

APPENDIX D-1

*Addendum to Palomar
Health Historic
Structure Assessment*

ADDENDUM TO:

**HISTORIC STRUCTURE ASSESSMENT
FOR THE PALOMAR HEALTH DOWNTOWN
CAMPUS AND MEDICAL OFFICES**

ESCONDIDO, CALIFORNIA

APNs 229-442-01 to -04 and -18, 229-450-05
and -06, 230-163-01 to -05, and 760-169-27

Submitted to:

City of Escondido
201 North Broadway
Escondido, California 92025

Prepared for:

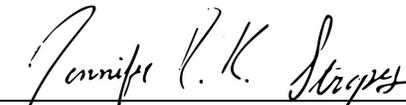
Integral Communities
2235 Encinitas Boulevard, Suite 216
Encinitas, California 92024

Prepared by:

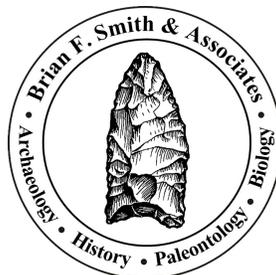
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June 12, 2020

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- Report Date:** June 12, 2020
- Report Title:** **Addendum to:** Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California (APNs 229-442-01 to -04 and -18, 229-450-05 and -06, 230-163-01 to -05, and 760-169-27)
- Prepared for:** Integral Communities
2235 Encinitas Boulevard, Suite 216
Encinitas, California 92024
- Submitted to:** City of Escondido
201 North Broadway
Escondido, California 92025
- USGS Quadrangles:** *Valley Center and Escondido, California (7.5 minute)*
- Study Area:** Palomar Health Downtown Campus at 555 East Valley Parkway and associated medical offices at 451-453 East Valley Parkway, 456 East Grand Avenue, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street
- Key Words:** USGS *Valley Center and Escondido, California* topographic quadrangles; City of Escondido; addendum to the historic structure evaluation; historic context statement.

HISTORIC CONTEXT STATEMENT

Currently, the City of Escondido does not have a historic context statement that addresses Modern architecture or development of the community following World War II. The Escondido Historic Context Statement only covers the period between 1884 and 1940 (City of Escondido 1990). Although the 451-453 East Valley Parkway building, which was constructed in 1934 as an auto service garage, falls within the time period covered by the Escondido Historic Context Statement, it is not mentioned in the document. The other buildings within the Palomar Heights Project were constructed after 1940 and, as such, are also not included in the context statement document.

In terms of architecture, the Escondido Historic Context Statement primarily focuses upon residential and religious institutional architecture rather than commercial and non-religious institutional architecture. As such, it does not address Modern architecture or architectural styles of commercial buildings located within the Historic Downtown District, other than mentioning that “326 East Grand, built in 1938 ... is a good example of Art Deco style” and downtown Escondido “is still a living, vital organism showing distinctive eras of growth, architecture, and function. It is the collection of buildings and the scale that the buildings represent that makes the downtown unique” (City of Escondido 1990). However, these eras of growth, architecture, and function are not defined or further described.

All of the structures within the Palomar Heights Project are located within the boundaries of the Historic Downtown District, as outlined in the Escondido Downtown Specific Plan (City of Escondido 2013). This plan provides a “Historical Context,” which states that “dramatic growth occurred in the 1960s and Escondido solidified its position as a commercial and residential center for San Diego North County” (City of Escondido 2013). However, as stated in the historic structure assessment for the Palomar Heights Project prepared by Brian F. Smith and Associates, Inc. (BFSA) (Stropes and Smith 2020) and the historic resources evaluation for 301 and 309 Grand Avenue prepared by ASM Affiliates (ASM) (George and Davis 2018), the Escondido Downtown Specific Plan does not include themes, property types, or criteria for eligibility for contributing structures. As such, BFSA recommends that the City of Escondido update the 1990 Escondido Historic Context Statement to include property types and architectural styles used in Escondido after 1940, and concurs with ASM’s recommendation “that local planning and preservation efforts would benefit by more precisely defining the Downtown Historic District” (George and Davis 2018).

As neither the Escondido Historic Context Statement nor the Escondido Downtown Specific Plan “Historical Context” specifically address Modern architecture and the creation of an updated historic context statement is outside the scope of the current project, the most relevant context statement is the City of San Diego Modernism Historic Context Statement (Modernism Context Statement), which was developed and implemented in October 2007 (City of San Diego 2007). The stated purpose of the Modernism Context Statement is to “assist in the identification,

evaluation and preservation of significant historic buildings, districts, sites, and structures associated with the Modernism movement in San Diego from 1935 to 1970” and was created to better understand “Modern era resources and the types of resources that are significant to the history and development of San Diego” (City of San Diego 2007). The City of San Diego utilizes the Modernism Context Statement in conjunction with the evaluation of potential historic resources constructed within the Modern era from 1935 to 1970, which applies to the historic structures within the project, as these were primarily designed in the International and Contemporary styles within that period of time, as identified in the Modernism Context Statement. According to the Modernism Context Statement, the International and Contemporary architectural styles evolved out of the Art Deco and Art Moderne/Streamline Moderne styles of the 1910s and 1930s:

Although most residential development in the 1920’s continued to reflect an affinity for Craftsman, Spanish and other Revival styles, the optimism of the 20th century and a fascination with machines and the industrial process found expression in the Art Deco style (1910-1930). Essentially two dimensional explorations using previously established and accepted architectural materials and updating them with inventive stylistic details, Art Deco reached North America and flowered in the economic rebuilding between World War I and the Great Depression, 1918-1929.

Art Deco architecture, while more simple in form and massing than its Beaux Art and Revival-style predecessors, still incorporated applied ornament including stylized patterns and icons from ancient Greece, Egypt, the Far East, Africa, India, and Mayan and Aztec cultures, as well as plants and flowers. The national interest in these cultures was closely tied to world exploration including the discovery of King Tutankhamen’s tomb in 1922 ...

Starting in the early 1930’s Art Moderne or Streamline Moderne architecture overtook Art Deco as its simplified forms and minimal ornament expressed frugal depression times. In contrast to the highly ornamented buildings of the Art Deco style, Moderne structures were characteristically smooth walled and asymmetrical, with little unnecessary ornamentation and simple aerodynamic curves of concrete, plaster and glass block. Streamline Moderne architecture was heavily influenced by Cubism and the Modern movement that were developing in Europe in the 1930’s. In addition, the style was influenced by industrialization, machines, and formed metal elements including airplanes, trains, and boats. Architecture began to reinterpret these aerodynamic elements and take on their forms and details. (City of San Diego 2007)

Many Art Deco-style buildings are currently located in Escondido, several of which are located along Grand Avenue. Although the Modernism Context Statement only includes criteria for evaluating Streamline Moderne-style buildings, Virginia McAlester (2015) provides identifying features for the Art Moderne (Streamline Moderne) and Art Deco styles, which she combines into the “Modernistic” style with a period of significance from 1920 to 1940. She notes, however, that “the earlier form was the Art Deco, which was common in public and commercial buildings in the 1920s and early 1930s ... After about 1930, Art Moderne became the prevalent Modernistic form” (McAlester 2015). Identifying features of the Art Deco style, as provided by McAlester (2015), include:

- Smooth wall surface, usually of stucco
- Zigzags, chevrons, and other stylized geometric motifs occur as decorative elements on façade
- Towers and other vertical projections above the roof line give a vertical emphasis

Identifying features of the Art Moderne (Streamline Moderne) style, as provided by McAlester (2015), include:

- Smooth wall surface, usually of stucco
- Flat roof, usually with small ledge (coping) at roof line
- Horizontal grooves or lines in walls and horizontal balustrade elements give a horizontal emphasis
- Façade usually asymmetrical

McAlester (2015) also notes that “one or more corners of the building may be curved; windows frequently continuous around corners; glass blocks are often used in windows, or as entire sections of wall; small round windows are common.”

Information regarding the Art Moderne/Streamline Moderne style (ca. 1925-1950), as provided in the Modernism Context Statement (City of San Diego 2007), is provided below:

Influenced by the Cubism and Modern movements in Europe, Moderne structures were characteristically smooth walled and asymmetrical, with little unnecessary ornamentation and simple aerodynamic curves of concrete, plaster and glass block. The popularization of this new modern style was reinforced by the government during the depression as government funded New Deal projects such as the 1936-38 San Diego Civic Center (now the County Administration Center) adopted the style as the embodiment of government efficiency. This new Streamline style was a stark contrast to the lavishly ornamented Art Deco and Period Revival buildings

of the pre-Depression years which had come to represent government waste and excess.

Examples of the Streamline Moderne style can be found on almost every building type including commercial, multi-family residential apartments, and some single family residences.

Character Defining Features of Streamline Moderne

Primary

- Flat roofs with coping or flat parapet
- Asymmetrical façade
- Horizontal massing and emphasis
- Smooth Stucco or concrete exterior finish
- Horizontal accents, or “speedlines,” and restrained detailing

Secondary

- Curved building corners
- Curved horizontal railings, overhangs, and coping with horizontal projections above doorways and at the cornice line
- Steel sash windows
- Corner windows
- Glass block
- Round “porthole” windows and nautical theme

Evaluation Criteria

Streamline Moderne architecture is relatively rare in San Diego compared to other styles of the period. In San Diego, commercial and multi-family examples can be found in most neighborhood cores that were developed prior to 1940, including Hillcrest, Mission Hills, Bankers Hill, Point Loma, Downtown, Normal Heights, South Park, North Park, and Kensington, as well the El Cajon Boulevard, Park Boulevard, and University Avenue corridors. Single-family residential examples are more scattered, but they can be found in residential neighborhoods throughout San Diego, such as North Park, Hillcrest, and Point Loma, sprinkled among Craftsman and Spanish Revival homes from the same period.

As the Streamline Moderne style pre-dates mass tract development and was not as widely accepted as the Revival styles, resources are not likely to be grouped in significant concentrations and designations are likely to occur on an individual

basis. However, district designation of Streamline Moderne resources may occur in early subdivisions with varied representations of architecture including Craftsman and Revival styles.

In order to be eligible for designation, a Streamline Moderne Resource should exhibit all of the primary character defining features, but need not exhibit all of the secondary character defining features if they were not present on the resource historically. Due to the emphasis on smooth stucco walls, inappropriate restuccoing with coarse texture stucco may render the property ineligible for designation, unless the resource is otherwise an excellent, unique or rare expression of the style. (City of San Diego 2007)

While the 451-453 East Valley Parkway building possesses a flat roof and pilasters that extend beyond the roofline, which are characteristics of Art Deco-style buildings, it does not possess a smooth wall surface, zigzags, chevrons, or other stylized geometric motifs common in the style. Further, of the identifying/character-defining features for the Art Moderne/Streamline Moderne style listed by the City of San Diego (2007) and McAlester (2015), the building only possesses a flat roof and horizontal massing. Since it does not possess horizontal grooves or lines in walls, an asymmetrical façade, horizontal balustrade elements, a curved wall, windows that continue around corners, glass blocks, or small round windows, the building is also not a good example of the transition between Art Deco and Art Moderne/Streamline Moderne.

Due to the 451-453 East Valley Parkway building lacking most of the identifying/character-defining features of both Modernistic styles, as provided by McAlester (2015) and the Modernism Context Statement (City of San Diego 2007), the 451-453 East Valley Parkway building is not considered a representative example of the Art Deco or Art Moderne/Streamline Moderne styles.

None of the other buildings within the project possess any elements of the Art Deco or Art Moderne/Streamline Moderne styles. In addition, although the “Historical Context” provided in the Escondido Downtown Specific Plan (City of Escondido 2013) does not include specific property types or criteria for evaluating structures located within the Historic Downtown District, it does state:

[S]tructures proposed for adaptive re-use shall retain the appearance of their original use, particularly if the structure is deemed historically significant ... by virtue of being surrounded by contemporary buildings, historic buildings have already lost their original historic context. Consequently, it is extremely important that such buildings retain the integrity of their original design. (City of Escondido 2013)

This is important to note, as the original façade of the 451-453 East Valley Parkway building has been highly modified through the infilling of the eastern portion of the garage door opening with wall space, replacing the original storefront windows and glass door, installing a pedestrian door, replacing the original garage door, removing a portion of stucco on the front and replacing it with vertical wood boards; and restuccoing of the building with textured stucco. As such, the 451-453 East Valley Parkway building was evaluated as not individually significant under any evaluation criteria due to an overall lack of original integrity (see Appendix A for site record form).

With the exception of the 555 East Valley Parkway building, which was determined to have been originally designed in the International style in 1959 with subsequent International, Brutalist, and Post-Modern additions, and the 624 East Grand Avenue building, which was not identifiable as any specific architectural style due to the substantial modifications that were primarily conducted in the 1970s (see Appendix A for site record form), the remainder of the historic structures located within the project were constructed in the 1950s and 1960s in the International and Contemporary styles. Although Post-Modern architecture, like that seen in 555 East Valley Parkway building, is decidedly not historic, and therefore not included in the Modernism Context Statement, the International, Contemporary, and Brutalist styles are, as is discussed below.

Information regarding the International style (ca. 1935-1955), as provided in the Modernism Context Statement (City of San Diego 2007), is provided below:

The International style was a major world-wide architectural trend of the 1920s and 30s and reflects the formative decades of Modernism prior to World War II. Although the International style originated in Western Europe, it transcended any national or regional identity because International style architecture made no reference to local vernaculars or traditional building forms. The style quickly migrated to the United States as architects from Europe fled prior to WWII. In Los Angeles, immigrant architects Rudolph Schindler and Richard Neutra were instrumental in popularizing the International style. The emergence of International style architecture in San Diego came later with most examples built after 1935.

The International style is characterized by a radical simplification of form and a complete rejection of ornament. Common features of International style architecture include square and rectangular building footprints, simple cubic or extruded rectangular forms, horizontal bands of windows, and strong right angles. Predominant building materials include concrete, smooth stucco, brick, and glass
...

Evaluation Criteria

In San Diego, examples of true International style architecture are rare with no great concentrations occurring in any one area. International style buildings in San Diego generally have commercial or institutional uses, such as schools. Residential examples in San Diego are uncommon, but there are some examples of International-inspired tract homes. They were advertised by Dennstedt builders as “Modern” in the late 1930s, and are located in the Rolando Village area.

Examples of this style in San Diego are limited; therefore retention of good examples is important. Eligible resources should retain the majority of their character defining features, although some impact or loss to character defining features may be acceptable when comparative analysis demonstrates that the resource is a rare example of the type.

Location and setting are particularly relevant for International style resources which are institutional and related to a “campus” environment, and the preservation of the surrounding site may be important to the overall significance of the resource.

Typically International style buildings will be significant individually due to their limited number and the rarity of resources gathered in a sufficient concentration to warrant district designation. However, tracts exhibiting an International theme, such as the one in the Rolando Village area, may be eligible for district designation. (City of San Diego 2007)

Information regarding the Contemporary style (ca. 1955-1965), as provided in the Modernism Context Statement (City of San Diego 2007), is provided below:

Contemporary tract homes represented a growing sophistication of the residential home buyer and an increasing public demand for housing that reflected the latest styles. They employed the latest styles and materials including such modern features as interior courtyards, aluminum framed windows, sliding-glass doors, and attached carports or garages; and offered upgrades to their basic model plans, allowing the homebuyer to customize their properties ...

In addition to its use as a style for tract housing, the Contemporary style was ubiquitous in San Diego during the 1950s and 1960s as a style for commercial buildings and streetscapes. These buildings display many of the same design features as Contemporary style homes, such as angular massing, varied materials use, and unusual roof forms, especially on free-standing commercial buildings.

Signage for street front commercial buildings in the Contemporary style was generally large, with bold free-standing letters attached to building façades that were frequently lighted in order to attract passing motorists. For Contemporary buildings with private parking lots such as grocery stores, signage was frequently taller and rose above the building itself, serving as a beacon in large parking areas ...

Evaluation Criteria

... The Contemporary style was widely used on major streets and boulevards such as El Cajon Boulevard in North Park, Girard Avenue in La Jolla, Washington Street in Mission Hills, and Rosecrans Boulevard in Point Loma. Buildings in these areas exemplify the style with long horizontal massing, extensive use of glass windows to open the interior space as to the street, updated Moderne elements such as “eyebrow” overhangs, and minimal architectural details on the façade. The Pepsi Bottling Group building in Kearny Mesa is one example of a freestanding Contemporary commercial building that is extant in San Diego. Other examples exist throughout the region, especially in North Park, Point Loma, and the eastern portions of the city. Signage for Contemporary commercial buildings that is original to the structure should be considered as part of the resource. (City of San Diego 2007)

Information regarding the Brutalist style (ca. 1935-1955), as provided in the Modernism Context Statement (City of San Diego 2007), is provided below:

The name “Brutalism” originated from the French *béton brut* which means “raw concrete.” The term refers to the honest expression of materials, not a social attitude toward people. The style was largely inspired by Swiss architect Le Corbusier.

Brutalist buildings are generally strikingly blockish, geometric, and composed of repetitive shapes. The predominant building material is concrete, frequently revealing the intentional textures of the wood formwork. The concrete is intended to be fully expressed as both the primary structural material and finish. Critics of the style argued that it disregarded the social environment, making such structures inhuman, stark, and out of place ...

Evaluation Criteria

With the exception of the University of California San Diego (UCSD) campus, examples of Brutalism are rather rare in San Diego. In most cases these massive

buildings are associated with the work of a recognized master architect, and would be considered for designation individually. Given the importance of the building form and materials to the expression of Brutalism, modifications which significantly alter or obscure these character defining features may render the building ineligible for designation.

Landscape styles vary dramatically for this sub-style. Location and setting are particularly relevant for Brutalist resources which are institutional and related to a “campus” environment, and the preservation of the surrounding site may be important to the overall significance of the resource. (City of San Diego 2007)

The 640-660 East Grand Avenue building was designed as a combination of the International and Contemporary styles. Definitions provided by the Modernism Context Statement (City of San Diego 2007) and McAlester (2015) were used in the identification and evaluation of the building in the 2020 BFSA study (Stropes and Smith 2020). According to Stropes and Smith (2020), the original 1961 building was altered by the construction of the 1969 addition, which introduced more Contemporary-style elements and non-original materials to the building. As such, the 1969 addition was determined to not have achieved significance in its own right (see Appendix A for site record form).

The 121-141 North Fig Street building was designed as an International-style medical office in 1965. Definitions provided by the Modernism Context Statement (City of San Diego 2007) and McAlester (2015) were used in the identification and evaluation of the building in the 2020 BFSA study (Stropes and Smith 2020). According to Stropes and Smith (2020), the building was evaluated as significant under California Register of Historical Resources Criterion 3 and City of Escondido Register Criteria 2 and 5 (see Appendix A for site record form). The 121-141 North Fig Street building does not qualify under any other significance criteria, as it is not associated with any significant persons or events and is not located among a concentration of other International-style resources of good integrity. The Modernism Context Statement states that “typically International style buildings will be significant individually due to their limited number and the rarity of resources gathered in a sufficient concentration to warrant district designation” (City of San Diego 2007). However, this claim is not entirely correct, as the California Historical Resources Inventory Database lists 15 designated examples within the San Diego city limits, which also doesn’t take into account the unknown quantity of International-style buildings that have not been designated. In contrast, International-style buildings do not occur in a “limited number,” as the style was common in both San Diego and Escondido in the 1950s and 1960s. However, the claim that International-style tracts or districts are rare is correct since residential examples of the style are indeed uncommon, and no known examples of International-style tracts or districts exist within San Diego or Escondido.

Although the 640-660 East Grand Avenue and 121-141 North Fig Street buildings possess International-style elements, as private medical offices they are not institutional in nature and they are not part of a “campus” environment. The form and massing of the structures do not “support a campus civic structure, giving architectural definition to the campuses’ streets, quadrangles, and other open spaces,” since the property does not possess streets, quadrangles, or other open spaces other than parking lots (UTSA Campus Master Plan 2014). In addition, the building façades do not articulate “into constituent parts to mediate between the pedestrian scale and the scale of the building” to “provide visual continuity with neighboring buildings, and engage the landscape design of open spaces” (UTSA Campus Master Plan 2014). This is primarily due to the fact that the buildings were constructed on separate private properties that were not intended to be joined together and do not possess any pathways, roads, or landscape design elements that would join them together (UTSA Campus Master Plan 2014). Further, although located in close proximity to one another, the two buildings do not meet the criteria for the creation of an International-style district since the 640-660 East Grand Avenue building is not a good example of the International style.

The 555 East Valley Parkway building was determined to have been originally designed in the International style in 1959 with subsequent International, Brutalist, and Post-Modern additions. As provided in the BFSa study (Stropes and Smith 2020), the original International-style hospital building constructed in 1950 has since been demolished and built over. Although some of the subsequent additions are historic in age, they have been negatively impacted by the later, modern additions that have obscured or removed character-defining features and dwarfed the historic portions of the building altogether, due to the massive scale of the new additions. This resulted in a loss of integrity of design, setting, materials, workmanship, and feeling. As such, the additions were determined to not have achieved significance in their own right (see Appendix A for site record form). The 555 East Valley Parkway property is part of a “campus” environment and is referred to in the Escondido Downtown Specific Plan as the “Palomar Health Downtown Campus” (City of Escondido 2013). However, although located within the Historic Downtown District, a majority of the building is not historic, nor is the associated landscape design.

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APPENDIX A

Site Record Forms

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 #: 555 East Valley Parkway

P1. Other Identifier: Palomar Health Downtown Campus

***P2. Location:** Not for Publication Unrestricted

***a. County:** San Diego

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

***b. USGS 7.5' Quad:** *Valley Center and Escondido* **Date:** 1975 **T 12 S R 2 W** (Rincon del Diablo Land Grant); **M.D. B.M.** San Bernardino

c. **Address:** 555 East Valley Parkway **City:** Escondido **Zip:** 92025

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

e. **Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 555 East Valley Parkway building is located within Assessor's Parcel Number 229-450-06 and includes "Block 339 of Palomar Memorial Hospital Subdivision, in the City of Escondido, County of San Diego, State of California, according to Map No. 2574, filed in the office of the County Recorder of San Diego County, July 1, 1949, as further described in Parcel No. 1 of document recorded November 1, 1984, Instrument No. 84-412900." The building is located east of the intersection of East Grand Avenue and Valley Boulevard.

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

The existing Palomar Health Downtown Campus building at 555 East Valley Parkway was constructed between 1957 and 2002. Although the original Palomar Memorial Hospital building was completed at this location in 1950, all original portions of the building were demolished between 1968 and 1990 during the various expansions made to the campus. The building currently consists of a mixture of varying architectural styles including International, Brutalist, and modern 1980s architecture. The main entrance is located on the north façade of the western portion of the building, which was completed in 1989 as the north façade of the "New Tower/Garage." The addition was designed by Benito/Stichler Architects in the Post Modern style and exhibits an International/Brutalist-inspired upper floor with exposed concrete and bands of horizontal windows cantilevered above a recessed, "wavy" façade of tile, glass, and exposed, scored concrete. The recessed entryway allows for vehicles to pass under the cantilevered portion of the building on a semi-circular driveway. A sidewalk is present along the north façade, south of the driveway, that leads into the building from the west.

The current landscaping surrounding the building was added in the 1980s as part of the "New Tower/Garage" and the parking garage and helistop additions. To the west of the 1989 "New Tower/Garage" addition is the north façade of the 1985 parking garage. Like the upper floor of the "New Tower/Garage" addition, the parking garage was designed by Benito/Stichler Architects in an International/Brutalist-inspired, Post Modern style with exposed, scored concrete. A vehicle entrance and exit are located at the ground floor of the north façade with two covered levels of parking above. The garage does not feature windows but has horizontal "bands" of open space between the floors on the north, west, and south façades; however, the middle of the west façade consists of an exposed, scored, concrete wall.

Southeast of the parking garage is a helistop that was also constructed in 1985. The helistop was constructed of exposed, scored concrete in a Post Modern/Brutalist style. The west façade of the helistop features three separate metal pedestrian doors, a metal vent, and a metal roll-up-style garage door on the ground floor with three vents on the upper floor. The doors are recessed into an alcove beneath a cantilevered portion of the upper floor. The southwest corner of the helistop curves as it wraps around to the south façade, which only consists of exposed, scored concrete with metal vents on the upper level. From the roof of the helistop, the upper south and west façades of the 1989 "New Tower/Garage" addition are visible. The south and west façades of the west-projecting portion of the addition, which features parking below, exhibits exposed, scored concrete and a horizontal band of large, nearly floor-to-ceiling windows. The west façade south of the west-projecting portion, however, is stepped and features scored, exposed concrete, tile, and horizontal bands of windows. An entrance, which was utilized as the emergency entrance for ambulances and airlifted patients, is located on the upper floor of the 1985 parking garage. Like the main entrance on the north façade of the 1989 "New Tower/Garage" addition, the emergency entrance is recessed beneath the upper floors of the stepped tower, includes a curved, tiled façade in the ell of the addition, and a horizontal band of floor-to-ceiling windows and glass doors on the west façade.

To the south of the 1989 "New Tower/Garage" addition is the 1990 south wing addition. The 1990 south wing addition also features exposed, scored concrete, horizontal bands of windows, and tile accents. The addition is on an elevated portion of the hillside and features an exposed concrete retaining wall at the southwest corner that wraps around to the south façade. Expansion plates are visible on the west façade of the 1990 south wing addition where it connects to the 1989 "New Tower/Garage" addition. A mechanical addition was built onto the west façade of the south wing addition between 1996 and 2002, which is visible from the helistop. Entry into the 1990 south wing addition is via a concrete stairway on the south façade that leads up from the parking lot through an opening in the concrete retaining wall and then into a recessed entryway on the ground floor. The east façade of the 1990 south wing addition consists of unadorned, exposed, scored concrete at the southeast corner and the same tile-accented, horizontal band of windows seen on the 1989 "New Tower/Garage" addition. Like the south façade, the north façade of the 1990 south wing addition also features a horizontal band of windows, a recessed entry area on the ground floor, and an exposed concrete retaining wall.

North of the 1990 south wing addition is a small courtyard framed by the north façade of the south wing addition, the east façade of the 1989 "New Tower/Garage" addition, and the south façade of the 1987 utility tunnel addition in the ell of the 1959 Adams Medical Wing addition. The one-story-high 1987 utility tunnel addition has a flat roof, a band of large windows that span the entire lower portion of the south façade, and a band of exposed, scored concrete across the entire upper portion of the south façade.

*Recorded by: J.R.K. Stropes and Brian F. Smith

*Date: 5/19/20

Continuation Update

The International-style 1959 Adams Medical Wing addition features an extremely low-pitched, cross-gabled roof with a wide, enclosed eave overhang, horizontal bands of metal-framed casement windows, and stucco exterior cladding. The south façade features no windows and only one set of double doors accessed via a staircase located east of the courtyard. The east façade features horizontal bands of metal-framed casement windows on the two upper floors and loading doors on the ground level.

Constructed onto the north façade of the 1959 Adams Medical Wing addition is the concrete and stucco, 1968 to 1972 utilities and storage addition, which covers the windows on the lower floor. The 1968 to 1972 utilities and storage addition possesses no windows on the east façade and its north façade is covered by the 1984 cogeneration plant, which also features no windows. The east, north, and west façades of the 1984 cogeneration plant only exhibit exposed, scored concrete. The north façade also features large metal vents. West of the 1984 cogeneration plant, an uncovered portion of the north façade of the 1968 to 1972 utilities and storage addition is visible, which only features large metal vents and metal loading doors on the ground floor.

To the west of the 1968 to 1972 utilities and storage addition and 1984 cogeneration plant is the 1972 McLeod Tower addition. The east, north, and west façades of the 1972 McLeod Tower addition are all similar in appearance and feature vertical bands of windows that alternate with vertical bands of solid wall space separated vertically by horizontal scoring. The International/Brutalist-inspired building features a flat roof with a wide, unadorned, concrete cornice. The ground floor features floor-to-ceiling, metal-framed windows recessed beneath the upper floors on the west façade and at the northeast corner. Rectangular concrete support pillars support the frame of the McLeod Tower addition in the recessed areas. Access to the tower is provided from the northern parking lot via two sets of concrete steps that lead up to the ground floor. A majority of the south façade of the tower addition has been obscured by the 1989 “New Tower/Garage” addition. Currently, the south façade is best viewed from a small courtyard on the fourth floor of the “New Tower/Garage” addition. The west façade of the McLeod Tower elevator is also visible from this small courtyard. Currently, the only remaining historic portion of the building is the Adams Medical Wing addition, located at the northeast corner of the building.



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

HP41: Hospital

***P4. Resources Present:**

Building Structure Object Site District
 Element of District Other (Isolates, etc.)

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

Southwest façade of the 555 East Valley Parkway building, 2019

***P6. Date Constructed/Age and Sources:**

1959 to 2002/Notice of Completion, original plans, and aerial photographs

Historic Prehistoric Both

***P7. Owner and Address:**

Integral Partners Funding, LLC
2235 Encinitas Boulevard, Suite 216
Encinitas, California 92024

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

J.R.K. Stropes and Brian F. Smith
Brian F. Smith and Associates, Inc.
14010 Poway Road, Suite A
Poway, California 92064

***P9. Date Recorded:** 5/19/20

***P10. Survey Type:** (Describe) Historic Structure Assessment

***P11. Report Citation:** (Cite survey report and other sources, or enter “none”) “Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California”

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code: 6Z

*Resource Name or #: 555 East Valley Parkway

- B1. Historic Name: Palomar Hospital
B2. Common Name: Palomar Health Downtown Campus
B3. Original Use: Hospital
B4. Present Use: Medical services/partially vacant

*B5. **Architectural Style:** International, Brutalist, and Post Modern

*B6. **Construction History:** (Construction date, alterations, and date of alterations) Built in **1950**; patient ward wing addition constructed onto the north façade in **1953**; incinerator building constructed north of the laundry and boiler room wing in **1954**; laboratory addition constructed east of the original basement in **1956**; Adams Medical Wing addition constructed onto the north façade of the 1953 patient ward wing addition in **1959**; two surgery rooms and x-ray department addition constructed onto the south façade at the former entrance in **1961**; expansion of the emergency treatment facility and addition of a post-anesthesia recovery room, a new maintenance shop, an autopsy room, a doctor's dressing room, and a surgery sterile supply room between the original maternity wing and the 1953 patient ward wing addition in **1964**; addition to the laboratory wing constructed at the southwest corner of the building in **1967**; utility storage area constructed onto the north façade of the 1959 Adams Medical Wing addition **between 1968 and 1972**; McLeod Tower Addition constructed onto the north façade of the 1953 patient ward wing in **1972**; "additions and alterations" made to the south façade of the pathology laboratory in **1976**; computed tomography (CT) facility constructed at an unknown location in **1977**; cogeneration plant constructed onto the north façade of the 1968 to 1972 utility addition **circa 1984**; six-level parking structure with helistop constructed southwest of the building in **1985**; utility tunnel addition constructed into the ell of the 1959 Adams Medical Wing addition **circa 1987**; all remaining original portions of the building demolished and a "New Tower/Garage" addition constructed in their place in **1989**; 30,000-square-foot south wing addition completed in **1990**; mechanical addition completed on the west façade of the 1990 south wing addition **between 1996 and 2002**.

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

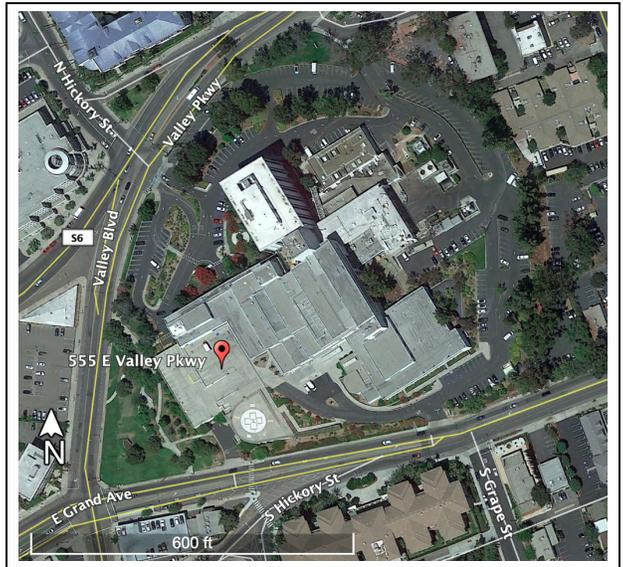
*B8. **Related Features:** None

B9a. Architect: **Louis C. Dixon and Lee B. Kline** (original building); **Frank J. Hope and Fred Bortzmeyer** (1956 addition); **Frank L. Hope & Associates** (1959 Adams Medical Wing addition, 1967 addition, and 1972 McLeod Tower Addition); **Benito/Stichler Architects and Anderson DeBartolo Pan, Inc.** (circa 1984 cogeneration plant addition, 1985 parking structure and helistop, circa 1987 utility tunnel, and 1989 "New Tower/Garage" addition) b. Builder: **Vistendahl, Inc.** (original building); **Smith Construction Company** (1954 addition); **O.O. & R.E. Maurer** (1956 addition); **Teyssier & Teyssier, Inc.** (1959 Adams Medical Wing Addition); **Shelstead Brothers** (1961 addition); **Alvin Clancey** (1964 addition); **W.J. Haas Construction Company** (1967 addition); **J.B. Allen & Co. and G.L. Cory, Inc.** (1972 McLeod Tower addition); **Escon Development, Inc.** (1976 addition); **Mueller-Glauner Construction Company** (1977 CT scanner facility); **M.H. Golden Company** (1985 parking structure and helistop)

*B10. **Significance Theme:** N/A **Area:** Escondido
Period of Significance: N/A **Property Type:** Commercial **Applicable Criteria:**

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

The 555 East Valley Parkway building was evaluated as ineligible for listing under any California Register of Historical Resources or City of Escondido eligibility criteria due to the overall loss of much of the historic fabric of the building that primarily occurred in the 1980s. Because the original 1950 hospital building has been demolished and the only remaining historic portion of the building, the 1959 Adams Medical Wing addition, has been modified so substantially through the construction of subsequent additions of various styles on all sides, the 555 East Valley Parkway building no longer retains the distinctive characteristics of a type, period, or method of construction. In addition, although the 1959 Adams Medical Wing addition was designed by Frank L. Hope & Associates, an architectural firm that has been designated by the City of San Diego as "master architects," the remaining portions of the addition are no longer representative of the original design, nor is it considered one of the firm's notable works. Although the 555 East Valley Parkway building is associated with Escondido's transition from private- to public-funded hospitals/medical care, the original portions of the building that were associated with this transition are no longer extant and the building's association with this time in history has been lost.



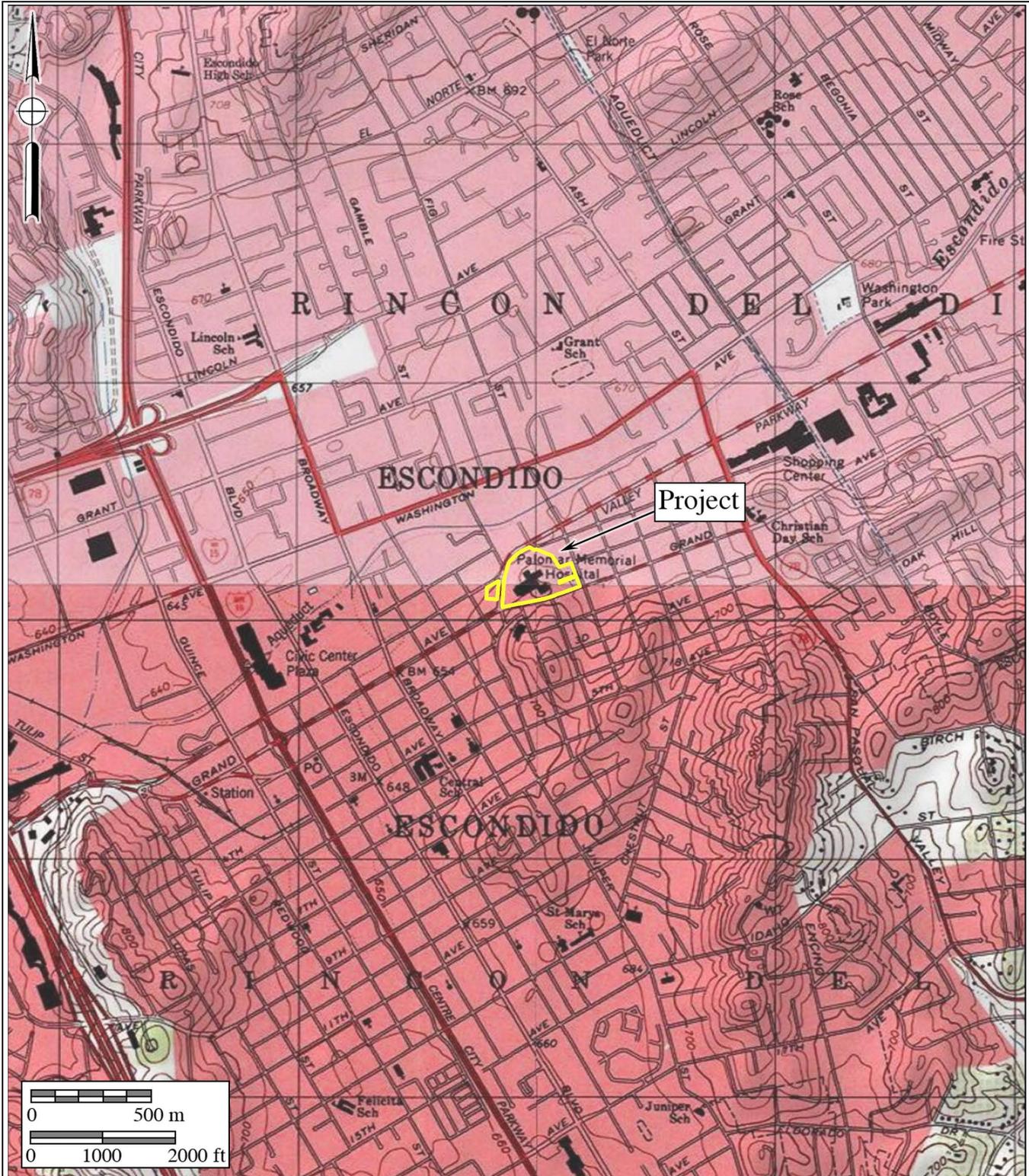
B11. **Additional Resource Attributes** (List attributes and codes): None

*B12. **References:** Stropes, J.R.K. and Brian F. Smith, 2020. Historic Structure Assessment for the Downtown Campus and Medical Offices, Escondido, California. Brian F. Smith and Associates, Inc. Unpublished report on file at the City of Escondido, Escondido, California.

B13. **Remarks:** None

*B14. **Evaluator:** J.R.K. Stropes and Brian F. Smith

***Date of Evaluation:** 5/19/20



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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 451-453 East Valley Parkway

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad: *Valley Center and Escondido* Date: 1975 T 12 S R 2 W (Rincon del Diablo Land Grant); M.D. B.M. San Bernardino

c. Address: 451-453 East Valley Parkway

City: Escondido

Zip: 92025

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 451-453 East Valley Parkway building is located within Assessor's Parcel Number 229-442-01 and includes "Lots 18, 19 and 20 in Block 64 of Escondido, 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." The building is located southwest of the intersection of Valley Boulevard and East Valley Parkway in the city of Escondido.

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

The 451-453 East Valley Parkway building was constructed in 1934. The building was included in the City of Escondido Historic Resources Inventory (HRI) in 1983, and in 1990, was updated with a status of "significant" (AEGIS 1990). However, despite having been listed as significant in the HRI, the building was not formally evaluated for historic significance. The building was designed and contracted by Arthur J. Simpson, who owned and operated a wrecking yard across the street. The building is described in the HRI form (AEGIS 1990) as having "a modified triangular floor plan" and "five evenly spaced pilasters topped with a plinth and ball decoration, rising above the roofline." The 1990 HRI form further states that "two of the windows are original with wood vanes and frame, the third is modern with metal vane and frame ... a portion of stucco in the front has been removed and replaced by vertical wood boards" (AEGIS 1990). According to the Assessor's building record, the 451-453 East Valley Parkway building was constructed of eight-inch concrete block on a concrete, reinforced foundation with a concrete floor. A 1946 photograph and the building record indicate that the original service entrance door was modified in 1970, when 453 East Valley Parkway was converted into an art sales store. This modification included infilling the eastern portion of the garage door opening with wall space, installing a pedestrian door, and replacing the original garage door. At an unknown date, wood paneling was added to the recessed entrance to 451 East Valley Parkway. The 1946 photograph indicates that the original entrance included a glass door and storefront windows. The building record indicates that the windows were originally wood-framed and that the original exterior cladding on the south and east façades was "unfinished," but at an unknown date, stucco was added to both façades. The trim along the east façade was also modified at an unknown date and appears to have been haphazardly applied. The south and east façades do not feature any windows or doors.



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

HP6: 1-3 Story Commercial Building

*P4. Resources Present:

Building Structure Object Site District
 Element of District Other (Isolates, etc.)

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

East façade of the 451-453 East Valley Parkway building, 2019

*P6. Date Constructed/Age and Sources:

1934/Lot Block Book Page

Historic Prehistoric Both

*P7. Owner and Address:

Integral Partners Funding, LLC

2235 Encinitas Boulevard, Suite 216

Encinitas, California 92024

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

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

Brian F. Smith and Associates, Inc.

14010 Poway Road, Suite A

Poway, California 92064

*P9. Date Recorded: 1/14/20

*P10. Survey Type: (Describe) Historic Structure Assessment

*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California"

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: 6Z

*Resource Name or #: 451-453 East Valley Parkway

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Auto sales and garage

B4. Present Use: Vacant

*B5. Architectural Style: Commercial Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1934; eastern portion of the original service entrance door infilled with wall space, pedestrian door installed, and original garage door replaced in 1970; trim along the east façade modified, wood paneling added to the recessed entrance to 451 East Valley Parkway (resulting in the replacement of the original glass door and storefront windows), and non-original coating added to the roof at unknown dates.

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

*B8. Related Features: None

B9a. Architect: Arthur J. Simpson

b. Builder: Arthur J. Simpson

*B10. Significance Theme: N/A

Area: Escondido

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: None

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

The San Diego County Assessor's Lot Block Book Page indicates that the 451-453 East Valley Parkway building was constructed in 1934 while the property was owned by Arthur J. Simpson. Simpson was the son of Mr. and Mrs. J.A. Simpson of Escondido. He served in World War I and returned to Escondido in 1919 after nearly a year in France and Germany (*Times-Advocate* 1919c). In 1924 (*Times-Advocate* 1936), Simpson began working in the automobile industry and in the early 1930s, partnered with Jack Narramore to create Escondido Willys Co. In 1935, Simpson and Narramore advertised the building that had been constructed at 453 East Ohio Avenue (now East Valley Parkway) for the car dealership (*Times-Advocate* 1935a), which was described as such:

The building occupies three lots, which are shaped like a triangle which comes to a point at the intersection of the two streets named [Valley Boulevard and Ohio Avenue]. The floor space totals 4,000 square feet, making a large and useful building. Construction is of permanent re-inforced type, with corrugated iron roof and artistic effect in open-work side walls. Mr. Simpson designed the building, as well as superintended the construction. (*Times-Advocate* 1935b)

When complete, the building was to be primarily used for the sale of Willys 77s, an American car first sold in 1933 by Willys-Overland (Taylor 2016). The Escondido Willys Co. was to "carry a complete line of Willys parts and provide complete Willys service of all kinds" (*Times-Advocate* 1935b). Simpson and Narramore's Willys 77 business was also "entirely independent of Mr. Simpson's wrecking yard and auto service on the opposite side of Ohio avenue" (*Times-Advocate* 1935b). Possibly due to the Great Depression, Willys 77s did not sell very well and the garage eventually closed in 1941. Afterward, the building was occupied by various commercial business until it became vacant around 2008.

The 451-453 East Valley Parkway building was previously included in the Escondido Historic Architectural Survey (completed in 1990 [AEGIS 1990] and updated in 2001), is listed in the HRI, and is located within the Downtown Historic District; however, it is not a listed historic property on the state or local registers and, due to its overall loss of integrity, it is not considered individually significant under any state or local criteria, nor is it considered eligible for listing as a contributing structure to the Downtown Historic District. In addition, because the Downtown Specific Plan does not include themes, property types, or criteria for eligibility, it is unclear under what criteria the 451-453 East Valley Parkway building was determined locally "significant" during the 1990 survey (AEGIS 1990). Therefore, the building is not considered a "historic resource" as defined by Section 33-790 of the Escondido Municipal Code. In addition, a significance evaluation conducted as part of the "Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California" (Stropes and Smith 2020) determined that the 451-453 East Valley Parkway building is not significant under any California Register of Historical Resources or City of Escondido eligibility criteria.

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

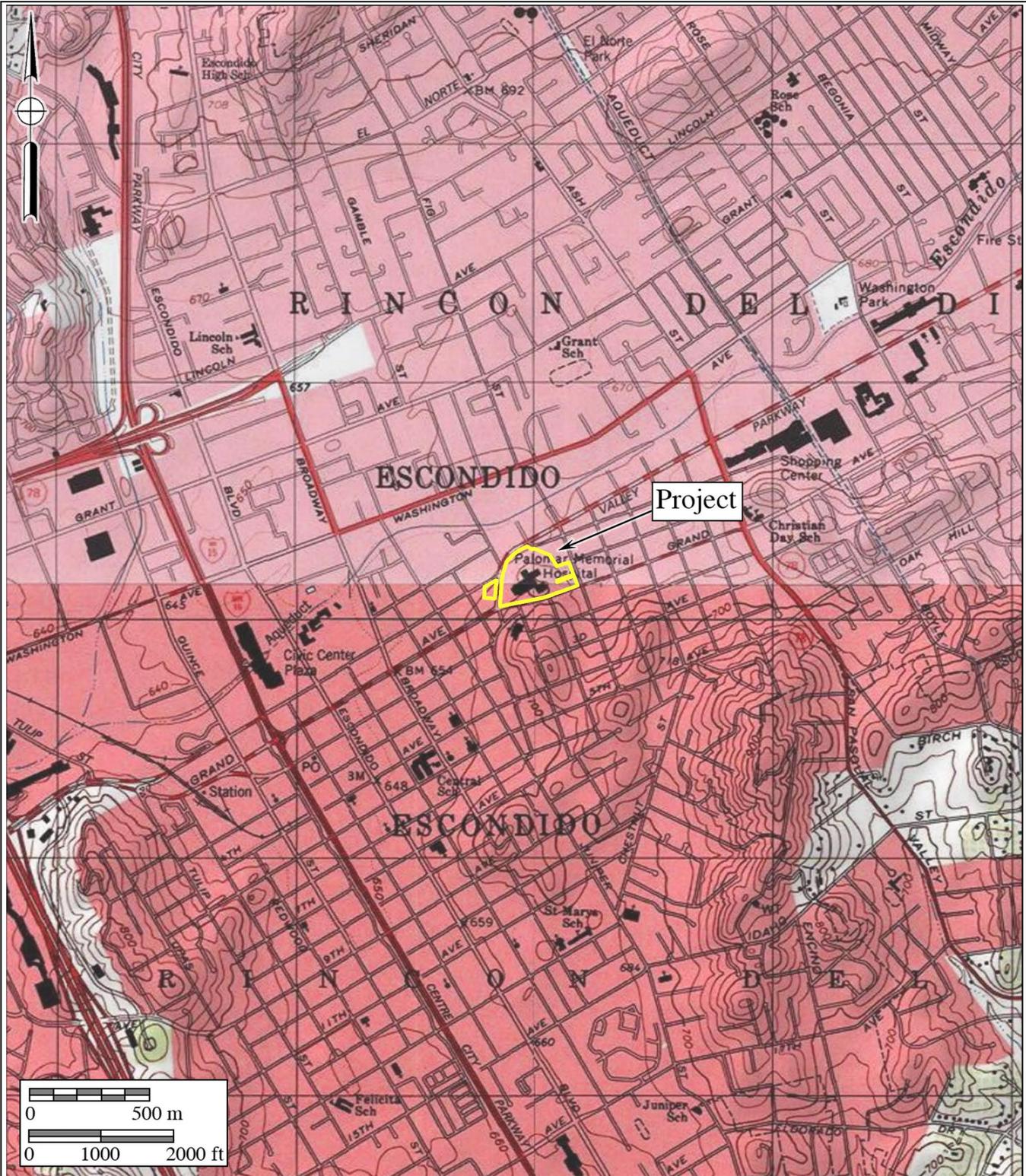
*B12. References: Stropes, J.R.K. and Brian F. Smith, 2020. Historic Structure Assessment for the Downtown Campus and Medical Offices, Escondido, California. Brian F. Smith and Associates, Inc. Report in progress.

B13. Remarks: None

*B14. Evaluator: J.R.K. Stropes and Brian F. Smith

*Date of Evaluation: 1/14/20





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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 624 East Grand Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad: *Valley Center and Escondido* Date: 1975 T 12 S R 2 W (Rincon del Diablo Land Grant); M.D. B.M. San Bernardino

c. Address: 624 East Grand Avenue

City: Escondido

Zip: 92025

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 624 East Grand Avenue building is located within Assessor's Parcel Number 230-163-04 and includes "Lot 6 in Block 34 of Palomar Memorial Hospital Subdivision, in the City of Escondido, County of San Diego, State of California, according to map thereof No. 2574, filed in the office of the County Recorder of San Diego County, July 1, 1949." The building is located northwest of the intersection of East Grand Avenue and Fig Street.

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

The 624 East Grand Avenue building was constructed in 1953 as a church. Circa 1954, an addition was constructed onto the building and in April of that year, a new roof was installed, replacing the original flat roof. While it is unclear what type of roof replaced the original flat roof, the current roof is flat again and likely not original, indicating that sometime after 1954, the roof shape was changed again. The building record indicates that in 1959, the building was a medical office that had originally been designed as a church. It states that the building was constructed using a concrete, reinforced frame with wood walls on the east façade and concrete block walls on the north, west, east, and south façades. The trusses and floors were recorded as wood and the foundation as reinforced concrete. The building record also indicates that the east façade was clad in stucco, the south façade was clad in a wood shingle veneer, and the south, west, and north façades were painted. Windows were recorded as metal-framed and the roof was flat with a composition, built-up covering.

Currently, the entire 624 East Grand Avenue building is clad in stucco. A Mansard-roof-style visor clad in wood shingles is present just below the roofline on the south façade. The south façade also features non-original, wood-framed, fixed-pane windows that were added as part of the extension of the eastern portion of the south façade in 1971. The west façade features only one window comprised of architectural glass blocks located toward the north end of the building. Additional architectural glass block windows are located on the north façade. The architectural glass block windows are likely not original as they are located on the north façade of the 1971 eastern addition and there is no mention of architectural glass on the 1959 building record. The east façade features no doors or windows. The south end of the east façade wall extends past the south façade, creating a shadow block effect. Due to the mixture of different materials and modifications, the building is not representative of any specific architectural style. According to the building record, the interior of the building was "gutted and remodeled" in 1991.

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

HP6: 1-3 Story Commercial Building

*P4. Resources Present:

Building Structure Object Site District
 Element of District Other (Isolates, etc.)

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

South façade of the 624 East Grand Avenue building, 2019

*P6. Date Constructed/Age and Sources:

1953/Commercial Building Record

Historic Prehistoric Both

*P7. Owner and Address:

Integral Partners Funding, LLC

2235 Encinitas Boulevard, Suite 216

Encinitas, California 92024

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

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

Brian F. Smith and Associates, Inc.

14010 Poway Road, Suite A

Poway, California 92064



*P9. Date Recorded: 5/19/20

*P10. Survey Type: (Describe) Historic Structure Assessment

*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California"

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: 624 East Grand Avenue

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Church

B4. Present Use: Vacant

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations) Built as a church in 1953; roof replaced with a different type in 1954; roof replaced again with a flat roof after 1954; wood shingle veneer on south façade removed and metal-framed windows replaced after 1959; converted into medical offices in 1960; east portion of the building extended, wood-framed, fixed-pane windows added to the south façade, and architectural glass block windows added to the north and west façades in 1971; interior of the building “gutted and remodeled” in 1991.

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

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Possibly Francis A. Jenewein

*B10. Significance Theme: N/A

Area: Escondido

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: None

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

The 624 East Grand Avenue building was constructed in March 1953 as the Faith Chapel Assembly of God Church (*Times-Advocate* 1953a, 1953b). The pastor for the church was Reverend Francis A. Jenewein, a former contractor from Fallbrook (*Times-Advocate* 1953b). Given his experience as a contractor, Jenewein may have built the church; however, no definitive builder information could be located. When constructed, the original address of the building was 642 East Grand Avenue. Circa 1954, an addition was constructed onto the building and in April of that year, a new roof was installed, replacing the original flat roof (*Times-Advocate* 1954). In 1959, the Faith Chapel Assembly of God Church relocated to 318 West Sixth Avenue in Escondido, vacating the 624 East Grand Avenue property (then 642 East Grand Avenue), which was then “purchased by Dr. Richard I. Benz and Dr. William R. Letsch, ex-ray technicians at Palomar Hospital” (*Times-Advocate* 1959b). The doctors purchased the building with plans to remodel it as a private radiology practice (*Times-Advocate* 1959b). According to the Assessor’s building record, the 624 East Grand Avenue (then 642 East Grand Avenue) building was modified into medical offices by contractor Louetto Construction, Inc. that same year, but the Notice of Completion was not filed until January 1960.

In 1962, Drs. Benz and Letsch worked as the directors of the radiology department at Palomar Memorial Hospital (McLeod 1962). In 1963, Dr. Benz was given the contract as radiologist at the hospital. That same year, Dr. Benz denied Dr. Letsch use of the radiology equipment at the hospital, which resulted in Dr. Letsch and a Dr. John Reynolds suing the North San Diego County Hospital District for permission to use the machines. The partnership between Drs. Benz and Letsch was thus terminated (*Times-Advocate* 1964e) and the Benzes transferred ownership of the 624 East Grand Avenue (then 642 East Grand Avenue) property to the Letsches. While Dr. Benz moved his offices at that time, Dr. Letsch remained until 1991. In 1969, the address of the building was changed to 624 East Grand Avenue. The building record indicates that in 1971, the eastern portion of the south façade of the building was extended 10 feet to the south and the east façade was extended five feet to the east. In 1991, the building underwent an entire remodel when Dr. Thomas J. Marciz moved into the building.

No architect or builder information has been located for this building and modifications made to the structure since its original construction in 1953, as well as its conversion into a medical building in 1960, negatively impacted the building’s original design, materials, workmanship, and feeling. The significance evaluation (see Stropes and Smith 2020) determined that the 624 East Grand Avenue building is not significant under any California Register of Historical Resources or City of Escondido eligibility criteria.

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

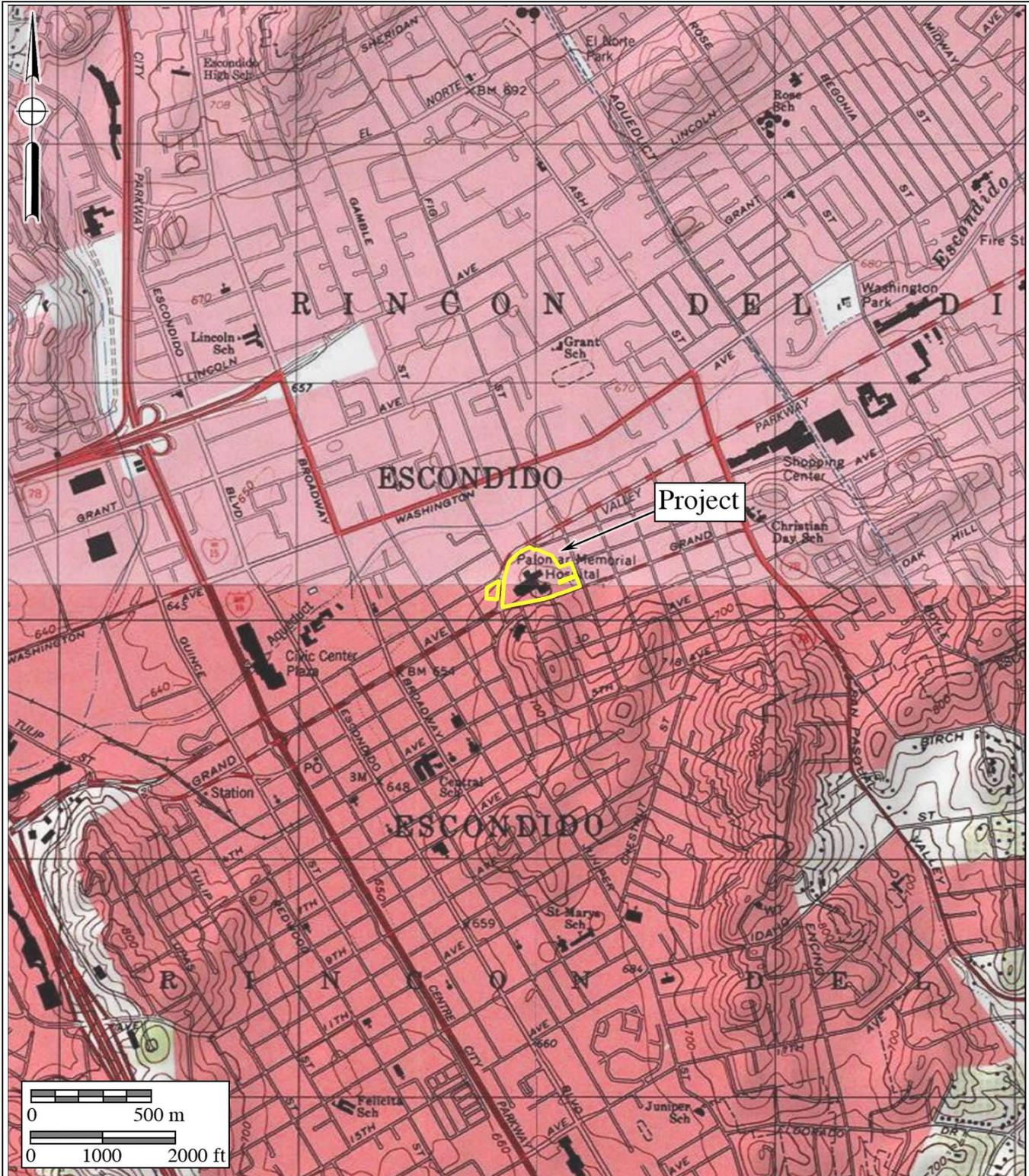
*B12. References: Stropes, J.R.K. and Brian F. Smith, 2020. Historic Structure Assessment for the Downtown Campus and Medical Offices, Escondido, California. Brian F. Smith and Associates, Inc. Unpublished report on file at the City of Escondido, Escondido, California.

B13. Remarks: None

*B14. Evaluator: J.R.K. Stropes and Brian F. Smith

*Date of Evaluation: 5/19/20





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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 640-660 East Grand Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad: *Valley Center and Escondido* Date: 1975 T 12 S R 2 W (Rincon del Diablo Land Grant); M.D. B.M. San Bernardino

c. Address: 624 East Grand Avenue

City: Escondido

Zip: 92025

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 640-660 East Grand Avenue buildings are located within Assessor's Parcel Number 230-163-03 and includes "Lots 7 and 8 and the easterly 20 feet of Lot 6 in Block 34 of Palomar Memorial Hospital Subdivision, in the City of Escondido, County of San Diego, State of California, according to map thereof No. 2574, filed in the office of the County Recorder of San Diego County, July 1, 1949." The building is located northwest of the intersection of East Grand Avenue and Fig Street.

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

The 640-660 East Grand Avenue buildings were originally constructed as medical offices beginning in 1960. The first building constructed on the property (660 East Grand Avenue) was designed by architect Fred Earl Norris and completed in 1960. The second building (644-646 East Grand Avenue) was also designed by Norris and completed in 1961. In 1969, architect Russell Forester designed an addition (640-642 East Grand Avenue) onto the west façade of the 644-646 East Grand Avenue building based upon Norris's original 1960 plans. The pedestrian ramp that extends across the 640-642 East Grand Avenue addition was completed in 1961 at the same time as the 644-646 East Grand Avenue building.

The International/Contemporary-style 660 and 644-646 East Grand Avenue buildings have flat roofs with wide eave overhangs. Both buildings are clad in eight-inch concrete block, stucco, and vertical redwood siding. The pedestrian ramp is comprised of concrete block and vertical siding. Fenestration on the buildings primarily includes large, fixed-pane windows on the south façades with some fixed and casement-style windows on the east façades arranged in horizontal bands. The north façade of the 644-646 East Grand Avenue building features no windows or door openings and the north façade of the 660 East Grand Avenue building features one aluminum-framed, horizontal-sliding window and a full-lite glass door.

Norris's plans for the 640-642 East Grand Avenue addition and Forester's execution differed slightly. Norris's plans called for the north façade of the addition to be more International in style with horizontal bands of windows on the first and second floors, but there are currently no windows on the north façade. The west façade was meant to include horizontal bands of windows and large picture windows, but currently it only displays two picture windows. No modifications appear to have occurred since the 1969 addition.

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

HP6: 1-3 Story Commercial Building

*P4. Resources Present:

Building Structure Object Site District
 Element of District Other (Isolates, etc.)

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

South façades of the 640-660 East Grand Avenue buildings, 2019

*P6. Date Constructed/Age and Sources:

1960/1961/1969/original plans and Commercial Building Record

Historic Prehistoric Both

*P7. Owner and Address:

Integral Partners Funding, LLC

2235 Encinitas Boulevard, Suite 216

Encinitas, California 92024

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

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

Brian F. Smith and Associates, Inc.

14010 Poway Road, Suite A

Poway, California 92064



*P9. Date Recorded: 5/19/20

*P10. Survey Type: (Describe) Historic Structure Assessment

*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California"

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code: 6Z

*Resource Name or #: 640-660 East Grand Avenue

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Medical offices

B4. Present Use: Vacant

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations) 660 East Grand Avenue building constructed in 1960; 644-646 East Grand Avenue building and pedestrian ramp to 660 East Grand Avenue constructed in 1961; 640-642 East Grand Avenue addition constructed onto the 644-646 East Grand Avenue building in 1969.

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

*B8. Related Features: None

B9a. Architect: Fred Norris (660 and 644-646 East Grand Avenue buildings); Russell Forester (640-642 East Grand Avenue addition)
b. Builder: Erwin Schroeder (640-642 East Grand Avenue addition)

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

Period of Significance: N/A Property Type: Commercial Applicable Criteria: None

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

The 640-660 East Grand Avenue buildings and addition were constructed in 1960, 1961, and 1969 as medical office buildings for Dr. Donald R. Thurston. In 1958, Dr. Thurston purchased the undeveloped 640-660 East Grand Avenue property, which was located immediately east of the Faith Chapel Assembly of God Church, from Francis and Virginia Mae Jenewein. In 1960, the 660 East Grand Avenue building, which was designed by architect Fred Earl Norris, was constructed and in 1961, the 644-646 East Grand Avenue building, which was also designed by Norris, was constructed. However, notices of completion were not filed for either building and the contractors are unknown. Norris, a La Jolla-based architect, was best known for designing residential structures in southern California beginning in the 1950s. City directories indicate that Norris lived in La Jolla working as an architect until at least 1979. The 644-660 East Grand Avenue portions of the buildings were designed in a combination of the International and Contemporary styles but were not evaluated as good examples of either style.

Dr. Thurston operated his practice out of the 660 East Grand Avenue building from 1960 to 1965, after which time he moved his practice into the newly completed 121-141 North Fig Street building to the north. After 1965, the 660 East Grand Avenue building was occupied by the Children's Medical Group, which was comprised of various doctors. Beginning in 1961, 644 East Grand Avenue was occupied by Dr. E. Charles Hoyer and 646 East Grand Avenue was occupied by Dr. Raymond Dann. In 1965, Dr. Hoyer moved but Dr. Dann remained until 1966. After 1965/1966, the 644-646 East Grand Avenue building was occupied by various doctors, but Dr. L. Thomas Longmire was the longest resident from 1966 to 1976.

In 1969, architect Russell Forester designed an addition (with an address of 640-642 East Grand Avenue), based upon plans originally drawn by Norris in 1960, that was to be constructed onto the west façade of the 644-646 East Grand Avenue building. A Notice of Completion issued for the addition in October 1969 indicates that the contractor for the work was Erwin Schroeder. While possessing some International-style elements, the 640-642 East Grand Avenue addition incorporated more Contemporary design elements and overshadowed Norris's design of the other buildings. Once complete, the 640-642 East Grand Avenue addition was occupied by Dr. Bruce J. Lenartz (640 unit from 1970 to 1985) and Dr. Jeffrey M. Carlson (642 unit from 1970 to 1972). Most other physicians that worked in the building stayed for less than five years. In 1986, Dr. Thurston sold the 640-660 East Grand Avenue property to the Palomar Pomerado Hospital District and the buildings were occupied by the Blood Bank of North County. The blood donor center was known by various names, including Blood Bank Community Bank and Palomar Blood Donor Center, until 2017.

The significance evaluation (see Stropes and Smith 2020) determined that the 640-660 East Grand Avenue building is not significant under any California Register of Historical Resources or City of Escondido eligibility criteria due to the impacts that the 640-642 addition had upon the original 644-646 East Grand Avenue building, neither building being a good example of a specific architectural style, and their lack of association with any historically significant individuals.

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

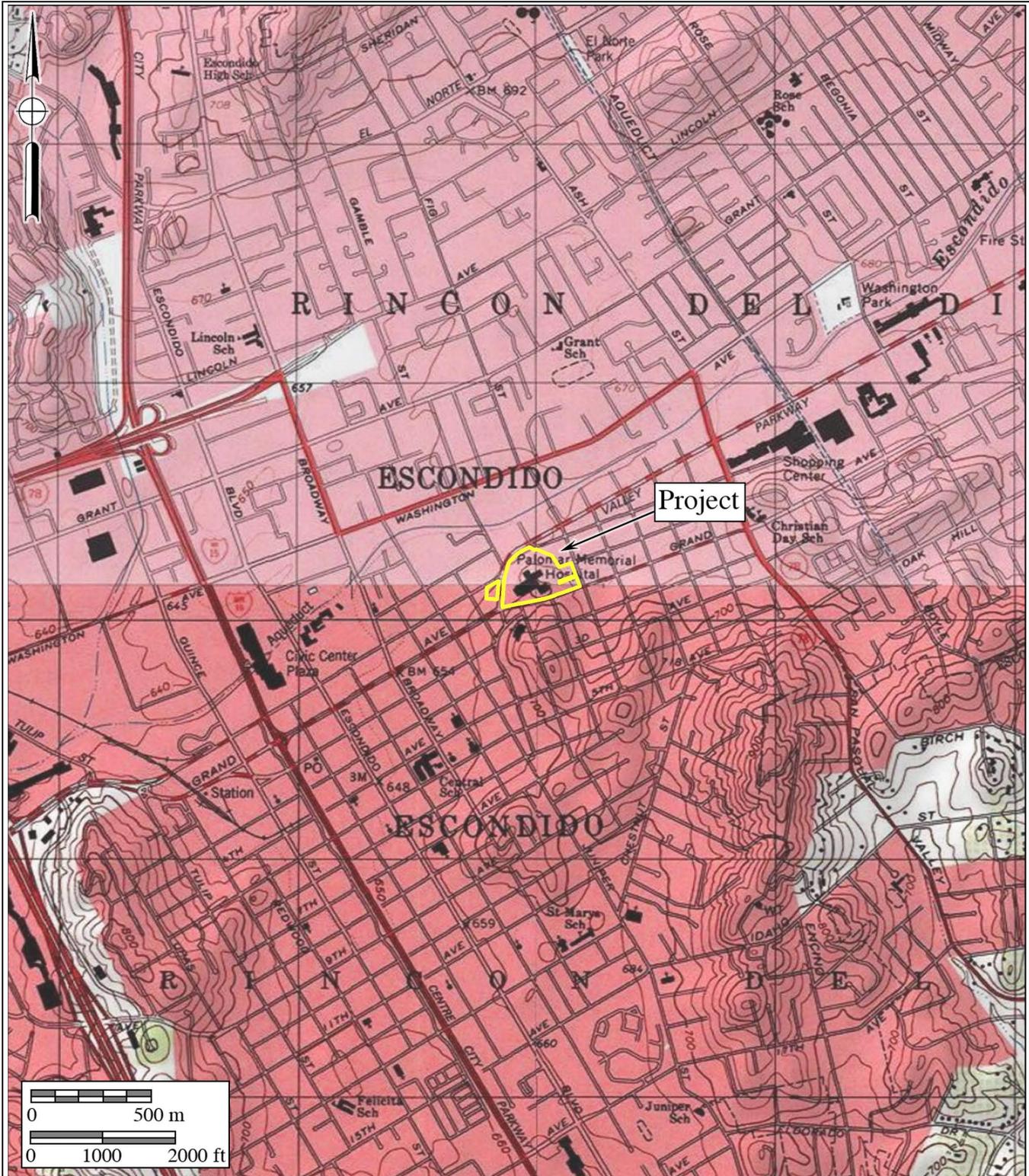
*B12. References: Stropes, J.R.K. and Brian F. Smith, 2020. Historic Structure Assessment for the Downtown Campus and Medical Offices, Escondido, California. Brian F. Smith and Associates, Inc. Unpublished report on file at the City of Escondido, Escondido, California.

B13. Remarks: None

*B14. Evaluator: J.R.K. Stropes and Brian F. Smith

*Date of Evaluation: 5/19/20





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

Primary #
HRI #
Trinomial
NRHP Status Code 3CS, 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 121-141 North Fig Street

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

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

*b. USGS 7.5' Quad: *Valley Center and Escondido* Date: 1975 T 12 S R 2 W (Rincon del Diablo Land Grant); M.D. B.M. San Bernardino

c. Address: 121-141 North Fig Street

City: Escondido

Zip: 92025

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The 121-141 North Fig Street building is located within Assessor's Parcel Numbers 230-163-02 and 760-169-27 and includes "All that portion of Lots 9, 10 and 11 of Block 34 of Palomar Memorial Hospital Subdivision, in the City of Escondido, County of San Diego, State of California, according to map thereof 2574, filed in the office of the County Recorder of said San Diego County, July 1, 1949." The building is located southwest of the intersection of East Ohio Avenue and North Fig Street.

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

The 121-141 North Fig Street building was constructed as an International-style medical office building in 1965. The building features a flat roof and repetitive vertical windows, which alternate with sections of eight-inch concrete block across the east (primary) and south façades. The building is compartmentalized into two separate wing blocks or modules joined at the center of the structure by an entryway consisting of floor-to-ceiling, metal-framed windows on the east and west façades. The west façade of the building features large, wood-framed windows with vertical wood siding below and a wood screen set in front to add privacy and block direct sunlight. The wood screens are made of vertical wood boards spaced equally apart with spaces in between. No windows, doors, or ornamentation are present on the north façade, which is solely comprised of eight-inch concrete block. No modifications appear to have been made to the building since its initial construction.



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

HP6: 1-3 Story Commercial Building

*P4. Resources Present:

Building Structure Object Site District
 Element of District Other (Isolates, etc.)

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

East façade of the 121-141 North Fig Street building, 2019

*P6. Date Constructed/Age and Sources:

1965/Notice of Completion

Historic Prehistoric Both

*P7. Owner and Address:

Integral Partners Funding, LLC
2235 Encinitas Boulevard, Suite 216
Encinitas, California 92024

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J.R.K. Stropes and Brian F. Smith
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*P10. Survey Type: (Describe) Historic Structure Assessment

*P11. Report Citation: (Cite survey report and other sources, or enter "none") "Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California"

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 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: 121-141 North Fig Street

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Medical offices

B4. Present Use: Vacant

*B5. Architectural Style: International

*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1965.

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

*B8. Related Features: None

B9a. Architect: Russell Forester

b. Builder: Unknown

*B10. Significance Theme: International-style architecture

Area: Escondido

Period of Significance: 1965 Property Type: Commercial Applicable Criteria: CRHR Criterion 3; City of Escondido Criteria 2 and 5

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

Dr. Donald R. Thurston purchased the undeveloped property at 121-141 North Fig Street in 1963 from Jack and Roberta Adams. Architect Russell Forester drafted plans for the 121-141 North Fig Street building in 1965 and the notice of completion was issued in August of that year; however, it but did not provide any contractor information. Once the building was complete, Dr. Thurston moved his medical offices from 660 East Grand Avenue, which he also owned, to 141 North Fig Street. Doctors that worked at 121 North Fig Street include: Dr. James D. Brown, Dr. John S. Chambers, Dr. Glen A. Gibbons, Dr. Howard C. Hewitt, and Dr. Maurice Schiff. Dr. Thurston remained at 141 North Fig Street until 1976, when Dr. Kenneth G. Gilliland took it over. Drs. Brown, Chambers, Gibbons, Hewitt, and Schiff had all left 121 North Fig Street by 1975 and in 1976, Dr. Wallace M. Lyall occupied the unit.

Historical research conducted for the property did not reveal an association with any significant persons or events; therefore, the property was evaluated as not eligible for designation under California Register of Historical Resources (CRHR) Criteria 1 and 2. However, the 121-141 North Fig Street building was designed by City of San Diego-designated master architect Russell Forester in 1965 as an International-style medical office building. Characteristics of the International style that the building possesses include: a flat roof, usually without ledge (coping) at the roofline; windows set flush with outer walls; unornamented wall surfaces with no decorative detailing at doors or windows; façade composed of large window groupings and expanses of windowless wall surface; a unified wall surface; and asymmetry (McAlester 2015). As such, the building possesses distinctive characteristics of the International style. The 121-141 North Fig Street building was designed in “modules” with separate areas of use differentiated by different forms. These modules can be seen in the two wing blocks that house the medical offices and their connection via the glass-enclosed entryway at the center. The building is considered representative of Russell Forester’s body of work and resembles other buildings designed by him, which also incorporate vertical windows that alternate with blank wall space and distinct modules. Two such buildings designed by Forester, both of which are located in La Jolla, include Dr. Heinz Poppendiek’s residence at 7834 Esterel Drive and Jacob Bronowski’s residence at 9438 La Jolla Farms Road. Because the 121-141 North Fig Street building has not been modified since its initial construction, is a representative example of the International style, and was designed by a designated master architect, it is eligible for designation under CRHR Criterion 3. Further, as it is unlikely that the 121-141 Fig Street building could contribute additional information beyond that presented in the historic structure assessment report, which could be considered important to the history of the local area or the state, the building was evaluated as ineligible for designation under CRHR Criterion 4.

The 121-141 North Fig Street building was also found to be eligible for local listing on the City of Escondido Local Register of Historic Places under City of Escondido Criterion 2, as it embodies distinguishing characteristics of an architectural type, is representative of a recognized architect’s work, and has not been substantially altered, and City of Escondido Criterion 5, as it is over 50 years of age.

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

*B12. References: Stropes, J.R.K. and Brian F. Smith, 2020. Historic Structure Assessment for the Downtown Campus and Medical Offices, Escondido, California. Brian F. Smith and Associates, Inc. Report in progress.

B13. Remarks: None

*B14. Evaluator: J.R.K. Stropes and Brian F. Smith

*Date of Evaluation: 1/14/20

