ESCONDIDO E	BLVD	PERMIT NO:	B17-2929			
nd Professions Code) or that he or she is exempt unererrom and the basis ed exemption. Any violation of Section 7031.5 by an applicant for a permit applicant to a civil penalty of not more than five hundred dollars(\$500).	PROJECT NAME		SUBMITTAL DATE:	11/3/2017			
of the property, or my employees with wages as their sole compensation, lork, and the structure is not intended or offered for sale(Sec. 70044,	ASSESSOR PARCEL NO. 2333711500-22949	TRACT NO.	LOT NO.	MODEL/BLDG N	Ю.	PERMIT ISSUE DATE:	6/5/2018
nd Professions Code: the Contractor's License law does not apply to an operty who builds or improves thereon and who does such work himself or ugh his or her own employees, provided that such improvements are not	PERMIT TYPE/SUBTYPE: MISCCOMMBUILDING	TENANT IMP	VALUATION:	\$ 15,000.00			
offered for sale. If however, the building or improvement is sold within completion, the owner-builder will have the burden of proving that he or build or improve for the purpose of sale).	DESCRIPTION OF WORK: REPLACEMENT OF		DAMAGED		TOTAL FEES PAID:	\$ 724.85	
of the property, am exclusively contracting with licensed to construct the project(Sec. 7044 Business and Professions Code: the	LAND AREA	BUILDING AREA S.F.	CARPOR 0	RT/GARAGE S.F.	NO. STORIES	NO. UNITS	NO. BEDROOMS
License law does not apply to an owner of property who builds or ereon and who contracts for such projects with a contractor(s) license the Contractor's Law).	OCCUPANCY GROUP: TYPE OF CONST:				BLDG. CODE: PLBG.CODE:	2016 CBC (15 IBC)	
under SecB & P.C.	FIRE SPRINKLERS: OCCUPANT LOAD:				MECH. CODE:: ELECT. CODE::		
on					ELEGT. GODE		
WORKERS' COMPENSATION m under penalty of perjury one of the following declarations: miniatian a certificate of consent to self-insure for workers on, as provided for by Section 3700 of the Labor Code, for the of the work for which this permit is issued.	7840 MISSION CT #2 SAN DIEGO,CA 92108	AVENUE ESCOI 02	NDIDO LLC	, , PHONE #:	TOR: O.B.		
Labor Code, for the performance of the work for which this permit is workers' compensation insurance carrier and policy number are:				STATE LIC	ENSE#:		
er:	ARCHITECT/ENGINEER:			CITY BUSI	NESS LICENSE #:		
n need not be completed if the permit is for one hundred dollars(\$100) or	PHONE #:			CONTACT:	MARTIN	JABRO	
and the second s	STATE LICENSE #:			PHONE:	(619) 719	9-3059	
in the performance of the work for which this permit is issued, I shall not person in any manner so as to become subject to the workers' on laws of California, and agree that if I should become subject to the person in any subject to the person in any subject to the person in the subject to the subject to the subject to the person in	time of imposition of fees or pro approval period in which the ap imposed fees, dedications, res- that the 90-day approval period IMPORTANT: Expiration: Ever building or work authorized by suspended or abandoned at ar- in depth and demolition or cons I have carefully examined the correct and I further certify and not and do hereby authorize re-	oject approval of the arpplicant may protest substructions or other exact I has begun, the earlier by permit issued by the such permit is not comply time after the work is struction of structures completed "PERMIT" at agree if a permit is isspresentatives of this Ci	nount of fees, de ch fees has begutions will begin to rotice supersed Building Official amenced within 18 s commenced for over 3 stories in hand do hereby cerued: To comply to enter upon	scription of dedication. This will serve to prun from the issued es this notice. Inder the provisions to days from the date a period of 180 days eight. If yunder penalty of prict all City, County a he above-mentioned.	ons, reservations, on notify you that the date on this building of this Code shall be of such permit, os. OSHA PERMIT perjury that all infound State laws goven the property for inspections.	or other exactions and a 190-day approval period ing permit. However, if y expire by limitation and r if the building or work An OSHA permit is recommation hereon, including erring building construetection purposes. I also a	d in which you may protest any you have previously been notified become null and void if the
	APPLICANT'S SIGNATURE CHECK ONE: BUILDIN	NG OWNER C	<u> </u>	NIChaul INT NAME) CONTRACTO	P.Kntt	DATE	-7-2019

829 S. Escondido Blvd.

829 S. Escondido Blvd.

- 1	ADDRESS 839 S. Egionlisto Blod
	LEGAL DESCRIPTION Sets 6, 7+8 BLR 136
1	
	(Legal description may be attached separately if necessary) Use of Structure
	Single Family Duplex APPLICATION FOR
1	Ounit Apt. Sign BUILDING PERMIT Commercial Indust. BUILDING DIVISION
4	Other CITY OF ESCONDINO
	Description of Work COMM. STORE
	BUDGI
	Name Desiph C. Cascinggo
* .	5 Address \$ 59 d. Excolute Blue City Eas
	5 Name Rocky Stone
	- 1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (
	Tel. No. 745-4489 Ulcenses: State 44447 Gity 5386
.	Address
.	문화 CityTel, No Stole Certificate No
	Size of Lot 140' X 150' No. of Bidgs. Now on Lot.
ļ.	Use of Property. COMMENICAL: WORK COVERED BY THIS PERMIT
- 1	
. 4	Height 4 Ft. Area 1440 Sq. Ft.
. 4	Height Ft. Area 1440 Sq. Ft. No. of Stories Valuation \$14,808.00 HEREBY CERTIFY That Universalized this completed application
	Height Ft. Area 1440 Sq. Ft. No. of Stories Valuation \$11,508.00 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
***	Height Ft. Area 1440 Sq. Ft. No. of Stories 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.
4	Height Ft. Area 1440 Sq. Ft. No. of Stories Valuation \$11,508.00 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. Signature of Owner of Authorized Agent.
# 1	Height Ft. Area 1440 Sq. Ft. No. of Stories Valuation \$11,308.00 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. Signature of Owner of Authorized Agent. Zone District Minimum Selbacks Front Rear
	Height Ft. Area 1440 Sq. Ft. No. of Stories Yaluation \$11,508.00 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. Signature of Owner or Authorized Agent. Zone 1 Fire District Minimum Selbacks
	Height Ft. Area 140 Sq. Ft. No. of Stories Yaluation \$1,808.00 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. Signature of Owner of Authorized Agent. Zone District Minimum Setbacks Front Rear Spaces Spaces Special Permits or Conditions
	Height Ft. Area 140 Sq. Ft. No. of Stories 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. Signeture of Owner of Authorized Agent. Zone District Minimum Selbacks Front Rear Spaces Spaces Special Permits or Conditions Zoning Approval Date Group Type of Plan Check Permit
	Height Ft. Area 140 Sq. Ft. No. of Stories Yaluation \$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. Signature of Owner or Authorized Agent. Zone District Minimum Setbacks Front Rear Spaces
	Height Ft. Area 140 Sq. Ft. No. of Stories 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. Signeture of Owner of Authorized Agent. Zone District Minimum Selbacks Front Rear Spaces Spaces Spaces Side Side Side Spaces Type of Occupancy Type of Occupancy Type of Occupancy Const.

INSPECT Setback Check	INNERECORDE	-Marine-Land Co.				
Front	Side					
Rear						
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Approvals	Daja	Inspector				
Sanitary Facilities						
Forms & Foundation	20 (20)	М				
	11-1-63					
Reinforcing Steel		V				
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Exterior Lathing						
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Other	YATUUNYAMIAANITIIYAANITAA.	19,456.00 m/16,500.00 m m 12 m m 16 m 16 m 16 m 16 m 16 m 16				
House Number Posted						
FINAL	W165	U.S.				
Correc	tion Record					
A CONTRACTOR OF THE STATE OF						

PI	umbing / Gas /	Installation Sewer Furnace
ERMI	11/14/63 FEES \$ 19.00 TNO. 7600 ed by 1485	APPLICATION FOR PLUMBING PERMIT BUILDING DIVISION CITY OF ESCONDIDO
Owner	Name Address 2 4 4 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Care fellitel.
acior	Name_v/2e-	e J. Tell, No. Classification Mant
Conti	City <u>Seasoneles</u> Licenses: State <u>1508</u>	10 Tell No. 745 - 0465 68 Clly
		N OF WORK ABING
1	Pliping Only	Aulomatic Washer
म ान	Bath, Tub	Soda Fountain
-	Shower	Floor Drain
	Lavalory	Sand Trap
	Kitchen Sink	
44	Floor Sink	Dlshwasher
1111	Slop Sink	Drinking Fountain
	Wash Tray	Dental Lavatory
17	Z Water Closet	Garbage Disposal
3.11	Urinal	Vac, Breaker or
	Sewar	Back Flow Valve
	Water Heater	Septic Tank
	Chemical Tollet	Cesspool
1 1506	GAS PIPING	
-6	Gas Piping Syst	Floor Furnace
- 	Outlets (over 10)	
	Space Heater	Water Distr, Sys.
and t	he statements therein are to	omined this completed application we and correct, and that all work h, all applicable City, County and

		Approvals		
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CITY OF ESCONDIDO
Building Inspection Department
Job Address FELS ESCONDIDO BERD.
Date 1213 3 Application For Permit No. 220 ELECTRICAL
Total Fees 7/10 ELECTRICAL PERMIT
Name GEORRIA H CASCIAPPO
Address 849 D. E. 3000 Digo ISLUD.
Thy bearing the state of the st
Name CARCONECTION EGECTRIC CO.
Address Stort Date Love. City Escumbia: Phone 2414916 License No.: State 183449 City 1310
8. License No.: State 183440 City, 1310
DESCRIPTION OF WORK
Com. (X) Res. () Apts. () Temp. Pole ()
NEW () ADD. ((2)) Service Size Existing Ser. Size
Voltage Sorvice Capacity
Phase Add, Maters
\$3.00 each
NATURE OF INSTALLATION
A. A.C. Unit K. Add Outlats,
A. A.C. Unit B. Bath Fleat C. Ceil, Heat L. New Ltg. Fix.
D. Diahwasher M. Ovon Range Range
F. Furnace C. Swim Pool Wiring P. Sign
G. Garbage Dis. P. Sign Q. Jrans. I. Motors in H.P. R. Water Heater
J. Change Meter S. New Cit.
T. Write Int
marining and the equipment of the production of the state
I HEREBY CERTIFY That I have examined this completed appli- cation and the statements herein are true and correct, and that
all work shall be done in accordance with all applicable City and State laws.
all wellent
Signature of Electrical Contractor

and the second	insp	scrion Kecord	
Temp. Pole	in	Insp.	Date
Grd. Work	()	virus es subgeste signales de la constante de	1
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CITY OF GSOODDIDO 100 VALLEY BLVD., ESCONDIDO. CALIFORNIA 92025 (714) 745-2200

OCCUPANCY PERMIT



				4 3
BUILDING ADDRESS \$29 X GSCON	<u> 0 </u>	BLV	<u>O</u> Area (So.Ft.)	1440
BUILDING OWNER JOSEPH CACION	7 .0		PHONE No. 25	45-3689
OWNER'S ADDRESS 2660 LEMON AV	E,			
DOCUBANT FIRM NAME <u>EASTER</u> CONS	TO I	<u>co.</u>	PHONE No. 28.	3-6077
TIRM OWNER AUTHORIZED REP. <u>RAY EV</u>	ANS.	OWNE	ER) AL FR	EDERICK(M
THMIS FORMER ADDRESS 2207 30 TH	<u> </u>	SAN	DIEGO	
PROPOSED USE OFFICE	PRE	v (ous	Uss	
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ily Court to Quel hectick	_/ <	<u> 720</u>	7 3011 Saul	6147783001
PERMITTEES SIGNATURE	Total		DMITTERIS ADDRESS	ZO NI
		استعددت بعاده والمحتبور	market and the property of the	PHONE No.
CITY (USE ONLY	Transport of the Parket	market and the property of the	PHONE No.
	USE ONLY	No*	market and the property of the	PHONE NO.
OMPLIES WITH AUL CITY CODE REQUIREMENTS	-32			PHONE No. DATE 7-04-68
OMPLIES WITH ALL CITY CODE REQUIREMENTS BILDING AND SAFETY THE PREVENTION	Yes		Therecting Official	PHONE No. DATE 7-24-68 7-25-68
OMPLIES WITH ALL CITY CODE REQUIREMENTS UILDING AND SAFETY THE PREVENTION LANNING DEPT. LUC#	Yes		INSPECTING OFFICIAL A. WHETAKER	PHONE No. DATE 7-04-68
OMPLIES WITH ALL CITY CODE REQUIREMENTS UILDING AND SAFETY THE PREVENTION LANNING DEPT. LUC#	Yes		Inspecting Official A. WHITAKER UI. BOND	PHONE No. DATE 7-24-68 7-25-68
COMPLIES WITH AUL CITY CODE REQUIREMENTS BUILDING AND SAFETY THE PREVENTION LANNING DEPT. LUC# COLICE DEPT.	Yes		INSPECTING OFFICIAL ALLUHITAKER UI. BOND E. STRONG	PHONE No. DATE 7-04-68 7-25-68 7-23-68
OMPLIES WITH AUL CITY CODE REQUIREMENTS BUILDING AND SAFETY RE PREVENTION LANNING DEPT. LUC# OLICE DEPT. BEALTH DEPT.	Yes		Inspecting Official ALUHITAKER UI. BOND E. STRONG H. MEREGILLAND	PHONE No. DATE 7:04:68 7:25:68 7:23:68 7:20-68
OMPLIES WITH AUL CITY CODE REQUIREMENTS UILDING AND SAFETY THE PREVENTION LANNING DEPT. LUC# OLICE DEPT. EALTH DEPT. INANCE DEPT. (808. LIC.)	Yes V V NA		INSPECTING OFFICIAL ALLOHITAKER UI. BOND E. STRONG	PHONE No. DATE 7-04-68 7-25-68 7-23-68
Complies With Aul City Code Requirements Building and Safety The Prevention Lanning Dept. LUC# Police Dept. Eacth Dept. Finance Dept. (bus. Lic.)	Yes V V NA		Inspecting Official ALUHITAKER UI. BOND E. STRONG H. MEREGILLAND	PHONE No. DATE 7:54:68 7:25:68 7:23:68 7:20-68
COMPLIES WITH ALL CITY CODE REQUIREMENTS BUILDING AND SAFETY THE PREVENTION PLANNING DEPT. LUC# POLICE (DEPT. LEALTH DEPT. INANCE DEPT. (BUS. LIC.)	Yes V V NA		Inspecting Official ALUHITAKER UI. BOND E. STRONG H. MEREGILLAND	PHONE No. DATE 7:54:68 7:25:68 7:23:68 7:20-68
COMPLIES WITH AUL CITY CODE REQUIREMENTS SUILDING AND SAFETY THE PREVENTION PLANNING DEPT. LUC# POLICE DEPT. THANCE DEPT. THANCE DEPT. (BUS. LIC.) **CORRECTIONS AND COMMENTS:	Yes V V NA		Inspecting Official ALUHITAKER UI. BOND E. STRONG H. MEREGILLAND	PHONE No. DATE 7:54:68 7:25:68 7:23:68 7:20-68
COMPLIES WITH AUL CITY CODE REQUIREMENTS BUILDING AND SAFETY THE PREVENTION PLANNING DEPT. LUC# POLICE DEPT. HEALTH DEPT. THANGE DEPT. (BUS. LIC.) *CORRECTIONS AND COMMENTS:	YES		Inspecting Official ALUHITAKER UI. BOND E. STRONG H. MEREGILLAND	PHONE No. DATE 7:54:68 7:25:68 7:23:68 7:20-68
COMPLIES WITH AUL CITY CODE REQUIREMENTS BUILDING AND SAFETY THE PREVENTION PLANNING DEPT. LUC# POLICE DEPT. LEALTH DEPT. INANCE DEPT. (BUS. LIC.) *CORRECTIONS AND COMMENTS:	YES		INSPECTING OFFICIAL A. LOH.TAKER. U. BOND E. STRONG H. MEREGILLAND L. RUHE	PHONE No. DATE 7-24-68 7-23-68 7-23-68 7-23-68 7-29-68
OMPLIES WITH AUL CITY CODE REQUIREMENTS UILDING AND SAFETY THE PREVENTION LANNING DEPT. LUC# OLICE DEPT. EALTH DEPT. INANCE DEPT. (BUS. LIC.)	YES		Inspecting Official ALUHITAKER UI. BOND E. STRONG H. MEREGILLAND	PHONE No. DATE 7-24-68 7-23-68 7-23-68 7-25-68

CITY OF ESCONDIDO 100 VALLEY BLYD., ESCONDIDO: CALIFORNIA 92025 (714) 745-2200

OCCUPANCY PERMIT



Date 2-10-69			PER	міт Йо.	UP4U
Building Address 829 S Escan	DIDO	BLU	D. AREA (So.	Fτ.) <u>/</u>	200 0
BUILDING OWNER JOSEPH CACC					
OWNERS ADDRIGE JANIEF BRE	OE's	2060	LEMON_	Esc	anoib
OCCUPANT FIRM NAME MARHAW - NA	THEW	REAL	TL PHONE No.	746-9	7740
FIRM OWNER AUTHORIZED REP. JACK 4.	MAHA	<u> </u>	John W.	MA	THEQU
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CITY OF ESCONDIDO 100 MAGLEY BLVD., ESCONDIDO. GALIFORNIA 92025 (714) 745-2200

OCCUPANCY PERMIT



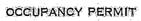
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BUILDING INSPECTION DIVISION

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APPROVED FOR UTILITIES! BY

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





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BUILDING DEPARTMENT

R. Oates 1934 Howe Place Escondido, Calif. 92025

Dear Mr. Dates:

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 Nobember 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.

- All wall and celling 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.
- A one hour fire resistive partition shall be constructed to separate the sales area from the service area. Any openings An 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.
- Provide ventilation for the service area per Section 605, U.B.C. 1970 Edition.
- Provide ventilation for the sales area per Section 1105, U.B.C. 1970 Edition.

- 6. Remove all cord giring 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. LeGallee Building Inspector

APPLICATION FOR BUILDING PERMIT

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CITY OF ESCONDIDO Records Center

MICROFILM IDENTIFICATION TARGET

START FILE

TITLE: BUILDING PERMITS

829 S. Escondido Blud

DATES:	9-20-	90		
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	10-19-	9n		6 A

DEPARTMENT: Building

SPECIAL NOTES:

FILES PREPPED FOR MICROFILMING BY: SUE JONES

bhoab

WESTERN SOIL AND FOUNDATION ENGINEERING, INC.

PHONE 746.3553 AREA CODE 619 423 HALE AVENUE

September 20, 1990

Mr. Bob Williams, Project Manager American Froduction 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

REGETWEST 1990

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

Distribution: (3) Addressee

 I. Hereby allims that I am licensed under pro-claims; of Chapter 9 (commencing with Section, 7000) of Division 3 of the Business and Professions. Coda, and my license is in full force and effect.

I haveby aftern that I am exempt from the Con-tractor's License Law for the following reason (Sec. tractor's License Law or the following reason (Sec. 1701 is Sunises and Professions Code-Any Chy et al. (2013 Sunises and Professions Code-Any Chy et al. (2013 Sunises and Professions Code-Any Chy et al. (2014 Sunises and Professions Chy et al. (2014 Sunises and Professions Chy et al. (2014 Sunises and Professions Chy Chapter 9 commencing with Section 1700 of Divideon 3 of the Business and Professions and Profe Code; or that is exampl, thension and the basis for the lateged examplion. Any extension of Section 70315 by an exposure for a permit subjects the applicant to a call peralty of not more, than five hundred dollars (\$500).

ID-1, as owner of the property, or my employees, with waxes as their sole compensation, will do the work, and the structure is not instead or offered for sale (Sec. 1044, Business and Professional Control of the structure of the structure of the sole of the U Las owner of the property, or my employees

D. It as owner of the property, an exclusively contracting with idensed contractors to construct the project (Sec. 1744, Esciences and Professions Code: The Contractor's License Law does not apply to environe of property with builds or incrores inserior, and who contracts for such projects with a contracting of the contractor of th

☐ I am exempt under Sec for this reason.

Thereby affirm that I have a certificate of consent solself-insure, or a certificate of Workers Compensation insurance, or a certified copy thereof (Sec. 3600, Labor Code).

POLICY NO. 1041257-90 COMPANY State Fund

Copy is filed with the city.

II Certified copy is hereby furnished.

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

I Teertify 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 Lines of California.

NOTICE TO APPLICANT: N, after making this Certi-NOTICE TO APPECANT II, after making his certificate of Everaption, you should become subject to, the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed ravoked.

O I hereby a	firm that there	is a construction ace of the work to 3097, Civil Code
lending agency	or the performan	ice of the work to
which this perm	it is issued (Sec.	3097, CIVII Code

Lender's Name

Lender's Address

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201 N. Broadway Escondido Calif. 92025

APPLICANT TO FILL IN INFORMATION WITHIN RED LINES, AND DECLARATIONS LICE DALL DOINT DEN

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	Mr. & Mrs. Prell	Ø	VNERS	PHONE	Lanz Construction,	Inc.		10 FERMITING
	TS MALING ADDRESS 10405 Les Fleurs Terrace, S		1		8108 Lemon Avenue		CONTRACTOR'S PHONE (619)465-8611 TYPE CONST.	VALIDATION UR
DESCE	ELOCK SUBDIVISION ASSESSOR TOWN OF ESCOTIARIED NO	. 233– 3 71–	15 -	- o0	La Mesa, CA 92041		UBC SO NEC.	O/ DATE
Ten	ant Improvement		<u>s. </u>	7	DESIGNER Same as above	3	STATE LICENSE # LING_CO LIBSC	
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1	EACH WATER HEATER AND/OR VENT (RECENTED)	5-	1	BONER/C	OMPRESSOR UP TO 3 HP		BUILDING PERMIT	245.70
1	EACH BAS SYSTEM I to 4 QUILETS	5-	Ĭ	BOILER/C	OMPRESSOR 3:15 HP		TOTALIELECTRICAL	26.00
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1	EACH INSTAL, ALTER, REPAIR WATER PIPE	5-	1	EXTEND D	DUCTWORK	5-	MECHANICAL	20.00
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	SERVICE AMPS3PH@			PORCH		3	WATER FEE	
T	REMODEL ALTER	111-		SET-UP			TRAFFIC FEE (Rt of Way)	
1.7	SWIMMENG POOL			RAMADA	CABANA		TRAFFIC FEE (Const.)	The second second
-	TEMP, POLE			the factor of			PARK FEE	
	ADD'L POLES			TOTAL M	OBILE HOME	=	MICROFILM FEE	2.00
41.	SIGN(S)					va.		en e
						- 1		
i,				1 1 -				* * * * * * * * * * * * * * * * * * *
CON	TOTAL ELECTRICAL TRACTOR	26-					TOTAL FEES PAYABLE TO: CITY OF ESCONDIDO	340.46

I HAVE CAREFULLY EXAMINED THE COMPLETED PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER PENALTY OF PERLINST HALL INFORMATION HEREON INCLIDINGS THE DECLARATIONS ARE TRUE AND CORRECT AND INTURENCE CHIEFY AND ASPECT A PERMIT IS SSUED. TO COMPLY WITH ALL CITY COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION WHETHER SPECIFIED HEREN OR NOT, A 150 AGREE TO SAVE, NDELANEY AND KEEP HARMLESS THE CITY OF ESCONDIO AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH JAY, NY, ANY, VAY, ACCRUE AGAINST SAID CITY, IN CONSCIUENCE OF THE GRAVING OF THIS PERMIT,

Expiration Every permit issued by the Building Official under the provisions of this Code; shall eigher by finitiation and become rule and void. If the building or stark a licited by such permit is not commerced within 180 days from the data. La, or if the building or work authorized by such permit is auspended or star. Language the after the building or work authorized by such permit is auspended or star. the work is commenced of a period of 180 days.

*AN OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OVER 50" DEEP AND DEMOLITION OR CONSTRUCTION OF STRUCTURES OVER 3 STORIES IN HEIGHT

COMPUTER CODE

CONTRACTOR X

INSPECTOR'S COPY

CITY OF ESCONDIDO, DEPARTMENT OF BUILDING INSPECTION

ELECTRIC	CLEARANCE TO CONNECT TO ENERGY SOURCE	GAS
New Residential	Date 10/19/90	New Residential
New Commercia	To San Diego Gas & Electric Co:	Commercial V
Rewire	OWNER MR. EMRS. PRELL	Gas Testing
T-Pōle/	ADDRESS 889 5. ESCONDICO BLYD.	Leak Repair
TSPB	Plumbing	Increase
Temp. Testing (Res./Com'l.)	Contractor Electrical Contractor	Relocation
SEWER CODE NO.	3:05/18/90 L	B Inspector





BFSA Environmental Services
A Perennial Company

Site Plan With Footprint

829-849 South Escondido Boulevard

City of Escondido HISTORIC RESOURCES INVENTORY

ENTIFICATION 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

Cross-Corridor

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

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

Date moved

- 15. Alterations & date extended in rar; 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 Period Property Type

Area 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

CTS Reference No.: 0623516

BFSA Environmental Services

14010 Poway Rd., Ste. A

Poway, CA 92064 Attn: Jennifer Stropes

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.

California Lot Book, Inc., dba California Title Search Co.

CTS Reference No.: 0623516

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, Recorders 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 Frank Lampreht and Catherine F. Lampreht

Grantee: 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, Recorders 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, Recorders File No. 51194

17. Certificate of Death

Decedent:

Joseph Charles Cascioppo

Recorded:

July 19, 1974, Recorders 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, Recorders File No. 1995-0323849

19. Affidavit - Death of Trustor/Trustee

Decedent:

Georgia Marie Cascioppo

Successor Trustee:

Stephen P. Cascioppo

Recorded:

March 16, 1998, Recorders 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, Recorders 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, Recorders 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, Recorders 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.

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

Year	Name	Occupation				
1937	Address n	ot listed				
1938	Jerry (Rosa) Ferrara Grocery (831 South San Diego)	Jerry (Rosa) Ferrara Grocery				
1939	Book not a	available				
1940	Book not a (address changed to 849 So					
1941	Book not a	available				
1942	Stubbe's Market	-				
1943						
1944-1945						
1946	Book not a	ovoiloble				
1947-1948	Book not a	avanaoie				
1949						
1950						
1951	Address n	ot listed				
1952	Pools not a	available				
1953	Book not available					
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)					
	Cascioppo Janice Ann	Student				
	Cascioppo Rose Lynn	Student				
1958	Chas J. Cascioppo	mgr Georgia's Liqour Store				
1938	Cascioppo Jos C (Georgia M)	Georgia's Liquor & Fine Foods				
	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	-				
	Cascioppo Chas J	mgr Georgia's Liquor Store				
	Cascioppo Janice Ann	-				
1050	Cascioppo Pepe (Georgia)	Georgia's Liquor Store				
1959	Cascioppo Rose Lynn					
	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	-				
1960	Book not a	available				

Year	Name	Occupation
1961	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	-
	Allen Joe (Janice)	clk Georgia's Liquor Store
	Cascioppo Chas J (Roberta)	mgr Georgia's Liquor Store
1962	Cascioppo Jos C (Georgia M)	Georgia's Liquor Store
	Georgia's Liquors & Fine Foods (Pepe & Georgia Cascioppo)	-
	Cascioppo Joe C (Georgia M)	Georgia's Liquor Store
1963-1964	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 a	availabla
1968	Book not a	available
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 a	available
1982	Georgia's Village Spirit Shop	_
1983	Georgia's Liquor	_
1984	Address n	ot listed
1985	Georgia's Liquor	_
1986	Georgia's Liquor	-
1987	Book not a	available
1988	Georgia's Liquor; Village Spirit Shop	
1989	Georgia's Liquor; Village Spirit Shop	_
1990	Georgia's Liquor	
1991	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 r	and listed
2021	Address i	iot iisted
2022	Book not	available
2023	BOOK NOT	avanauic

<u>City Directory</u> 831 South Escondido Boulevard (Northern end of Lot 8, Block 136)

Year	Name	Occupation
1940	Book not	available
1941		
1942	Address	not listed
1943		
1944-1945		
1946	Book not	available
1947-1948	Book not	available
1949		
1950		
1951	Cascioppo Jos (Georgia)	Georgia's Liquor Store
1931	Georgia's Liquor Store	-
1952	Book not	:1-1-1-
1953	Book not	available
1954	Georgia's Liquor Store	
1055	Hesselbarth Ocie E Mrs	-
1955	Hesselbarth Vernon L	Glasswkr Esc Glass
	Busch Betty decorating consultant	
1956	Hesselbarth's Studio	
	Hesselbarth's Studio	-
1957	Hesselbarth's Studio	
1757	(Ocie E Hesselbarth)	
	Amero Alfd	Frederic Paul's Hair Styling Salon
	Amero Minnie	
1958	Frederic Paul's Hair Styling Salon	
	(Frederick Amero)	-
	Hunter Lloyd T	
1959	Paul Frederick Hair Stylists	
1960	Book not	-
	Amero Alfd	Frederic Paul's Hair Stylists
1961	Amero Minnie	
	Frederic Paul's Hair Stylists Inc	-
	(Frederic and Paul Amero)	
	Amero Alfd	Frederic Paul's Hair Stylists
1962	Amero Minnie	
	Frederic Paul's Hair Stylists Inc	-
1062 1064	(Frederic and Paul Amero)	
1963-1964	Address not listed	
1965		
1966		
1967	Book not available	

Year	Name	Occupation
1968		
1969	United Stated Department of Agriculture	
	United Stated Department	
1970-1971	of Agriculture	
1072	United Stated Department	
1972	of Agriculture	
1973	United States Government	
1773	Watershed Project	
1974	United States Government	
	Watershed Project	-
1975	United States Government Agriculture, Dept of	
	United States Government	
1976	Agriculture, Dept of	
1077	United States Government	
1977	Agriculture, Dept of	
1978	Soil Conservation / San Diego County	
1979	Maac Project	
1980	Maac Project	
1981		available
1982	Maac Project	-
1983		
1984	Address	not listed
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	
	Express West Gifts,	-
1996	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 no	t 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	A Alanca	not listed
2021	Address	not fisted
2022	D = -1	t available
2023	Book no	t available

<u>City Directory</u> 843 South Escondido Boulevard

Year	Name	Occupation
1954		
1955	Address not listed	
1956	1	
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	Book not	avanaoic
1969	United Stated Department of Agriculture	
1970-1971	United Stated 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	A Admoss	not listed
1976	Address	HOT HSICA
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 no	t available
1988	Dale's Aquarium & Pet	
1989	Dale's Aquarium & Pet]
1990	Dale's Aquarium & Pet	1
1991	Dale's Aquarium & Pet	1
1992	Dale's Aquarium & Pet	1
1993	XXXX	1
1994	Gina's Disc Store	1
1995	House of Pawn	1
1996	House of Pawn	1
1997	A House of Pawn, House of Pawn	1
1998	XXXX	1
1999	XXXX	-
2000	Kim's Men's Wear	1
2001	Jung Ock Park's Fashion	1
2002	Jung Ock Park's Fashion	1
2003	XXXX	1
	Bad Kitty	1
2004	Lung Doctor	
2005	Lung Doctor]
2006	Lung Doctor	1
2007	Lung Doctor	1
2008	Lung Doctor	1
2009	Lung Doctor	1
2010	Book no	t available
2011	Bad Kitty	
2011	Lung Doctor	
2012	Bad Kitty	
	Lung Doctor	-
2013	Bad Kitty Lung Doctor	
2014	Bad Kitty	-
2015	Bad Kitty	-
2016	XXXX	1
	Jabro Martin	1
2017	Park Jae	
2018	Lung Doctor	1
2019-2020	-	.1 1
2021	Address	not listed

Year	Name	Occupation
2022	Book not available	
2023	BOOK HOL	avanable

<u>City Directory</u> 845 South Escondido Boulevard

Year	Name	Occupation
1954	Address not listed	
1955		not fisted
1056	United States Dept of Agriculture Soil	
1956	Conservation C C Sikes conservationist	
	United States Dept of Agriculture Soil	
1957	Conservation	
	C C Sikes conservationist	-
1958	United States Dept of	
1936	Agriculture Soil Conservation	
1959	United States Dept of	
	Agriculture Soil Conservation	
1960		available
1961	United States Dept of Agriculture Soil Conservation	_
1962	United States Govt soil conservation	
1963-1964		
1965	Address not listed	
1966		
1967	Book not available	
1968	BOOK NOT	available
1969	United Stated Department	
1707	of Agriculture	
1970-1971	United Stated Department	
	of Agriculture	-
1972	United States Department of Agriculture Soil Conservation	
1973	TDC Inc	
1973		l not listed
1974	Tiki Hut	not usted
1975	Tiki Hut	
		-
1977	Tiki Hut	
1978	Vacant	
1979	Address	not listed
1980		
1981	Book not	available
1982		
1983	Address	not listed
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	D a -14	available
2023	Book not	avanauic

<u>City Directory</u> 829 South Escondido Boulevard

Year	Name	Occupation
1963-1964		
1965	Address not listed	
1966		
1967	5 1	
1968	Book not	tavailable
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		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	Daalanak	availabla
2023	Book not	available

APPENDIX D

Maps

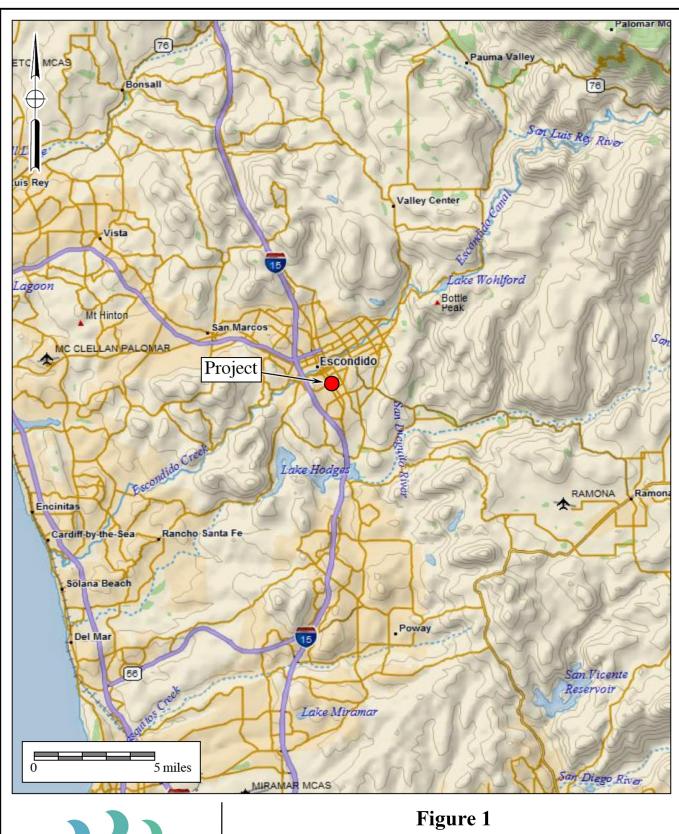




Figure 1 General Location Map

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)

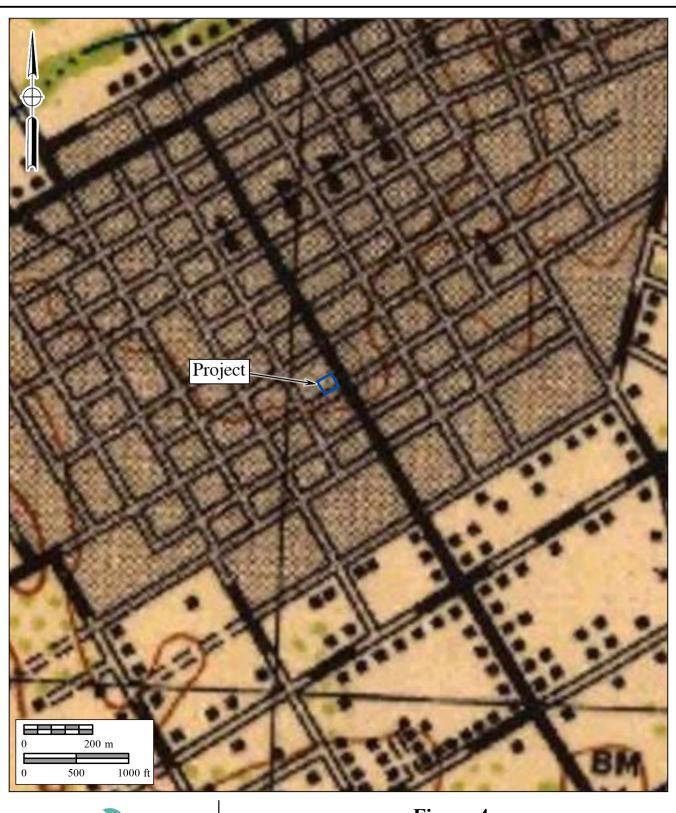




Figure 4 1942 USGS Map

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

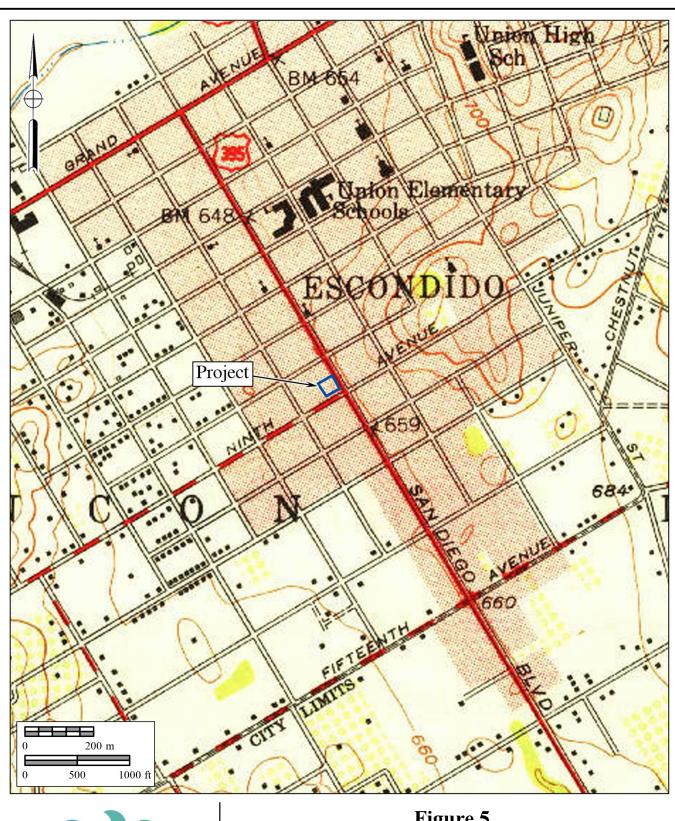
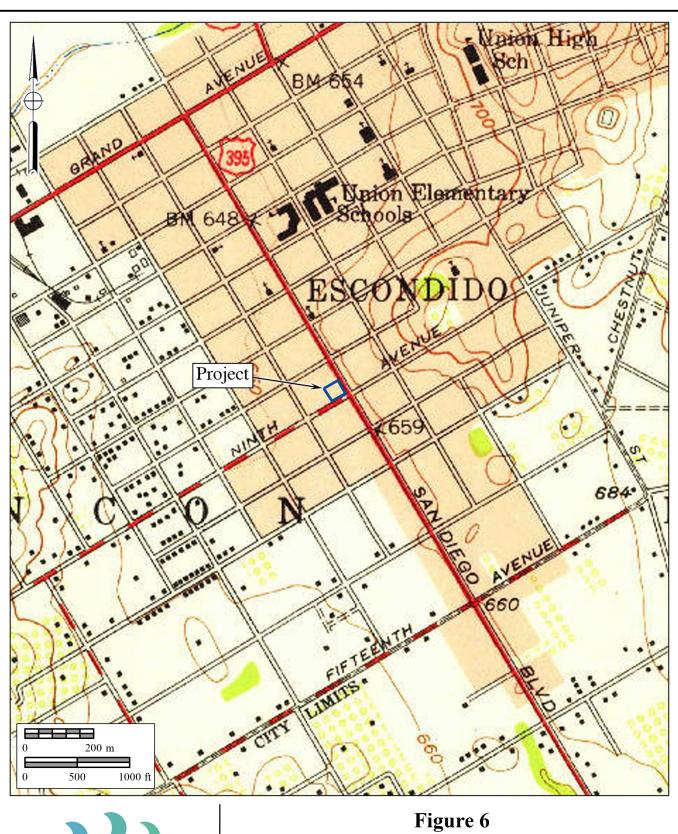




Figure 5 1949 USGS Map

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





1958 Edition of the 1948 USGS Map

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

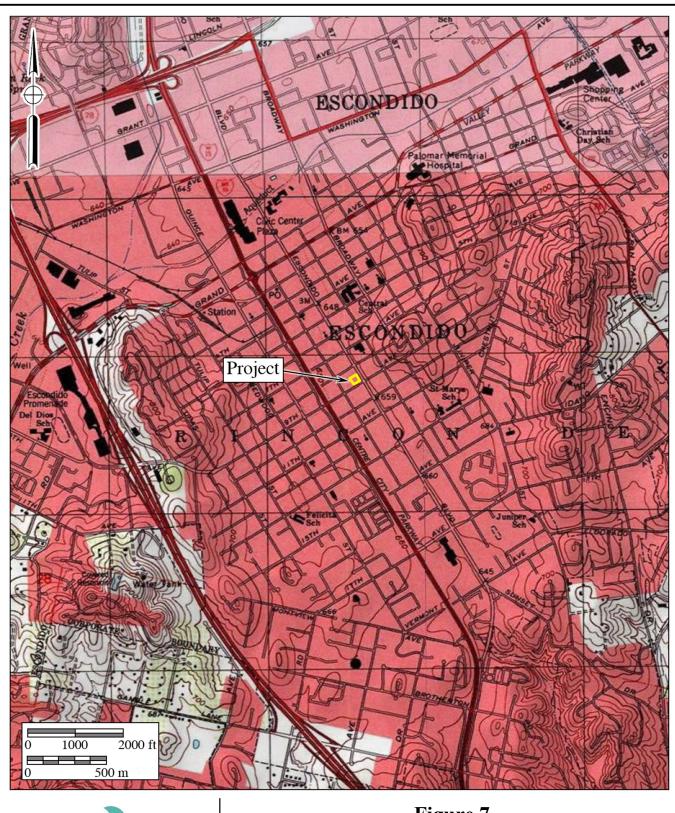




Figure 7 Current USGS Map

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

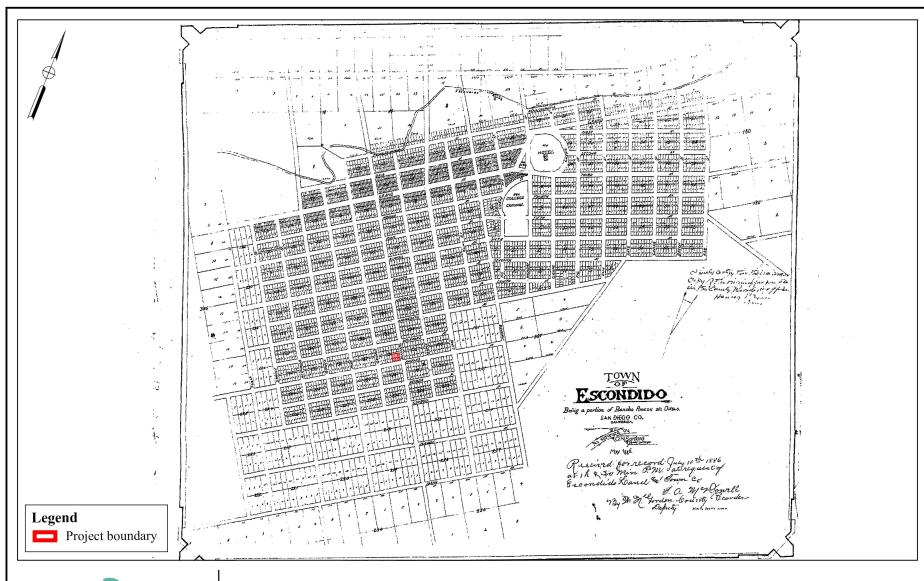




Figure 8 1886 Original Subdivision Map of Escondido

829-849 South Escondido Boulevard

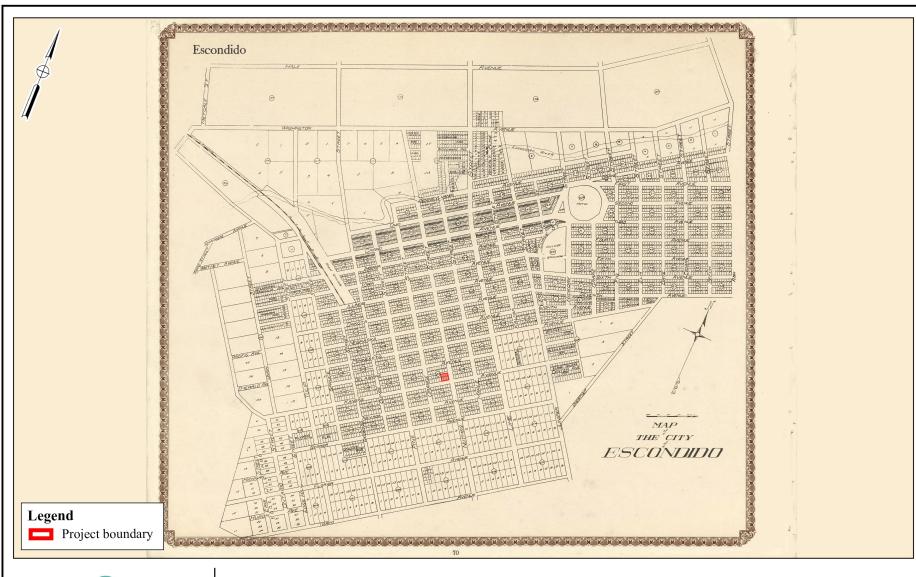




Figure 9
1912 Plat Map of Escondido

829-849 South Escondido Boulevard

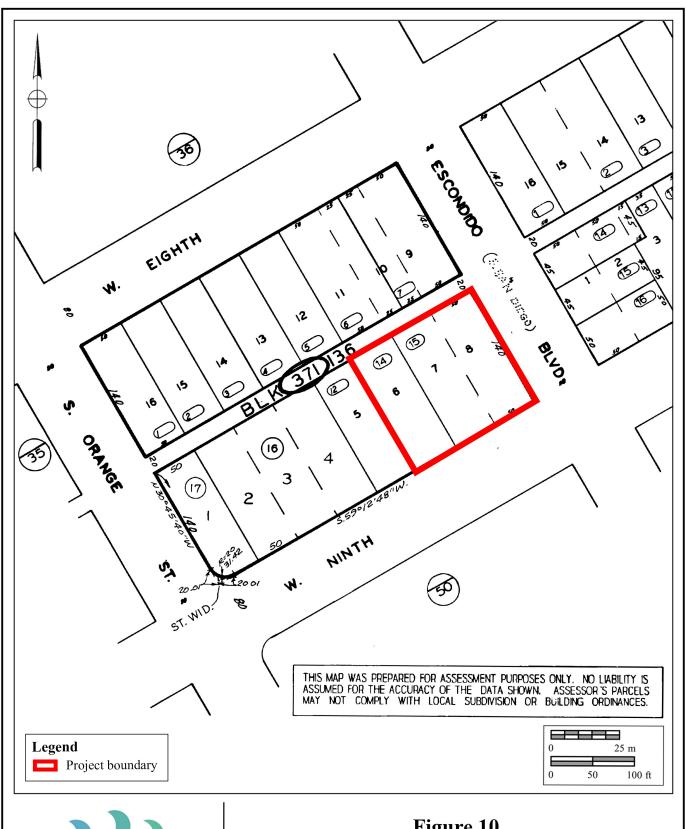
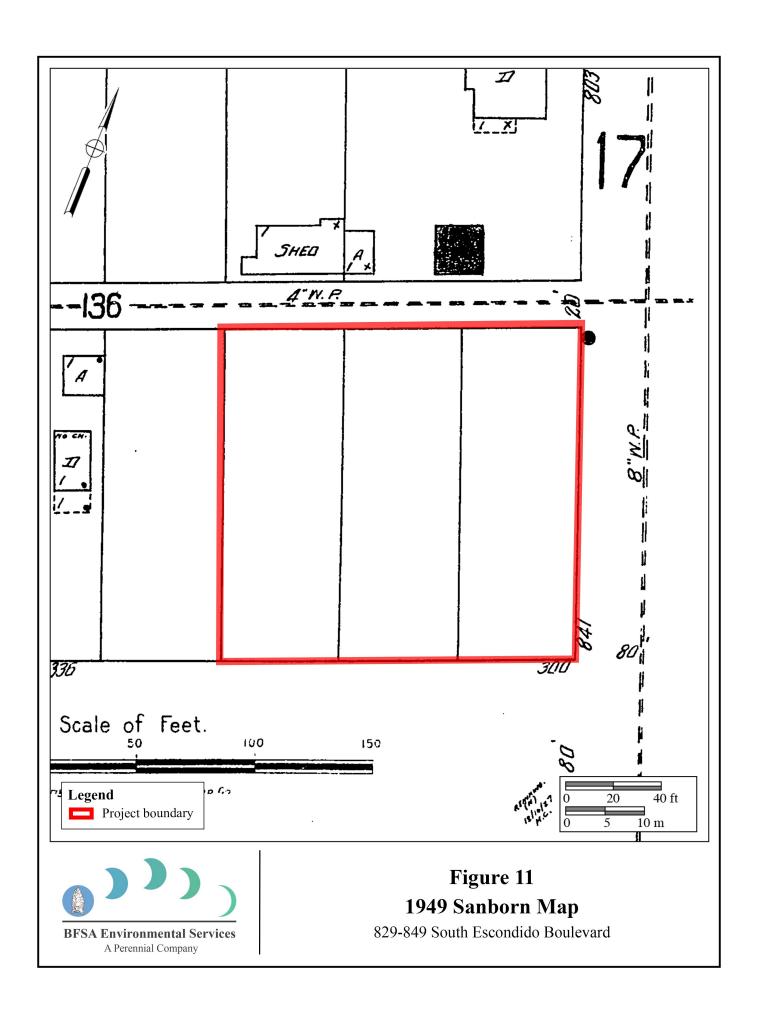
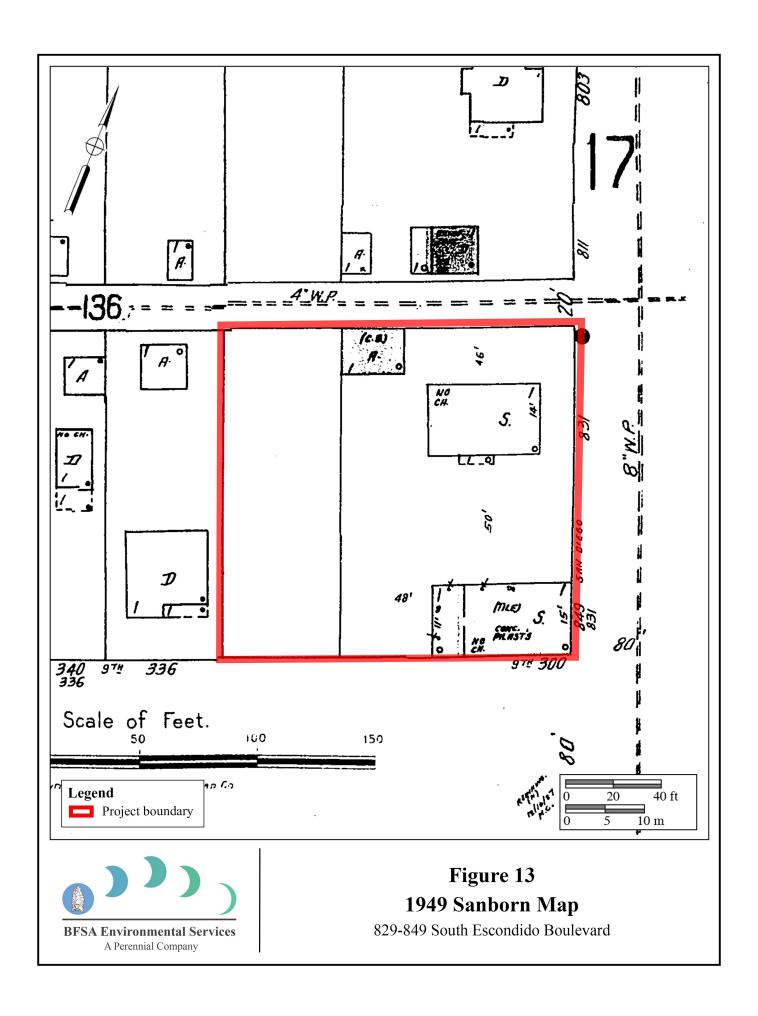




Figure 10 Current Assessor's Parcel Map

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 ●

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Education

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

Research Interests

Cultural Heritage Management

History of Architecture	Archival Research
Historic Structure Significance Eligibility	Ethnography

Experience

Architectural Historian BFSA Environmental, a Perennial Company

March 2022-Present

Qualitative Research

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 Stell Environmental Enterprises, Inc.

September 2021-March 2022

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, indepth 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 Istabul; 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.
 - 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.
 - 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 EAAE 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.
 - 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 12298300001009. 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