

# Escondido Centre City Parkway Condominium Project

## Cultural Resources Study

September 2020 | WRS-06

*Submitted to :*

**City of Escondido**  
201 North Broadway  
Escondido, CA 92025

*Prepared for:*

**Warmington Residential**  
3090 Pullman Street  
Costa Mesa, CA 92626

*Prepared by:*

**HELIX Environmental Planning, Inc.**  
7578 El Cajon Boulevard  
La Mesa, CA 91942

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### **National Archaeological Database Information**

Authors: Mary Robbins-Wade, M.A., RPA; Annie McCausland, M.A.; James Turner, M.A., RPA; Theodore Cooley, M.A., RPA

Firm: HELIX Environmental Planning, Inc.

Client/Project: Warmington Residential / Centre City Parkway Condominiums Project

Report Date: September 2020

Report Title: Cultural Resources Study for the Escondido Centre City Parkway Condominiums Project, Escondido, California

Submitted to: City of Escondido

Type of Study: Cultural Resources Study: Archaeological Survey, Historic Evaluation

New Sites: WRS-ISO-001; 2200 South Escondido Boulevard, 2208 South Escondido Boulevard, Etem property (2222, 2224, 2210 South Escondido Boulevard)

Updated Sites: None

USGS Quad: Escondido 7.5' Quadrangle

Acreage: Approximately 3.47 acres

Key Words: San Diego County; Township 12 South, Range 2 West; San Bernardo (Snook) Land Grant; Escondido; Centre City Parkway; positive survey; WRS-ISO-001

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## ACRONYMS AND ABBREVIATIONS

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AB	Assembly Bill
ACHP	Advisory Council on Historic Preservation
AMSL	above mean sea level
APE	Area of Potential Effects
APN	Assessor's Parcel Number
BLM	Bureau of Land Management
BP	Before Present
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
GLO	General Land Office
HELIX	HELIX Environmental Planning, Inc.
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	Public Resources Code
project	Centre City Parkway Condominiums Project
SCIC	South Coastal Information Center
SHPO	State Historic Preservation Officer
SLF	Sacred Lands File
TCP	Traditional Cultural Properties
TCR	Tribal Cultural Resources
THPO	Tribal Historic Preservation Officer
USGS	U.S. Geological Survey

## EXECUTIVE SUMMARY

HELIX Environmental Planning, Inc. (HELIX) was contracted by Warmington Residential to provide cultural resources services for the Centre City Parkway Condominiums Project (project) in the City of Escondido, San Diego County, California. The project involves the removal of the existing structures on the 3.47-acre site and the construction of 62 three-story residential condominium units. A cultural resources study including a records search, Sacred Lands File search, Native American outreach, intensive archival research, and pedestrian surveys was conducted for the project area. This report details the methods and results of the cultural resources study and has been prepared to comply with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA), as amended.

The records search conducted at the South Coastal Information Center (SCIC) on July 6, 2020 indicated that 43 previous cultural resources studies have been conducted within one mile of the project area, none of which occurred within the project site. The records search results also indicated that a total of 13 cultural resources have been previously recorded within one mile of the project site; however, no sites have been recorded within the project site prior to this survey.

The field investigations included intensive pedestrian survey of the study area by a HELIX archaeologist and a Native American monitor from Saving Sacred Sites on July 9, 2020. The archaeological survey resulted in the identification of one newly identified cultural resource. The cultural resource consisted of a metavolcanic flake and a possible rhyolite or chalcedony core fragment. The resource does not meet the criteria for inclusion in the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP) and is, therefore, not a significant cultural resource.

HELIX architectural historian, Ms. Annie McCausland, also conducted intensive pedestrian surveys on July 9 and August 14, 2020 and identified and documented historic built-environment resources (50 years or older) extant within the project area. Historic built-environment resources extant with the project area include a commercial shop, single-family dwelling, and shed within the Etem property (2222, 2224, 2210 South Escondido Boulevard), a commercial building at 2200 South Escondido Boulevard, and a single-family dwelling at 2208 South Escondido Boulevard. The historical resources were documented and evaluated under the criteria for listing in the NRHP, CRHR, and the local City of Escondido Register.

The commercial building at 2200 South Escondido Boulevard is recommended historically significant for its association with Charles H. Paxton and his first adobe business in Escondido, Adobe Sales Co. which appears to have been established at 2200 South Escondido Boulevard between 1946 and 1948. An integrity evaluation which adhered to the National Park Service (NPS) seven aspects of integrity was conducted for the significant building at 2200 South Escondido Boulevard, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (NPS 2002). In conclusion the building does not have sufficient integrity to convey its significance, due to substantial changes made to the building since the 1940s. A detailed integrity evaluation is provided in this report. Therefore, none of the resources are recommended eligible for listing in the NRHP, CRHR, and the local register. In conclusion none of the documented cultural resources within the project area are considered historical resources for the purposes of CEQA, and none are considered historic properties under Section 106 of NHPA.

Based on the results of the current study, no historic properties/historical resources will be affected by the Escondido Centre City Parkway Condominiums Project. However, due to the cultural resource sensitivity of the project area and vicinity, it is recommended that an archaeological and Native American monitoring program be implemented for ground disturbing activities. The monitoring program would include attendance by the archaeologist and Native American monitor(s) at a preconstruction meeting with the grading contractor and the presence of archaeological and Native American monitors during initial ground disturbing activities on site. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are encountered. If significant cultural material is encountered, the project archaeologist will coordinate with the Native American monitor, the applicant, and City of Escondido staff to develop and implement appropriate mitigation measures.

# 1.0 INTRODUCTION

HELIX Environmental Planning, Inc. (HELIX) was contracted by Warmington Residential to provide cultural resources services for the Centre City Parkway Condominium Project (project) in the City of Escondido, San Diego County, California. The project involves the construction of 62 three-story residential condominium units on the 3.47-acre site. A cultural resources study including a records search, Sacred Lands File search, Native American outreach, intensive archival research, a review of historic aerial photographs and maps, and pedestrian surveys was conducted for the project area. This report details the methods and results of the cultural resources study and has been prepared to comply with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended.

## 1.1 PROJECT LOCATION

The project is located in the south-central portion of the City of Escondido (City) in northern San Diego County (Figure 1, *Regional Location*). The project is located east of Interstate 15 (I-15) within the San Bernardo (Snook) Land Grant in Township 12 South, Range 4 West, on the U.S. Geological Survey (USGS) 7.5' Escondido quadrangle (Figure 2, *USGS Topography*). The approximately 3.47-acre project site is located within Assessor Parcel Numbers (APNs) 236-390-02-00, -03-00, -52-00, -53-00, and -54-00. The project site is bordered by Sherman Way and the Canyon Crest Estates mobile home park on the north, Mohnacky Plaza commercial center to the south, undeveloped land, and single-family residential homes to the east, and South Escondido Boulevard to the west (Figure 3, *Aerial Photograph*).

## 1.2 PROJECT DESCRIPTION

The project proposes to remove the existing structures and construct 62 three-story residential condominium units that would extend to a height of 38 feet. A total of 157 parking spaces would be provided onsite; each unit would provide garage parking for two vehicles, and an additional 33 surface parking spots would be divided between unit specific spaces and guest parking. A total of 51,000 square feet of open space would also be present on the project site, divided between common areas, landscaped slopes, and private patios and decks (Figure 4, *Site Plan*).

## 1.3 REGULATORY FRAMEWORK

This cultural resources study addresses the requirements of both the National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA), as well as the guidelines of the City. The City will serve as lead agency for compliance with CEQA. The NHPA is applicable in the event of a federal nexus, such as permitting through a federal agency (e.g., the U.S. Army Corps of Engineers).

### 1.3.1 National Historic Preservation Act

Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires federal agencies to take into account the effects of their undertakings on historic properties and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment. The historic preservation review process mandated by Section 106 is outlined in regulations issued by ACHP. Revised regulations, "Protection of Historic Properties" (36 Code of Federal Regulations [CFR] Part 800), became effective August 5, 2004.

Historic properties are properties that are included in the National Register of Historic Places (NRHP; National Register) or those that meet the criteria for inclusion in the NRHP, as outlined below. If the agency's undertaking could affect historic properties, the agency determines the scope of appropriate identification efforts and then proceeds to identify historic properties in the Area of Potential Effects (APE). The agency reviews background information, consults with the SHPO or Tribal Historic Preservation Officer (THPO) and others, seeks information from knowledgeable parties, and conducts additional studies as necessary. Districts, sites, buildings, structures, and objects listed in the National Register are considered; unlisted properties are evaluated against the National Park Service's published criteria, in consultation with the SHPO/THPO and any Indian tribe or Native Hawaiian organization that may attach religious or cultural importance to them.

Section 106 review gives equal consideration to properties that have been included in the NRHP and those that have not been but that meet NRHP criteria. Section 60.6 of 36 CFR Part 60 presents the criteria for the evaluation of cultural resources for nomination to the NRHP as follows:

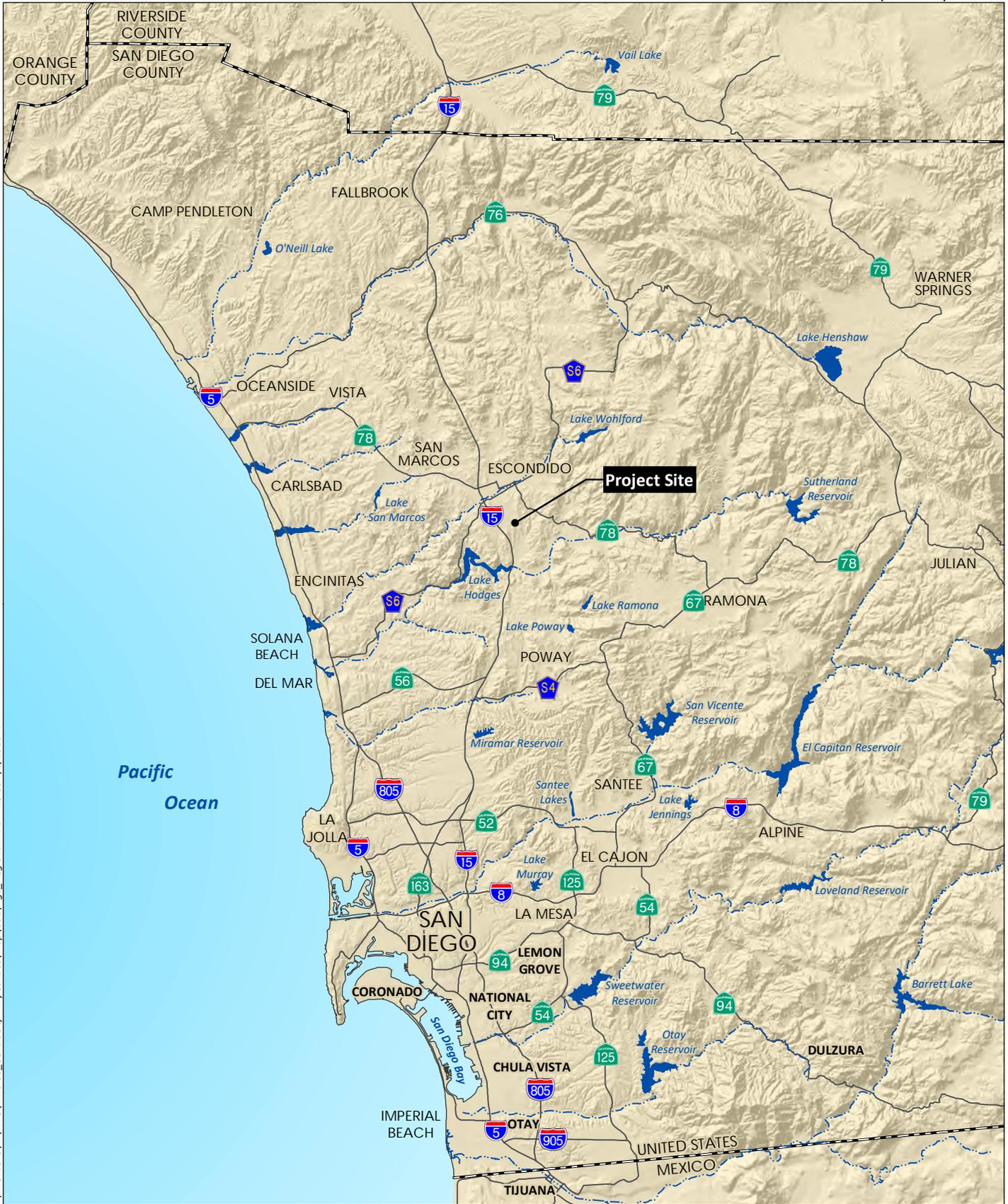
The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of state and local importance that possess integrity of location, design, setting, materials, workmanship, and association, and

- a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) That are associated with the lives of persons significant in our past; or
- c) That embody the distinctive characteristics of a type, period or method or construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) That have yielded, or may be likely to yield, information important in prehistory or history (36 CFR Part 60).

### **1.3.2 California Environmental Quality Act**

Under CEQA, any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] §5024.1, Title 14 California Code of Regulations [CCR] Section 4852), including the following:

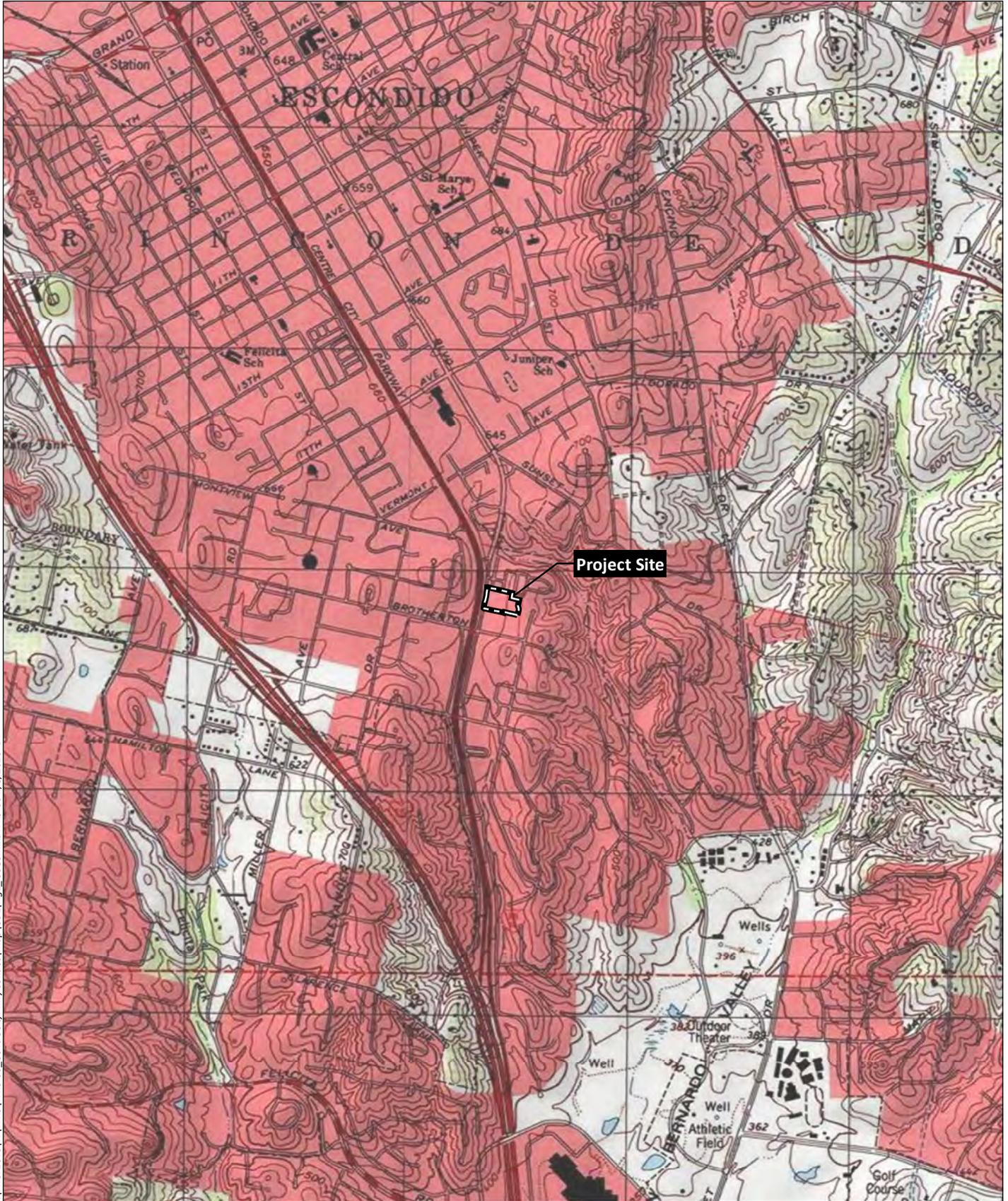
- A (1): Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B (2): Is associated with the lives of persons important in our past;
- C (3): Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or



F:\PROJECTS\W\WRS\WRS-06\_CentreCityPkywCondos\Map\CUL\Fig\_1\_Regional.mxd WRS-06 7/2/2020 -DY

Source: Base Map Layers (SanGIS, 2016)

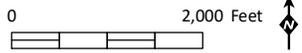




Project Site

I:\PROJECTS\W\WRS-06\_CentreCityParkwayCondos\Map\CUL\Fig2\_USGS.mxd\WRS-06 7/8/2020 -DY

Source: Escondido 7.5' Quad (USGS)



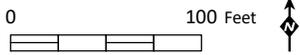
# USGS Topography

Figure 2



Project Site

I:\PROJECTS\W\WRS-06\_CentreCityPkwyCondos\Map\CULL\Figs3\_Aerial.mxd WRS-06 7/8/2020 -DY



Source: Aerial (SanGIS, 2017)



F:\PROJECTS\WRS-06\_CentreCityPkwyCondos\Map\CUL\Fig4\_SitePlan.mxd WRS-06 7/31/2020 -DY

Source: Aerial (SanGIS, 2017)

D (4): Has yielded or may be likely to yield information important in prehistory or history.

Cultural resources eligible for the CRHR are considered significant resources, and impacts to them are significant environmental effects under CEQA.

### 1.3.3 City of Escondido General Plan

Goals and policies regarding Cultural Resources within the City of Escondido General Plan (City of Escondido 2012) include the following:

**GOAL 5:** Preservation of important cultural and paleontological resources that contribute to the unique identity and character of Escondido.

**Cultural Resources Policy 5.1:** Maintain and update the Escondido Historic Sites Survey to include significant resources that meet local, state, or federal criteria.

**Cultural Resources Policy 5.2:** Preserve significant cultural and paleontological resources listed on the national, State, or local registers through: maintenance or development of appropriate ordinances that protect, enhance, and perpetuate resources; incentive programs; and/or the development review process.

**Cultural Resources Policy 5.3:** Consult with appropriate organizations and individuals (e.g., South Coastal Information Center of the California Historical Resources Information System, Native American Heritage Commission, Native American groups and individuals, and San Diego Natural History Museum) early in the development process to minimize potential impacts to cultural and paleontological resources.

**Cultural Resources Policy 5.4:** Recognize the sensitivity of locally significant cultural resources and the need for more detailed assessments through the environmental review process.

**Cultural Resources Policy 5.5:** Preserve historic buildings, landscapes, and districts with special and recognized historic or architectural value in their original locations through preservation, rehabilitation (including adaptive reuse), and restoration where the use is compatible with the surrounding area.

**Cultural Resources Policy 5.6:** Review proposed new development and/or remodels for compatibility with the surrounding historic context.

**Cultural Resources Policy 5.7:** Comply with appropriate local, State, or federal regulations governing historical resources.

**Cultural Resources Policy 5.8:** Consider providing financial incentives, and educational information on existing incentives provided by the federal government to private owners and development in order to maintain, rehabilitate, and preserve historic resources.

**Cultural Resources Policy 5.9:** Educate the public on the City's important historic resources in increase awareness for protection.

### 1.3.4 City of Escondido Local Register/Local Landmark Criteria

The procedures and criteria for register listing or local landmark designation are provided in the City's Municipal Code, Article 40, Section 33-794:

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:

- (1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state or nation;
- (2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;
- (3) Escondido historical resources that are connected with a business or use that was once common but is now rare;
- (4) Escondido historical resources that are the sites of significant historic events;
- (5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;
- (6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area or district;
- (7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;
- (8) Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered;
- (9) Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles;
- (10) Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;
- (11) Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness or aesthetic qualities;

- (12) Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory;
- (13) Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests. (Ord. No. 2000-23, §4, 9-13-00; Ord. No. 2008-16, §4, 7-16-08; Ord. No. 2016-15, §4, 10-26-16)

### 1.3.5 Native American Heritage Values

Federal and state laws mandate that consideration be given to the concerns of contemporary Native Americans with regard to potentially ancestral human remains, associated funerary objects, and items of cultural patrimony. Consequently, an important element in assessing the significance of the study site has been to evaluate the likelihood that these classes of items are present in areas that would be affected by the proposed project.

Potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties (TCP) in discussions of cultural resource management performed under federal auspices. According to Patricia L. Parker and Thomas F. King (1998), "Traditional" in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community's historically rooted beliefs, customs, and practices. Cultural resources can include TCPs, such as gathering areas, landmarks, and ethnographic locations, in addition to archaeological districts. Generally, a TCP may consist of a single site, or group of associated archaeological sites (district or traditional cultural landscape), or an area of cultural/ethnographic importance.

In California, the Traditional Tribal Cultural Places Bill of 2004 requires local governments to consult with Native American Tribes during the project planning process, specifically before adopting or amending a General Plan or a Specific Plan, or when designating land as open space for the purpose of protecting Native American cultural places. The intent of this legislation is to encourage consultation and assist in the preservation of Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance. State Assembly Bill (AB) 52, effective July 1, 2015, introduced the Tribal Cultural Resource (TCR) as a class of cultural resource and additional considerations relating to Native American consultation into CEQA. As a general concept, a TCR is similar to the federally defined TCP; however, it incorporates consideration of local and state significance and the required mitigation under CEQA. A TCR may be considered significant if included in a local or state register of historical resources; or determined by the lead agency to be significant pursuant to criteria set forth in PRC §5024.1; or is a geographically defined cultural landscape that meets one or more of these criteria; or is a historical resource described in PRC §21084.1, a unique archaeological resource described PRC §21083.2; or is a non-unique archaeological resource if it conforms with the above criteria.

## 1.4 AREA OF POTENTIAL EFFECT

Pursuant to 36 CFR 800.16(d), the APE is the geographic area within which an undertaking may directly or indirectly alter the character or use of historic properties. For the purposes of this study, the APE for the project totals approximately 3.47 acres and encompasses APNs 236-390-02-00, -03-00, -52-00, -53-00, and -54-00.

## 1.5 PROJECT PERSONNEL

Mary Robbins-Wade, M.A., RPA served as the archaeological principal investigator, and Annie McCausland, M.A. served as the architectural historian principal investigator. Ms. Robbins-Wade provided senior technical oversight on this report, with Ms. McCausland as the primary author of the historic built environment analysis; James Turner, M.A., RPA, and Theodore Cooley, M.A., RPA, served as major report contributors. Ms. Robbins-Wade meets the qualifications of the Secretary of Interior's Standards and Guidelines for archaeology, and Ms. McCausland meets the Secretary of Interior's Standards and Guidelines for architectural history. Julie Roy, B.A., and Ms. McCausland conducted the field survey. Ray Castañeda (Luiseño Native American monitor) from Saving Sacred Sites participated in the pedestrian survey. Resumes for key project personnel are presented in Appendix A.

## 2.0 PROJECT SETTING

### 2.1 NATURAL SETTING

The project area is situated within the coastal plain and foothills of western San Diego County, where the climate is characterized as semi-arid steppe, with warm, dry summers and cool, moist winters (Hall 2007; Pryde 2004). The project site is located in the near-coastal foothills and within the watershed of the San Dieguito River, located approximately 2.35 miles to the south. Escondido Creek is located approximately 2.0 miles to the north. The project site is flat, but with an incline, from west to east, ranging from approximately 615 to 635 feet above mean sea level (AMSL). The project vicinity is characterized by a mixture of urban and rural development including residential and commercial and associated transportation infrastructure. The I-15 freeway is located approximately a half mile to the west and south.

Geologically, the project area is primarily underlain by Cretaceous-age granitic bedrock consisting of miscellaneous granodiorite and minor tonalite (Tan and Kennedy 1999). Adjacent to project property approximately 0.13 mile to the north and east, is a minor tributary to the San Dieguito River. The source of this tributary is also in proximity to the project property, approximately 0.33 mile to the north. A 1949 Escondido USGS 15-minute topographic map (NETR Online 2020) shows a small reservoir at this source location, suggesting that, prehistorically, this tributary may have originated from a spring in proximity to the property. Two soil series are mapped within the project site, Fallbrook sandy loam, 9 to 15 percent slopes; and Ramona sandy loam, 2 to 5 percent slopes (Bowman 1973). The Fallbrook series of soils is characterized by well-drained, moderately deep to deep sandy loams that are formed in material weathered in place from granodiorite. Ramona series soils form in granitic alluvial deposits and consist of well-drained, very deep sandy loams that have a sandy-clay subsoil (Bowman 1973). While, due to modern and historic disturbance, little natural vegetation remains in the project area, Visalia and Fallbrook soils generally support natural vegetation such as annual forbs and grasses, chamise (*Adenostoma fasciculatum*), various broadleaf chaparral plants, and scattered California live oaks (*Quercus agrifolia*) and scrub oaks (*Quercus berberidifolia*) (Beauchamp 1986; Bowman 1973). These plants are known to have been utilized by native populations for food, medicine, tools, and ceremonial and other uses (Bean and Shipek 1978; Hedges and Beresford 1986; Luomala 1978). Prehistorically, the San Dieguito River to the south, and Escondido Creek, in proximity to the north, and would have provided excellent water sources for local Native American populations. The accompanying riparian environments of these major drainages, and the foothills in the surrounding area held a variety of

resources, as well as habitat for wildlife, which would have been utilized in multiple ways by these inhabitants.

## 2.2 CULTURAL SETTING

### 2.2.1 Prehistoric Period

The earliest well-documented sites in the San Diego area belong to the San Dieguito Tradition, dating to over 10,000 years ago (Warren 1967; Warren et al. 1998; Warren and Ore 2011). The San Dieguito Tradition is thought by most researchers to have an emphasis on big game hunting and coastal resources (Warren 1967). Diagnostic material culture associated with the San Dieguito complex includes scrapers, scraper planes, choppers, large blades, and large projectile points (Rogers 1939; Warren 1967). In the southern coastal region, the traditional view of San Diego prehistory has the San Dieguito Tradition followed by the Archaic Period, dating from circa 8600 years Before Present (BP) to circa 1300 BP (Warren et al. 1998).

A large number of archaeological site assemblages dating to this period have been identified at a range of coastal and inland sites. These assemblages, designated as the La Jolla/Pauma complexes, are considered part of Warren's (1968) "Encinitas tradition" and Wallace's (1955) "Early Milling Stone Horizon." The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto 1984:147) and brings a shift toward a more generalized economy and an increased emphasis on seed resources, small game, and shellfish. The local cultural manifestations of the Archaic period are called the La Jolla complex along the coast and the Pauma complex inland. Pauma complex sites lack the shell that dominates many La Jolla complex site assemblages. Sites dating to the Archaic Period are numerous along the coast, near-coastal valleys, and around estuaries. In the inland areas of San Diego County, sites associated with the Archaic Period are less common relative to the Late Prehistoric complexes that succeed them (Cooley and Barrie 2004; Laylander and Christenson 1988; Raven-Jennings and Smith 1999; True 1970). The La Jolla/Pauma complex tool assemblage is dominated by milling tools (manos and metates) and rough cobble tools, especially choppers and scrapers (Moriarty 1966). The La Jolla/Pauma complex assemblage also includes flexed burials, doughnut stones, discoidals, stone balls, plummets, biface points, beads bone tools, and terrestrial and marine mammal remains (True 1958, 1980).

While there has been considerable debate about whether San Dieguito and La Jolla patterns might represent the same people using different environments and subsistence techniques, or whether they are separate cultural patterns (e.g., Bull 1983; Ezell 1987; Gallegos 1987; Warren et al. 1998), abrupt shifts in subsistence and new tool technologies occur at the onset of the Late Prehistoric Period (1500 BP to AD 1769). The Late Prehistoric period is characterized by higher population densities and intensification of social, political, and technological systems. The Late Prehistoric period is represented by the San Luis Rey complex in the northern portion of San Diego County and the Cuyamaca complex in the southern portion. Late Prehistoric artifactual material is characterized by arrow points, Tizon Brown Ware pottery, various cobble-based tools (e.g., scrapers, choppers, and hammerstones), arrow shaft straighteners, pendants, manos and metates, and mortars and pestles. The arrow point assemblage is dominated by the Desert Side-notched and Cottonwood Triangular points, but the Dos Cabezas Serrated type also occurs (McDonald and Eighmey 1998). Subsistence is thought to be focused on the utilization of acorns and grass seeds, with small game serving as a primary protein resource and big game as a secondary resource. Fish and shellfish were also secondary resources, except immediately adjacent to the coast, where they assumed primary importance (Bean and Shipek 1978; Sparkman 1908). The

settlement system is characterized by seasonal villages where people used a central-based collecting subsistence strategy.

## 2.2.2 Ethnohistory

Based on ethnographic data, two linguistically distinct populations, the Hokan-based Yuman-speaking peoples (Kumeyaay) and the Takic-speaking peoples (Luiseño), inhabited the northern San Diego County area. The name Luiseño derives from Mission San Luis Rey de Francia and has been used to refer to the Indian people associated with that mission, while the Kumeyaay people are also known as Ipai, Tipai, or Diegueño (named for Mission San Diego de Alcalá). At the time of European contact, ethnographic data have suggested that the project location is situated in an area marginal to the territories defined for the Kumeyaay and the Luiseño. Agua Hedionda Creek, extending east from the coast and located north of the project, has for example, often been described as the division between the territories of the Luiseño and the Kumeyaay people (Bean and Shipek 1978; Luomala 1978; White 1963), but Kroeber (1925) has the boundary farther south, with Luiseño territory encompassing the Escondido area.

While no ethnographically documented Indian villages are known to have been located in immediate proximity to the project area, Kroeber (1925:Plate 57) indicates that two Indian villages, *Mehel-om-pom-pauvo* and *Panakare*, may have been located to the east, in the area of uppermost Escondido Creek, and another village, *Shikapá*, may have been located to the west along San Marcos Creek. Kroeber indicates that these villages were all Luiseño. Kroeber (1925:Plate 57) and Trafzer and Carrico (1992:53) also indicate that three other villages, *Sinyau-Pichkara*, *Ahmukatlkatl*, and *Hapai*, were located along the San Dieguito River to the south of the project, and that these were Diegueño (Kumeyaay [Ipai]) villages. While the exact locations for most of these villages are uncertain, two, *Sinyau-Pichkara* (San Bernardo) and *Ahmukatlkatl* (San Pascual), are known historically (Trafzer and Carrico 1992:52–53). The closest of these, *Sinyau-Pichkara*, would have been located along the San Dieguito River approximately 2.5 miles to the south of the project site (Carrico 1998). While these latter two villages were historically associated with the Kumeyaay, Trafzer and Carrico (1992:52–53) note that “the Kumeyaay and Luiseño both revere a site (possibly *Sinyau-Pichkara*) near present-day Rancho Bernardo,” indicating that the boundary between these two peoples has likely varied over time.

The Luiseño followed a seasonal gathering cycle, with bands occupying a series of campsites within their territory (Bean and Shipek 1978; White 1963). The Luiseño lived in semi-sedentary villages usually located along major drainages, in valley bottoms, and also on the coastal strand, with each family controlling gathering areas (Bean and Shipek 1978; Sparkman 1908; White 1963). Major Luiseño villages were present along the Santa Margarita River Valley and the San Luis Rey River Valley (Bean and Shipek 1978; Kroeber 1925; Sparkman 1908:190; White 1963). The predominant determining factor for placement of villages and campsites was areas where water was readily available, preferably on a year-round basis (True 1990). The Kumeyaay depended on seeds, acorns, nuts, beans, and berries. Large and small game was hunted with bows and arrows, and fishing occurred at rivers and the Pacific Ocean (Luomala 1978). Like the Luiseño, the Kumeyaay utilized different resource areas depending on the season, and a significant determining factor for placement of villages and campsites was areas where water was readily available, preferably on a year-round basis. They sometimes inhabited larger villages during winter or summer months. The clans had access to their own land and resources (Kroeber 1925).

## 2.2.3 Historical Background

Coastal Southern California's historic period began in September 1542 when Juan Rodriguez Cabrillo landed on Santa Catalina Island as part of his exploration expedition up the coast north of "New Spain." Although the impact of this initial contact did not usher in instant changes in the region, it marks the opening of the area to new contact, colonialism, and cultural shifts.

### 2.2.3.1 Spanish Period

During the mid-eighteenth century, Spain escalated its involvement in California from exploration to colonization (Weber 1992). In 1769, a Spanish expedition headed by Gaspar de Portolá and Junípero Serra traveled north from San Diego seeking suitable locations to establish military presidios and religious missions in order to extend the Spanish Empire into Alta California. The Presidio of San Diego and Mission San Diego de Alcalá were established in 1769 followed by the Presidio of Monterey and Mission San Carlos Borromeo de Carmelo in 1770 in northern California. The missions and presidios stood, literally and figuratively, as symbols of Spanish colonialism, importing new systems of labor, demographics, settlement, and economies to the area. Agriculture and animal husbandry were the main pursuits of the Missions.

Missions San Juan Capistrano and San Luis Rey de Francia, established in 1776 and 1798 respectively, claimed a large part of northern San Diego and southwestern Riverside counties. On the coast, the Luiseño and the Kumeyaay people were moved into the Mission environment where living conditions and diseases promoted the decline of the native populations (Bean and Shipek 1978). However, throughout the Spanish Period, the influence of the Spanish progressively spread further from the coast and into the inland areas of southern California as the missions extended their influence into the surrounding regions and used the lands for grazing cattle and other animals. In the 1810s, ranchos and mission outposts, called *asistencias*, were established near the project area, increasing the amount of Spanish contact in the inland region. An *asistencia* was established in Pala in 1816 and in Santa Ysabel in 1818.

### 2.2.3.2 Mexican Period

Mexico, including Alta California, gained its independence from Spain in 1821, but Spanish culture and influence remained as the missions continued to operate as they had in the past, and laws governing the distribution of land were also retained for a period of time. Following secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals, ushering in the Rancho Era, with the society making a transition from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos. With the numerous new ranchos in private hands, cattle ranching expanded and prevailed over agricultural activities. The project site is situated within the 12,653-acre Rincon del Diablo rancho, granted to Juan Bautista Alvarado in circa 1843. The origin of the Rincon del Diablo name, meaning "Corner of the Devil," is unknown; however, one suggestion is that because this land was not under the control of the local missions during the Mission Period, it belonged to the devil (Whetstone 1963). Alvarado built an adobe residence, and he raised cattle on the rancho.

These ranches put new pressures on California's native populations, forcing them to acculturate or relocate farther into the backcountry. In rare instances, former mission neophytes were able to organize pueblos and attempt to live within the new confines of Mexican governance and culture. The most

successful of these was the Pueblo of San Pasqual, located inland along the San Dieguito River Valley, founded by Kumeyaay who were no longer able to live at the Mission San Diego de Alcalá (Carrico 2008; Farris 1994).

### 2.2.3.3 American Period

American governance began in 1848, when Mexico signed the Treaty of Guadalupe Hidalgo, ceding California to the United States at the conclusion of the Mexican-American War. A great influx of settlers to California and the San Diego region occurred during the American Period, resulting from several factors, including the discovery of gold in the state in 1848, the end of the Civil War, the availability of free land through passage of the Homestead Act, and later, the importance of San Diego County as an agricultural area supported by roads, irrigation systems, and connecting railways. The increase in American and European populations quickly overwhelmed many of the Spanish and Mexican cultural traditions, and greatly increased the rate of population decline among Native American communities.

While the American system required that the newly acquired land be surveyed prior to settlement, the Treaty of Guadalupe Hidalgo bound the United States to honor the land claims of Mexican citizens who were granted ownership of ranchos by the Mexican government. The Land Act of 1851 established a board of commissioners to review land grant claims, and land patents for the land grants were issued from 1876 to 1893. A claim for the Rancho Rincon del Diablo was filed in 1852, with the grant patented to Alvarado's heirs of in 1872. However, the rancho lands had already been sold to a San Diego judge, Oliver S. Witherby in the 1850s, who sold it to John, Matthew, and Josiah Wolfskill and Edward McGearey in 1868. The three brothers and McGearey had bought the land for raising sheep. The property changed ownership again in 1883, and the primary land use switched to growing grapes. In 1886, the rancho lands were deeded to the Escondido Land & Town Company, who platted a town site and sold properties.

Escondido was incorporated as a city in 1888, with 249 residents (Walter 2010). Offering free land to anyone who would build a church or school, the community soon had an elementary school, a large seminary built by the University of Southern California, and several churches. The Escondido Land & Town Company also sponsored the creation of a local newspaper, which was primarily used as an advertising tool targeting mid-western farmers to Escondido (Escondido History Center 2019). As the community grew, a formal cemetery was needed, and Oak Hill Memorial Park (formerly called Oak Hill Cemetery) was established in 1889.

The Escondido region saw little change but continued as a major citrus producing area in San Diego County until the 1950s (Van Wormer 2005). Citrus and grapes remained the main crops, with avocado orchards appearing in the 1920s. Most residential development through the end of the nineteenth century consisted of "mini farms," with the early commercial downtown area growing along Grand Avenue. Early twentieth century residential neighborhoods were concentrated south of Grand Avenue and can be seen in today's Old Escondido Historic District. The mid-1940s saw the peak of the citrus harvest, and the population reached approximately 5,000 by this time (City of Escondido, n.d.).

Highway 395 was completed through the City in the 1950s, linking Escondido to San Diego. With convenient access to San Diego established, population and development in the region boomed, and many citrus groves became housing subdivisions (Escondido History Center 2019). The citrus industry continued to decline in the 1960s, with an increasing number of groves being converted to avocado groves, housing subdivisions, or commercial and civic development. The population of the City increased

dramatically over the following decades, with more than 16,000 residents present by 1960, and more than 36,000 residents present by 1970 (Escondido History Center 2019). During this time, Escondido Boulevard became a commercial strip, with strip malls and large shopping centers prevailing farther out (City of Escondido, n.d.).

## **2.3 RESOURCE SPECIFIC HISTORIC CONTEXTS**

### **2.3.1 Etem Property (2222, 2224, 2210 South Escondido Boulevard)**

A historic context was developed for the entire Etem property since all three properties are still owned by the Etem family. The subject buildings and structures were documented as a single historic resource and are evaluated as a single historic resource.

John P. Etem, wife Bertha, and their youngest child, Frank J., resided at 2222 South Escondido Boulevard by 1935 (U.S. Census Bureau 1930, 1940). The dwelling was constructed in 1928 and is no longer extant (City of Escondido 2020). John, born in Switzerland, worked as a wood furniture and cabinet maker in his shop located on the property at 2224 South Escondido Boulevard (California State Library 1938; Etem 2020; U.S. Census Bureau 1930, 1940). South Escondido Boulevard was once a segment of Highway 395 (also known as San Diego Boulevard), which made the location ideal for a small family-owned business (California State Library 1938; U.S. Census Bureau 1940). By 1940, son Frank (born in 1915) expanded the wood shop and turned it into a welding business known as Frank's Welding Service Incorporated (Etem 2020; U.S. Census Bureau 1940). Frank's mother Bertha also ran a fruit juice stand on the property, selling grape juice produced from the grapes grown on the property (Etem 2020; U.S. Census Bureau 1940). It appears that the vineyard was removed by 1947 (NETR Online 2020; USGS 1948)

Frank married Dorothy Lee Howard in 1941 and constructed a new minimal traditional style dwelling at 2223 Cranston Drive (*Daily Times-Advocate* 1941; City of Escondido 2020). In 1966, the family decided to move the dwelling to its current location at 2210 South Escondido Boulevard, and they constructed a new dwelling at 2223 Cranston Drive (Etem 2020; Maioriello 2020). The property at 2223 Cranston Drive is a separate parcel and is not included in this study because it is outside of the project area. Frank and Dorothy raised three children in the subject dwelling, Ann, James, and Linda (*San Diego Tribune* 2017; Etem 2020).

Frank's Welding Service Incorporated was taken over by Frank's son, James at some point in the late twentieth century. James continued to manage and operate the business until 2020 (Etem 2020). The dwelling constructed circa 1928 was demolished in 2019 (Etem 2020).

### **2.3.2 Sherman Property (2202 and 2208 South Escondido Boulevard)**

The properties at 2202 and 2208 South Escondido are adjacent to Sherman Way, a road named after the Sherman family. John Sherman Sr. and his wife Adah V. Sherman owned the long strip of land adjacent to Sherman Way including 2202, 2208, 2212, and 2162 South Escondido Boulevard in 1942 (San Diego County Recorder 1942). Only 2202 and 2208 South Escondido Boulevard are within the project area and are included in this study. The subject properties are separated below because they are documented and evaluated as individual historic resources.

### 2.3.2.1 2200 South Escondido Boulevard

The subject building at 2200 South Escondido Boulevard was constructed in 1947 according to City records (City of Escondido 2020). The building has a complex history, with several business operations associated with the building during the twentieth century. The following context is written in chronological order and includes relevant histories separated by business.

The building appears to have been constructed as a duplex with two apartments (please refer to the Resource Description section for construction details). It seems that the address used for the property was Box 686 in the late 1940s and early 1950s based on the fact that the Etem's property adjacent to the south was Box 689 in the 1940s and early 1950s (Etem 2020).

According to newspaper articles, there were several mailboxes at 686 including 686 A, B, E, and H. It is unclear if these were rental units on the same property or the mailboxes were in a row on South San Diego Boulevard, now known as South Escondido Boulevard, and the structures were in the general area. The 1947 aerial photograph illustrates a cluster of structures extant on the property as shown in Plate 1.

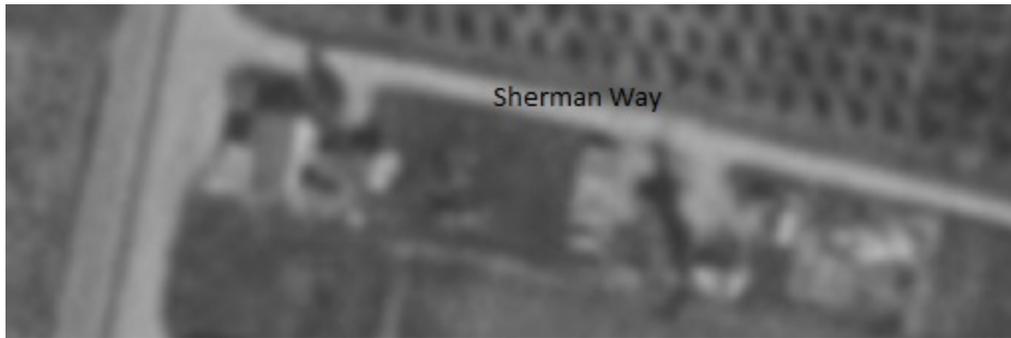


Plate 1. Aerial photograph of the Sherman property in 1947.  
Courtesy of NETR Online (NETR Online 2020).

Charles H. Paxton's Adobe Sales, Co. is listed at 686 E in 1946, 1947, and 1948 as illustrated by the advertisement in Plate 2 (*Times-Advocate* 1946, 1947a, 1948). He founded the business on February 11, 1946 at Box 686 E, according to the Certificate of Individual Fictitious Name No. 8851 (*Times-Advocate* 1946).

It is unclear if C.H. Paxton's business occupied the subject building or if he was in a different structure that is no longer extant since there were so many mailboxes listed at 686. However, there is a listing for a "new" apartment at Adobe Sales Co. in May 1947 which suggests that C.H. Paxton occupied one of the new apartments for his office and the other apartment in the duplex was rented out (Plate 3). Advertisements for the business at Box 686 are found in local newspapers between 1946 and 1948 (Plates 2 and 4). Since the subject building appears to have been constructed as a duplex it is suggestive that one of the apartments was occupied by Adobe Sales, Co., but no definitive archival evidence was located to support this conclusion.



Plate 2. Advertisement for Adobe Sales Co. in 1946. Courtesy of Newspapers.com.  
(*Times-Advocate* 1946)

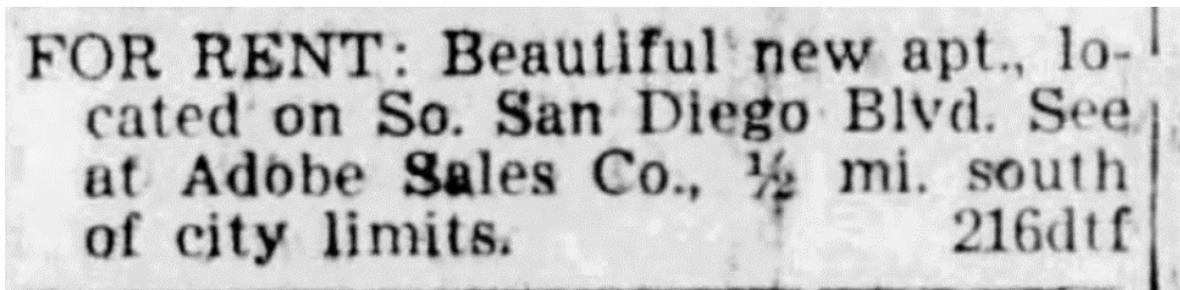


Plate 3. Advertisement for new apartment at Adobe Sales, Co. in 1947. Courtesy of Newspapers.com.  
(*Times-Advocate* 1947a).

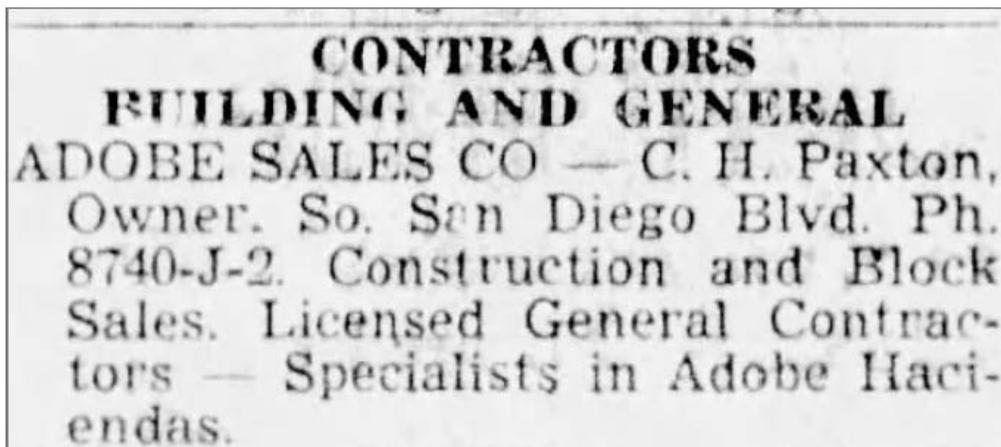


Plate 4. Advertisement for Adobe Sales Co. published in the *Times-Advocate* on March 26, 1948.  
(*Times-Advocate* 1948).

The Escondido Historic Preservation Commission highlighted the subject building in their Adobe Home Heritage presentation to City Council on May 6, 2015 as shown in Plate 5. They identified the building as C.H. Paxton’s first office in Escondido.

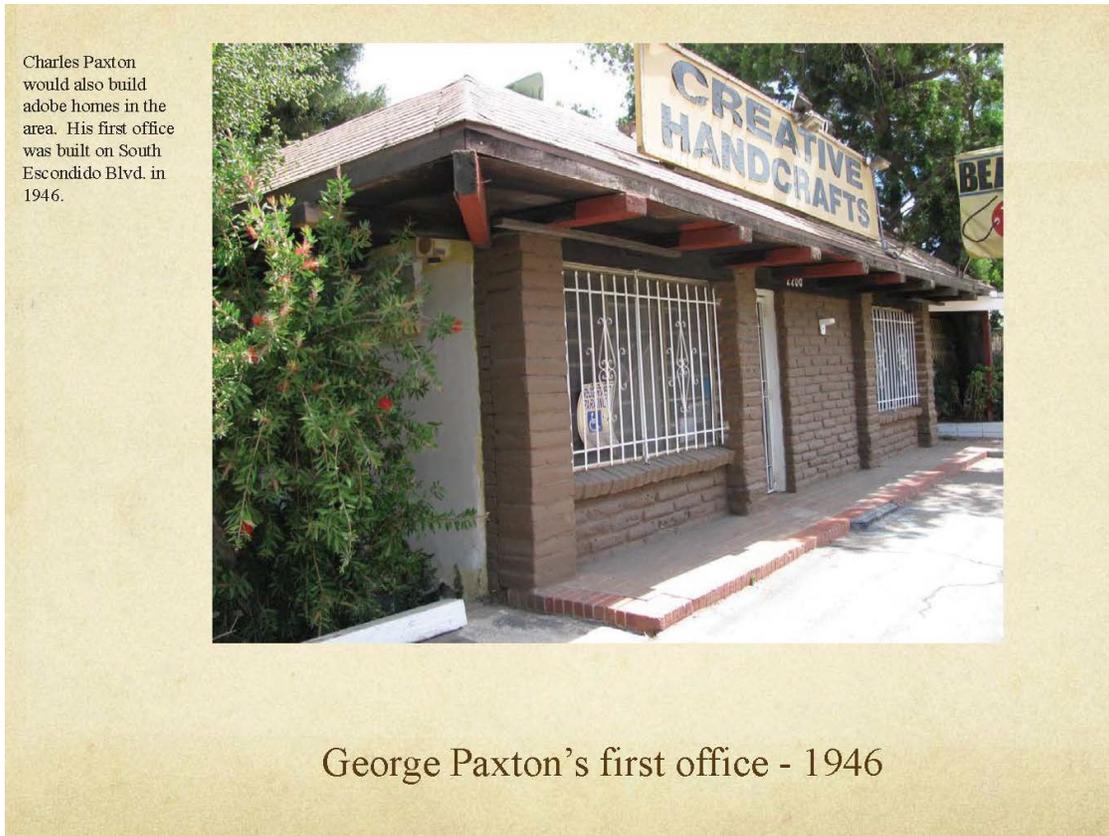


Plate 5. Presentation slide from *Adobe Home Heritage Escondido: 1835-1985*. (Historic Preservation Commission 2015).

### 2.3.2.2 Charles H. Paxton & Adobe Sales, Co.

C.H. Paxton moved to San Diego with his wife Virginia between 1942 and 1945 (Smith and Stropes 2018:5). C.H. Paxton, once a draftsman for an auto manufacturing business in Detroit, started an adobe business in San Diego by 1945. A San Diego City Directory lists C.H. Paxton as a “building blocks” manufacturer (Smith and Stropes 2018:5). On April 25, 1946, C.H. Paxton and his wife Virginia purchased a property in Escondido at 2608 South San Diego Boulevard (South Escondido Boulevard) just south of the subject property. Paxton purchased the property from Lawrence R. Green, his future business partner, and his wife Georgia M. Green, who were citrus and avocado ranchers (Smith and Stropes 2018:7). In 1946, Paxton constructed an adobe Spanish-Colonial Revival style dwelling on this site which became the primary residence for Paxton and his family (Plate 6).

Inspired by Paxton’s adobe home, the Greens decided to develop a portion of their ranch as a subdivision featuring adobe Spanish-Colonial revival style dwellings. L.R. Green and C.H. Paxton became business partners for this development of the Green Ranch known as the Longview Acres No. 2 subdivision. The development began with the construction of ten adobe dwellings using adobe bricks manufactured on-site. Paxton’s home at 2608 South Escondido Boulevard served as the model home for

the new subdivision (Plate 6). Paxton was hired as the lead contractor for the project. Project manager R.Y. Hollingsworth stated in a 1949 newspaper article that "'Paxton has done extensive work on adobe construction in La Jolla and has had a great deal of success in his work'" (*Weekly Times-Advocate* 1949). It seems that C.H. Paxton established Adobe Sales, Co. in tandem with his purchase of the property at 2608 South Escondido Boulevard but was still running his primary adobe construction business, Adobe Construction Co. out of La Jolla. Adobe Construction Co. is credited for the construction of the Longview Estate Subdivision (*San Diego Union* 1949). It appears that that Paxton's Escondido office was moved from the subject building to the detached garage at 2608 South Escondido by 1949 (Smith and Stropes 2018:5).

L.R. Green and C.H. Paxton founded the Adobe Brick Manufacturing Company by 1949 to produce adobe bricks on site for the Longview Estates development project (Smith and Stropes 2018:5; *San Diego Union* 1949). Adobe Brick Manufacturing Company was in operation until 1971. During its operation, the company was the premier adobe brick manufacturer in Escondido. Millions of bricks were made by the company which were used for housing communities, commercial buildings, and other structures across San Diego County and Escondido. The availability of adobe bricks allowed the spread of adobe construction in the county and in Escondido and essentially fueled the adobe revival of the mid-twentieth century (Buxton et al. 2016).

C.H. Paxton's son, Bruce, died in 1952 due to brain cancer. By 1955, Paxton had lost his property at 2608 South Escondido Boulevard to foreclosure and ownership was transferred to the Credit Bureau of San Diego (Smith and Stropes 2018:6). The building is currently known as Hacienda de Vega and is credited for sparking a revival of adobe construction throughout Escondido and San Diego County (Smith and Stropes 2018).

For more information on the C.H. Paxton adobe at 2608 South Escondido Boulevard, which is currently extant but proposed for demolition, please refer to the *Historic Structure Assessment for 2608 South Escondido Boulevard* by Brian F. Smith and Jennifer R.K. Stropes (Smith and Stropes 2018).



Plate 6. Photograph of the C.H. Paxton Adobe at 2608 South Escondido Boulevard, taken some time between 1946 and 1962. Courtesy of the Escondido History Center (Smith and Stokes 2018:5).

### 2.3.2.3 John Sherman Jr. & Robert Paxton (Sherman & Paxton)

The Sherman family owned the subject property from 1942 to 1967 (San Diego County Recorder 1942, 1967). John Sherman Sr. designed the old adobe Escondido City Hall in 1938, which was later demolished in 1988 (Niez 1987). John Sherman Jr. also joined the adobe and masonry construction industry in the 1950s. He partnered with C.H. Paxton's brother, Robert Paxton, in 1954. They formed a company called Sherman and Paxton, and they earned their contractors state license in June 1954. The business is listed at 957 North Escondido Boulevard in 1954 which appears to have been Robert Paxton's residence (*Weekly Times-Advocate* 1954). Sherman and Paxton provided masonry services, adobe construction, custom fireplace screens, as well as general contracting services.

By 1955, Sherman and Paxton had established the company on Sherman's property at 2200 South Escondido Boulevard (The Glendale Directory Co. 1955:93). John Sherman Jr. continued living in another dwelling on the property (2208 South Escondido Boulevard) while operating his business in the subject building at 2200 South Escondido Boulevard. By 1958 John Sherman Jr. operated a hardware and fireplace business in the subject building called Kamac Hardware & Specialties Inc. (*Times-Advocate* 1958a). This business was active until circa 1966 (Community Directory Co. 1966:73).

Archival research did not reveal specific adobe buildings constructed by Sherman and Paxton. However, several brick buildings were identified, including the New Christian Science Church constructed in 1956 (Plate 7). This building is no longer extant. Sherman and Paxton also constructed 125 West Grand Avenue (Pounders) in 1957 and 404 East Grand Avenue (San Diego Glass & Paint) in 1958 (*Times-Advocate* 1956, 1957, 1958b).



Plate 7. Advertisement for Sherman and Paxton, 1956. Courtesy of Newspapers.com. (*Times-Advocate* 1956).

It is unclear when the adobe brick veneer was added to the primary west façade; however, it appears to have been added during the Sherman & Paxton era when the building was no longer being utilized as a duplex. It also appears that a large addition was added on the east facade sometime between 1963 and 1980 as shown in Plate 8.

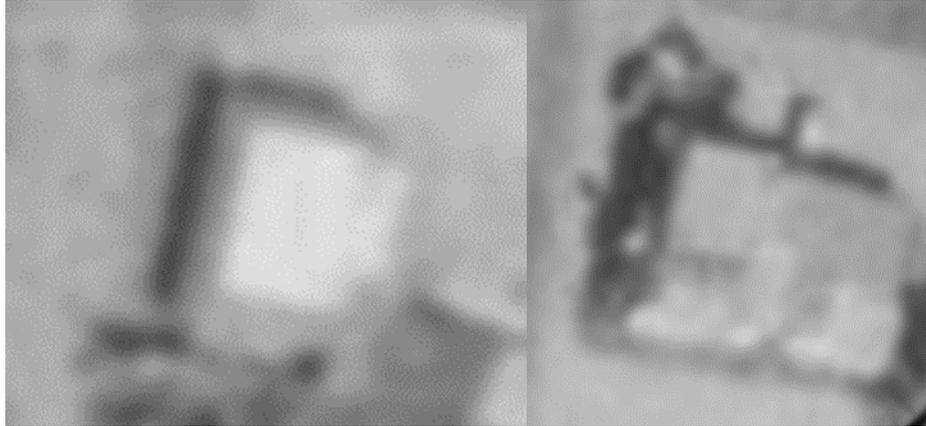


Plate 8. Historic aerials of 2200 South Escondido Boulevard, 1962 (left) and 1980 (right).  
Courtesy of NETR Online (NETR Online 2020).

#### **2.3.2.4 Larry Weir & Weir Brothers Construction Co.**

In 1967 Lawrence W. Weir and his wife Maria A. Weir, purchased the subject property from John Sherman Jr., Georgia Sherman, Edward J. Davin, and Mary Jane Davin (San Diego County Recorder 1967). Lawrence, mostly commonly known as Larry Weir, was part-owner and co-founder of Weir Brothers Adobe Construction Company (Modern San Diego 2020).

Brothers Larry and Jack Weir launched their adobe construction company in 1948. Jack served as the lead contractor, and Larry served as lead designer. The brothers decided to construct their headquarters in Escondido in order to be closer to the Adobe Brick Manufacturing Co., which was the premier adobe brick supplier in San Diego County between 1949 and 1970 (Buxton et al.2016). Their new office was designed and constructed by the Weir brothers in the adobe revival style for which they had become renowned. Their office, constructed in 1951, is still extant in its original location at 1538 South Escondido Boulevard (Plate 8). Jack served as the lead contractor, and Larry served as lead designer. As a firm they designed and constructed dozens of adobe dwellings and buildings in Escondido and San Diego County (Modern San Diego 2020).



Plate 8. Weir Brothers Construction Co. offices at 1538 South Escondido Boulevard.

In 1964, Larry Weir left the business to begin his own company, Larry Weir Adobe. That firm operated for about four decades and built homes across the county, including Rancho Santa Fe, Escondido, Encinitas, and Poway. Weir’s designs were rarely conventional. Weir drew inspiration from various materials including rope, boulders, trees, and old metal parts (Modern San Diego 2020). It is unclear what the function of the building was under Larry’s ownership, possibly it was used for storage. Weir only owned the property until 1970 (San Diego County Recorder 1970).

### **2.3.2.5 Creative Handcrafts**

In 1970 the property was sold to Jerome P. Tinkham (San Diego County Recorder 1970). An Occupancy Permit from 1970 lists Jerome P. Tinkham as the building owner, Creative Handcrafts as the occupant, and Weir Construction as the previous occupant (City of Escondido Building Department 1970). In 1972 Tinkham sold the property to Jack C. Harmon and Viola P. Harmon, who owned and operated the Creative Handcrafts business in the building (San Diego County Recorder 1972).

From 1970 until circa 2012, the building was occupied by Creative Handcrafts, owned and operated by Viola P. Harmon (Yelp Inc. 2020; City of Escondido Building Department n.d.). A building permit application with no date is on file with the City for a 750 square foot addition to the building. It appears that the “Angel Room” on the south façade is the 750 square foot addition added sometime in the late twentieth century (Plate 9).



Plate 9. South façade of 2200 South Escondido Boulevard in 2014. The Creative Handcrafts sign is no longer extant (Courtesy of Alexa Clausen).

In 2002 the Harmons sold the property to John Mohr (San Diego County Recorder 2002). Currently the building and property is owned by Nathaniel J. Wulff. Wulff acquired the property from Mohr in 2015 (San Diego County Recorder 2015).

### 2.3.2.6 2208 South Escondido Boulevard

The subject dwelling at 2208 South Escondido Boulevard was constructed in 1947 according to City records (City of Escondido 2020). John Sherman Jr., son of John Sherman Sr. and Adah V. Sherman, and his wife Georgia were married in 1947 and constructed the dwelling shortly after as their new primary residence (*Times-Advocate* 1947b). It appears that John Sherman Jr. and Georgia resided in the subject dwelling until circa 1970s.

By 1978 the property was owned by Ted B. Russell according to a building permit record. The permit is for an addition that enclosed the breezeway and added a new carport (City of Escondido Building Department n.d.). By 2005 the property was owned by Randy and Janet Roberts. They added an inground pool and spa to the property as well as a 2<sup>nd</sup> story addition to the subject dwelling (City of Escondido Building Department n.d.).

The property is currently owned by David and Jeannie Smith (City of Escondido 2020).

## 3.0 ARCHIVAL RESEARCH AND CONTACT PROGRAM

HELIX obtained a records search of the project site and a one-mile radius from the South Coastal Information Center (SCIC) at San Diego State University on July 6, 2020. The records search results are presented in Section 3.1 Records Search. Historic maps and aerial photographs were reviewed to assess the potential for historic archaeological resources to be present.

Intensive archival research on the historic built-environment resources and subject properties was conducted by HELIX architectural historian, Ms. McCausland. Details of her research are discussed in Section 3.2 Archival Research.

The Native American Heritage Commission (NAHC) was contacted on July 2, 2020 for a Sacred Lands File search and list of Native American contacts, which were received on July 8, 2020. Letters were sent on July 15, 2020 to the contacts listed by the NAHC. Native American correspondence is included as Confidential Appendix C to this report.

### 3.1 RECORDS SEARCH

HELIX staff obtained a record search of the California Historical Resources Information System (CHRIS) from the SCIC on July 6, 2020. The records search covered a one-mile radius around the project area and included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. A review of the California Register of Historical Resources and the state Office of Historic Preservation (OHP) historic properties directories was also conducted. The records search summary and map are included as Appendix B (Confidential Appendices, bound separately).

#### 3.1.1 Previous Surveys

The records search results identified 43 previous cultural resource studies within the record search limits, none of which occurred within the project site (Table 1, *Previous Studies within One Mile of the Project Area*). Twenty-five of the studies were cultural resources surveys, six were environmental impact reports, and five were evaluations or assessments; the remaining studies include six monitoring reports and an archaeological testing report.

**Table 1**  
**PREVIOUS STUDIES WITHIN ONE MILE OF THE PROJECT AREA**

<b>Report No.</b>	<b>Report Title</b>	<b>Author, Date</b>
SD-00303	Cultural Resources Reconnaissance of the Escondido Union School District Parcel, Escondido, San Diego, California.	Bissell, 1988
SD-00445	An Archaeological Survey & Test Excavation at SDi-5088, Escondido Tract #317	Chace, 1977
SD-00478	An Archaeological Survey Report for a Proposed Interstate 15 Crossing Rancho Bernardo (11-SD-15 M22.8/M27.2) 11208-105671	Corum, 1978
SD-00499	An Archaeological Survey of the Kidd Subdivision, City of Escondido	Chace, 1978
SD-00561	An Archaeological Survey of Park View Terrace, City of Escondido (Tract No. 78-09)	Chace, 1978
SD-00768	An Archaeological Survey of Kit Carson Park	Chace and Collins, 1978
SD-00770	An Archaeological Survey of Escondido Tract No. 553, City of Escondido	Chace, 1984
SD-00775	Cultural Resource Survey for GPA-87-01 Sub-Item 1, Escondido, California	Cheever and Gallegos, 1987
SD-01620	Archaeological Constraint Survey Kit Carson Regional Park	WESTEC Services, Inc., 1984
SD-01659	Results of an Archaeological Archival and Field Survey of the Bear Valley Parkway/SR-78 General Plan Amendment EIR Project Area San Diego County, California	Wade, 1987
SD-02777	Cultural Resources Survey for The Bear Valley Parkway (South) Reconstruction. Activity No. UJ1194, Escondido, San Diego County, California	Robbins-Wade and Alter, 1993
SD-03346	Cultural Resources Survey and Testing for The Pump Station 77 North and South Vault Installation Project, San Diego, California	Carrico, 1997
SD-03613	An Archaeological and Historical Survey and Evaluation Assessment for The Miller Avenue Project	Clifford and Pierson, 1998
SD-04236	Environmental Impact Report for San Dieguito River Study Draft Conceptual Master Plan	American Pacific Environmental Consultants, Inc., 1981
SD-04526	State Route 78 Interchange Improvements at Las Posas Road and San Marcos Boulevard	Casen and Saunders, 1992
SD-04896	Draft EIR for Las Palmas Ranch	Recon, 1970
SD-06253	Draft Environmental Impact Report for Adobe Heights	Recon, 1978
SD-07267	Draft Environmental Impact Report Kit Carson Park Master Plan Revisions	Van Dyke, 1983
SD-07442	Cultural Resource Assessment Cingular Wireless Facility No. 542-01 San Diego County, California	Duke, 2001
SD-07591	Negative Survey Report for The Morgan Cell Site-2428 Choya Canyon Road, San Diego, Ca	Beddow, 2002

**Table 1**  
**PREVIOUS STUDIES WITHIN ONE MILE OF THE PROJECT AREA (CONTINUED)**

<b>Report No.</b>	<b>Report Title</b>	<b>Author, Date</b>
SD-08157	Cultural Resources Report for the Historical Evaluation of the Proposed Juniper Street/Felicita Avenue CIP Widening Project, Escondido, CA 92025	Alter, 2002
SD-08588	Draft Environmental Impact Report for Expansion of Wastewater Treatment Facility	City of Escondido, 1980
SD-08594	Appendix E Report of An Archaeological Reconnaissance of the Las Palmas Ranch Properties, San Diego County, California	Bull, 1976
SD-08596	Appendices-Reclaimed Water Distribution System Project: Draft Environmental Impact Report	Keller Environmental Associates, Inc, 1992
SD-08999	Archaeological Survey Report of the Citracado Professional Center, Escondido, California	Palette, 2004
SD-10211	Results of Archaeological Testing at CA-SDI-12525/H on Bedelt/Jennings Property Project Site Tentative Tract 931 APN 233-360-68 In Unincorporated San Diego County, California	Underbrink, 2006
SD-10354	Cultural Resources Survey for the Edgehill Estates Project, Escondido, San Diego County, California	Clifford and Hunt, 2006
SD-10530	Cultural Resource Assessment, the Proposed Kit Carson Middle School Escondido Union School District, City of Escondido, San Diego County, California	McLean, 2001
SD-10551	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project, State of California	Arrington, 2006
SD-10652	A Cultural Resources Survey for the Bartlett Property Project City of Escondido, California	Smith and Rosenberg, 2005
SD-10808	Ferrara Winery, 1120 W. 15th Avenue, Escondido, California 92025	Various, n.d.
SD-12109	Cultural Resource Study for the Westfield North County Expansion Offsite Improvements Project, City of Escondido, San Diego County, California	Dalope and Hector, 2008
SD-12368	Negative Archaeological Monitoring Report: The Willomere Glen Project, San Diego County, California	Pierson, 2009
SD-14348	Cultural Resources Survey and Evaluation Program for the Oak Creek Project, City of Escondido, California	Stropes and Smith, 2013
SD-15287	Phase I Cultural Resource Survey for the Hotel Felicita Project City of Escondido, California	Smith and Kraft, 2014
SD-17563	Historic Structure Assessment for 2608 South Escondido Boulevard, Escondido, California (APN 238-152-07)	Smith, 2018
SD-17574	Supplemental Archaeological Survey for the Minor Project Refinements: Certificate of Public Convenience and Necessity for the Rainbow-San Diego (Line 3602) 36-Inch Natural Gas Pipeline Project, San Diego County, California	Manchen and Williams, 2017

**Table 1**  
**PREVIOUS STUDIES WITHIN ONE MILE OF THE PROJECT AREA (CONTINUED)**

<b>Report No.</b>	<b>Report Title</b>	<b>Author, Date</b>
SD-17576	Cultural Resource Survey Report for the San Diego Gas & Electric Company and Southern California Gas Company Pipeline Safety & Reliability Project, San Diego County, California	Castells, DeCarlo, and Williams, 2016
SD-17577	Indirect Visual Impact Assessment Survey for the Proposed Pipeline Safety and Reliability Project, San Diego County, California	Davis, 2016
SD-18160	Cultural Resources Survey and Evaluation of Built Environment for the Bear Valley Parkway Development, Escondido, California	Daniels, Stinger-Bowsher, and Davis, 2016
SD-18161	Cultural Resources Evaluation of Prehistoric Archaeological Site CA-SDi-21808 for the Bear Valley Parkway Development, Escondido, California	Drake, 2016
SD-18162	Additional Cultural Resources Survey for the Bear Valley Parkway Development, Escondido, California	Drake, 2016
SD-18414	Phase I Cultural Resources Survey for the 2608 South Escondido Boulevard Project, City Of Escondido (APNs 238-152-06 And -07)	Garrison and Smith, 2019

### 3.1.2 Previously Recorded Resources

The SCIC has a record of 53 previously recorded cultural resources within a one-mile radius of the project, but none have been recorded within the project area itself and none within approximately 1,000 feet of the project site (Table 2, *Previously Recorded Resources within One Mile of the Project Area*). In general, the sites recorded within the one-mile search radius consist of historic buildings and structures, trash scatters and dumps, and a portion of the historic Highway 395. Three prehistoric milling sites are documented within the record search limits.

**Table 2**  
**PREVIOUSLY RECORDED RESOURCES WITHIN ONE MILE OF THE PROJECT AREA**

Primary Number (P-37-##)	Trinomial (CA-SDI-)	Age and Resources Present	Description	Recorder, Date
004659	4659	Prehistoric Milling Site	Two large flat boulders with five milling surfaces.	Hatley and Price, 1976
012530	12530	Historic Structure	Two structures, one collapsed and one standing, with a small artifact scatter consisting of whiteware ceramic fragments, some glass fragments, and a small amount of metal fragments.	James et al., 1991
012536	12536	Historic Structure	Remains of a structure consisting of a concrete foundation, an elevated earthen pad, a rock wall or foundation, and several trash dumps of unknown age.	James et al., 1991
012544	12544	Historic Trash Scatter	Historic trash scatter consisting of earthenware, porcelain, and transferware ceramics, and aqua, clear, and white glass fragments.	James and Glenn, 1991
012919	12919	Historic Trash Dump	An extensive bottle and can dump which dates from the 1910s to the 1940s.	Robbins-Wade et al, 1992; Ashkar and Hilton, 2000; Piek and DeCarlo, 2015
012920	12920	Historic Trash Dump	A small can dump containing cans and a glass milk bottle.	Robbins-Wade et al., 1992; DeCarlo, 2015
016547		Historic Building	Site consists of a multiple bedroom National Folk style farmhouse with an agricultural well and outbuildings built in the 1940s.	Pierson, 1998
018670		Historic Building	A one-story, rectangular California Bungalow built in 1930.	Leary, 1983
018675		Historic Building	A symmetrical single-story Craftsman style house built in 1910.	Marsh, 1983
018676		Historic Building	A rectangular single-story California Bungalow constructed in 1930.	Marsh, 1983
018677		Historic Building	A small single-story cottage constructed in 1920.	Marsh, 1983
018678		Historic Building	A single-story Craftsman house constructed in 1910.	Marsh, 1983
018679		Historic Building	A single-story California Bungalow constructed in 1915.	Leary, 1983
018680		Historic Building	A single-story Craftsman Bungalow built in 1910.	Marsh, 1983

**Table 2**  
**PREVIOUSLY RECORDED RESOURCES WITHIN ONE MILE OF THE PROJECT AREA (CONTINUED)**

Primary Number (P-37-##)	Trinomial (CA-SDI-)	Age and Resources Present	Description	Recorder, Date
018681		Historic Building	A single-story California Bungalow built in 1908.	Marsh, 1983
018682		Historic Building	A single-story California Bungalow built in 1915.	Marsh, 1983
018683		Historic Building	A single-story clapboard cottage built in 1910.	Marsh, 1983.
018723		Historic Building	A single-story stucco California Bungalow built in 1915.	Marsh, 1893
019304		Historic Building	A single-story Craftsman Bungalow built in the 1920s.	Leary, 1983
019305		Historic Building	A single-story stucco bungalow built in the 1930s.	Leary, 1983
019306		Historic Building	A single-story rectangular commercial building built in the 1930s.	Leary, 1983
019307		Historic Building	A one-and-a-half story stucco Vernacular Victorian bungalow built in the 1900s.	Leary, 1983
019308		Historic Building	A single-story California Bungalow built in the 1930s.	Leary, 1983
019309		Historic Building	A single-story rectangular bungalow built in the 1930s.	Leary, 1983
019310		Historic Building	A single-story symmetrical California Bungalow built in the 1930s.	Leary, 1983
019311		Historic Building	A single-story rectangular bungalow built in the 1930s.	Leary, 1983
019312		Historic Building	A single-story Colonial Revival house built in 1905.	Marsh, 1983
019313		Historic Building	A two-story Craftsman style house built in 1923.	Marsh, 1983
019314		Historic Building	A rectangular hollow-core brick building built in 1940.	Marsh, 1983
019315		Historic Building	A single-story T-shaped Craftsman style house built in 1939.	Marsh, 1983
019319		Historic Building	A single-story Craftsman-influenced home built in 1905.	Marsh, 1983; Kung, 2017
019320		Historic Building	A single-story rectangular stucco cottage built in 1923.	Marsh, 1983
019321		Historic Building	A single-story clapboard cottage built in 1933.	Marsh, 1983
019322		Historic Building	A single-story Mediterranean revival style house built in 1928.	Marsh, 1983.

**Table 2**  
**PREVIOUSLY RECORDED RESOURCES WITHIN ONE MILE OF THE PROJECT AREA (CONTINUED)**

Primary Number (P-37-##)	Trinomial (CA-SDI-)	Age and Resources Present	Description	Recorder, Date
019323		Historic Building	A single-story California Bungalow built in 1915.	Marsh, 1983
019324		Historic Building	A single-story Craftsman Bungalow built in 1910.	Marsh, 1983.
019325		Historic Building	A single-story California Bungalow built in 1915.	Marsh, 1983
019326		Historic Building	A single-story Craftsman Bungalow built in 1910.	Marsh, 1983.
019554		Historic Building	A single-story rectangular bungalow built in 1930.	Leary, 1983
019555		Historic Building	A single-story rectangular bungalow built in the 1930s.	Leary, 1983
019556		Historic Building	A single-story California Bungalow built in the 1930s.	Leary, 1983
019669		Historic Building	A single-story California Bungalow built in 1920.	Leary, 1983
024169		Historic Structure	A small underground metal capped concrete collection point measuring six feet in diameter.	McLean and Michalsky, 2001
025682	17081	Historic Trash Dump	Original tailings pile from Escondido Mine (1860s-1896) and Cleveland-Pacific Mine (1896-1924).	Lorey, 2004
026765		Historic Building	A single-story single-family dwelling with an additional unit. Building used for motel office. Built in 1951.	Davidson, 2005
026766		Historic Building	A single-story motel building with two units built in 1949.	Davidson, 2005
026767		Historic Building	A single-story motel building with two units built in 1947.	Davidson, 2005
026768		Historic Building	A single-story motel building with four units built in 1950.	Davidson, 2005
030861	19600	Prehistoric Site	A bedrock milling site with three outcrops and ten milling slicks. An associated artifact scatter consisting of flakes and ceramics is also present.	Williams et al., 2009

**Table 2**  
**PREVIOUSLY RECORDED RESOURCES WITHIN ONE MILE OF THE PROJECT AREA (CONTINUED)**

Primary Number (P-37-##)	Trinomial (CA-SDI-)	Age and Resources Present	Description	Recorder, Date
033557		Historic Highway	Resource consists of Highway 395, which connected Linda Vista, Miramar, Poway, Rancho Bernardo, Escondido, Richland, San Marcos, Buena Vista, Bonsall, Fallbrook, Rainbow, and Temecula with Downtown San Diego, Riverside, and San Bernardino.	Tift, 2013; Manchen and DeCarlo, 2015; Chasteene, 2017; Foglia and Keckeisen, 2017; Stringer-Bowsher, 2018
035581		Historic Structure	Structure consists of a residence, detached garage, and irrigation features.	Stringer-Bowsher and Daniels, 2016
035623	21808	Prehistoric Site	Site consists of two granitic bedrock milling features with a single milling slick.	Daniels, 2016; Drake, 2016
037734	22477	Historic Site	Site consists of the remains of a structure. Remains consist of a concrete or cinderblock foundation.	Piek and DeCarlo, 2015

## 3.2 ARCHIVAL RESEARCH

Various archival sources were also consulted, including historic topographic maps, aerial imagery (NETR Online 2020) and the Bureau of Land Management (BLM) General Land Office (GLO) Records. The purpose of this research was to identify historic structures and land use in the area. These include historic aerials from 1947, 1953, 1964, 1968, and 1980 (NETR Online 2020) and several historic USGS topographic maps, including the 1901 San Luis Rey (1:125,000), 1893 and 1901 Escondido (1:62,500), and the 1948, 1949, and 1975 Escondido (1:24,000) topographic maps.

The town site of Escondido is recorded northeast of the project area on the 1893 and 1901 Escondido and the 1901 San Luis Rey quadrangles. A tributary of the Bernardo River is recorded south of the project area on the San Luis Rey quadrangle.

The 1948 USGS 7.5' Escondido quadrangle shows buildings in the vicinity of the project area – these buildings are shown in the 1947 aerial. Highway 395 is recorded adjacent to the project area on both the 1948 and 1949 topographic maps, and is visible on the 1953, 1964, and 1967 historic aerials (NETR Online 2020). In general, the increase in residential, commercial, and infrastructure development was visible throughout the aerial photographs from 1947, 1953, 1967, 1968, and 1980 (NETR Online 2020).

Archival research on the historic built-environment resources was conducted by HELIX Architectural Historian, Ms. Annie McCausland, M.A. She visited the City of Escondido Planning and Building Department on June 9, 2020. City Historic Surveys were reviewed by a City Planner, and building records were acquired on site during the visit. According to the City Planner, neither of the subject properties are included in the City Historic Surveys.

Oral histories and email correspondence occurred with property owners James Etem and Ann Maioriello. Correspondence also occurred with Alexa Clausen, local historian and volunteer with the San Diego Adobe Heritage Association and the Escondido Adobe Home Tour. Clausen provided several archival sources on the subject building at 2200 South Escondido Boulevard.

Robin Fox with the Escondido History Center was contacted via telephone due to COVID-19 closures. A research request was submitted verbally on Wednesday August 2, 2020 and a follow-up phone call occurred on August 26, 2020. Ms. Fox confirmed that she did not find any relevant sources on-file with the Escondido History Center regarding the subject building at 2200 South Escondido Boulevard.

Due to the public closure of the San Diego County Recorder's office, a title search was performed by Fidelity National Title Group in August 2020.

Archival records were also obtained from various online sources including Ancestry.com, Newspapers.com, University of California Santa Barbara, and NETR Online.

The following repositories were referenced and contacted for archival sources relevant to this study:

- City of Escondido (City building permit records; City historic surveys records);
- Ancestry.com (U.S. Census Bureau records, military records, Great Register of Voters, County/City directories);
- University of California Santa Barbara Library (aerial photographs);
- NETR Online (aerial photographs);
- Newspapers.com (newspaper articles);
- San Diego Adobe Heritage Association (newspaper articles, scholarly articles, photographs);
- James Etem and Ann Maioriello (oral histories);
- United States Geological Survey (topographic maps);
- Escondido History Center (photographs, directories);
- Fidelity National Title Group (grant deeds);
- Calisphere (historic photographs and manuscripts).

### 3.3 NATIVE AMERICAN CONTACT PROGRAM

HELIX contacted the Native American Heritage Commission (NAHC) on July 2, 2020 for a Sacred Lands File (SLF) search and list of Native American contacts for the project area. The NAHC indicated in a response dated July 8, 2020 that no known sacred lands or Native American cultural resources are within the project area, but that “the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area.” Letters were sent on July 15, 2020 to Native American representatives and interested parties identified by the NAHC. Two responses have been received to date, as summarized in Table 3, (*Native American Contact Program Responses*). The Rincon Band of Luiseño Indians responded on July 23, 2020 that the project area is within the territory of the Luiseño people and is within Rincon’s specific Area of Historic Interest. The San Pasqual Band of Mission Indians responded on August 24, 2020 that the project area is within the Traditional Use Area of the Tribe. Both tribes requested to receive copies of the cultural resources study and to be kept in the information loop as the project progresses. If any additional responses are received, they will be forwarded to City of Escondido staff. Native American correspondence is included as Appendix C (Confidential Appendices, bound separately).

**Table 2  
NATIVE AMERICAN CONTACT PROGRAM RESPONSES**

Contact/Tribe	Response
Rincon Band of Luiseño Indians	Responded on July 23, 2020; the project area is within the territory of the Luiseño people and is within Rincon’s specific Area of Historic Interest. “As such, Rincon is traditionally and culturally affiliated to the project area. Embedded in the Luiseño territory are Rincon’s history, culture and identity.” The Rincon Band has knowledge of cultural resources within a 0.2-mile radius of the project site. “From the provided documents, the Band understands that the project site has previously been disturbed. However, none of the previous ground disturbances have been monitored and the Band believes the proposed project has potential to unearth subsurface deposits; particularly if disturbances of previously undisturbed grounds take place. Furthermore, Rincon asks to include appropriate provisions for inadvertent discoveries and for the discovery of human remains and grave goods for the final report. The Band asks that a copy of the Cultural Resources Survey including all archaeological site records will be provided to us for review and comment.”
San Pasqual Band of Mission Indians	Responded on August 24, 2020; the project area is outside the boundaries of the recognized San Pasqual Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). The Tribe “requests to be kept in the information loop as the project progresses and would appreciate being maintained on the receiving list for project updates, reports of investigations, and/or any documentation that might be generated regarding previously reported or newly discovered sites. Further, we may recommend archaeological monitoring pending the results of site surveys and records searches associated with the project. If the project boundaries are modified to extend beyond the currently proposed limits, we request updated information and the opportunity to respond to your changes. If the project calls for a certified Kumeyaay monitor, San Pasqual Band of mission Indians can provide this service.”

## 4.0 METHODS

### 4.1 ARCHAEOLOGICAL SURVEY METHODOLOGY

A pedestrian survey of the project site was conducted on July 9, 2020 by HELIX staff archaeologist Julie Roy and Native American monitor Ray Castañeda from Saving Sacred Sites (San Luis Rey Band of Mission Indians). The project area was surveyed in transects where possible, and by reconnaissance where not.

Parcels 1-3 (APNs 236-390-52-00, 236-390-53-00, and 236-390-54-00) were surveyed in transects spaced approximately three to five meters (m) apart (Plates 10 and 11). Visibility in these parcels was roughly 80 percent, with sparse trees and shrubs. Parcels 4 and 5 (APNs 236-390-02-00 and 236-390-03-00) had a visibility of less than 30 percent; because of the dense vegetation and structural debris and trash, this area was surveyed by reconnaissance (Plates 12-14).



Plate 10. Overview of Parcel 1 looking towards Parcel 5. View to the northeast.



Plate 11. Overview of Parcels 2 and 3 from the east end of the project area, Parcel 1 to the right. View to the west.



Plate 12. Access driveway to Parcels 4 and 5 off Escondido Boulevard. View to the east.



Plate 13. Overview of north side of structure at Parcel 4. View to the east.



Plate 14. Overview of vegetation in backyard of Parcel 5. View to the north.

### 4.1.1 Documentation

Cultural resources identified during the survey were recorded on appropriate Department of Parks and Recreation (DPR) 523 forms. All completed DPR site forms were submitted to the SCIC; they are included as Confidential D, DPR Forms.

## 4.2 HISTORIC BUILT-ENVIRONMENT SURVEY METHODOLOGY

HELIX architectural historian, Ms. Annie McCausland, M.A. conducted an intensive historical built-environment pedestrian survey on July 9, 2020 and August 14, 2020. The primary purpose of the survey was to inspect and document the buildings and structures within the subject properties, assess their age, use, condition, setting, and construction materials and methods. Photographs of the buildings and structures were taken using a digital camera. Building materials, integrity notes, and character defining features were noted during the survey. Property owners, James Etem and Ann Maioriello accompanied Ms. McCausland during the survey and shared oral histories about their family's property (2222, 2224, 2210 South Escondido Boulevard). Property owner Nathaniel Wulff also gave a tour of his property at 2200 South Escondido Boulevard.

Historic buildings and structures 50 years or older were recorded on Department of Parks and Recreation (DPR) 523 forms A and B. All completed DPR site forms were submitted to the SCIC and are included in Appendix D.

## 5.0 RESULTS

The survey area within parcels 1-3 contains an open field with a southwest slope of approximately five percent. The soils in this area are medium brown sands with decomposed granite, pebbles, small boulders, and gravel. The top of the knoll in this area appeared to have been graded and the west side of the slope cut for a structure.

Isolated artifacts consisting of a metavolcanic flake and a possible rhyolite or chalcedony core fragment were identified near the top of Parcel 3 and recorded as WRS-ISO-001, described in more detail below. No other cultural material was observed within the project boundaries. However, a moderate amount of fragmented iron and metal was observed scattered throughout parcels 1-3. This waste is likely associated with the welding company structure at the southwest end of the project area. The location on Figure 5 (Cultural Resources Identified within Project Area, Confidential Appendix E). Copies of the DPR forms for the cultural resources are included in Appendix D.

Three historic built-environment resources were documented within the project area including the Etem Property (2222, 2224, and 2210 South Escondido Boulevard), 2200 South Escondido Boulevard, and 2208 South Escondido Boulevard. Detailed descriptions are provided below in Section 5.1.

### 5.1 RESOURCE DESCRIPTIONS

#### 5.1.1 WRS-ISO-001

Isolate WRS-ISO-001 consists of a single metavolcanic flake and a possible rhyolite or chalcedony core fragment, found in the eastern portion of the project area (Figure 5). The flake was approximately 2

centimeters by 1.5 centimeters, with a thickness of approximately 0.8 centimeters, and had a heavy patina. The possible core did not appear to be from the area; it is possible that this item is a manuport that was brought into the area at an unknown time. The artifacts were likely not in their original context and may have been brought onto the project site during the grading and construction of the housing at the top of the knoll (Plates 15-17).



Plate 15. Overview of isolated lithics location. View to the southeast.



Plate 16. Closeup of metavolcanics flake. Plan view.



Plate 17. Closeup of manuport chalcedony or rhyolite core. Plan view.

### 5.1.2 Etem Property

The Etem property consists of three parcels located at 2222 South Escondido Boulevard (APN: 236-390-53-00), 2224 South Escondido Boulevard (APN: 236-390-54-00), and 2210 South Escondido Boulevard (APN: 236-390-52-00). The Etem property also includes the property at 2223 Cranston Drive; however, this property is outside of the project area and is not included in this study.

The parcel at 2222 South Escondido Boulevard, is a 37,026 square foot lot which features a corrugated metal shed, constructed circa 1950s, as shown in Plate 18 (Etem 2020). This property once featured the oldest Etem family dwelling, constructed in 1928, but it is no longer extant, as illustrated in Plate 19 (City of Escondido 2020; Etem 2020).



Plate 18. Corrugated metal shed constructed circa 1950, looking southeast. Photo taken on July 9, 2020.



Plate 19. Vacant lot where the dwelling constructed in 1928 was once extant, looking northwest. Photo taken on July 9, 2020.

The parcel at 2224 South Escondido Boulevard, is a 36,590 square foot lot that features an approximately 5,158 square foot welding shop. A portion of the shop, approximately 544 square feet, was constructed circa the mid-1930s as a woodworking furniture shop by John Etem (California State Library 1938; Etem 2020). The original portion is a wood framed structure clad in stucco, with flat roof, as shown in Plates 20 and 21. John's son, Frank, added on to the original structure, expanding into a welding shop (Plates 22, 23, and 24). The corrugated metal shop features three gabled roofs and rests on a concrete foundation (Plates 25 and 26). Unique features include the mailbox which appears to have been made in-house (Plate 27) and the restroom addition (Plate 28).



Plate 20. Welding shop, looking southeast. Notice the early wood shop with stucco siding attached to the corrugated metal addition from the 1940s. Photo taken on July 9, 2020.



Plate 21. Northwest corner of the shop, featuring the north façade of the original woodshop constructed in the 1930s, looking south. Photo taken on July 9, 2020.



Plate 22. Interior of the northwest corner of the shop, looking northwest. Notice the wood framing. Photo taken on July 9, 2020.



Plate 23. Original wood shop within the expanded corrugated metal shop. Taken from the interior, looking northwest. Photo taken on July 9, 2020.

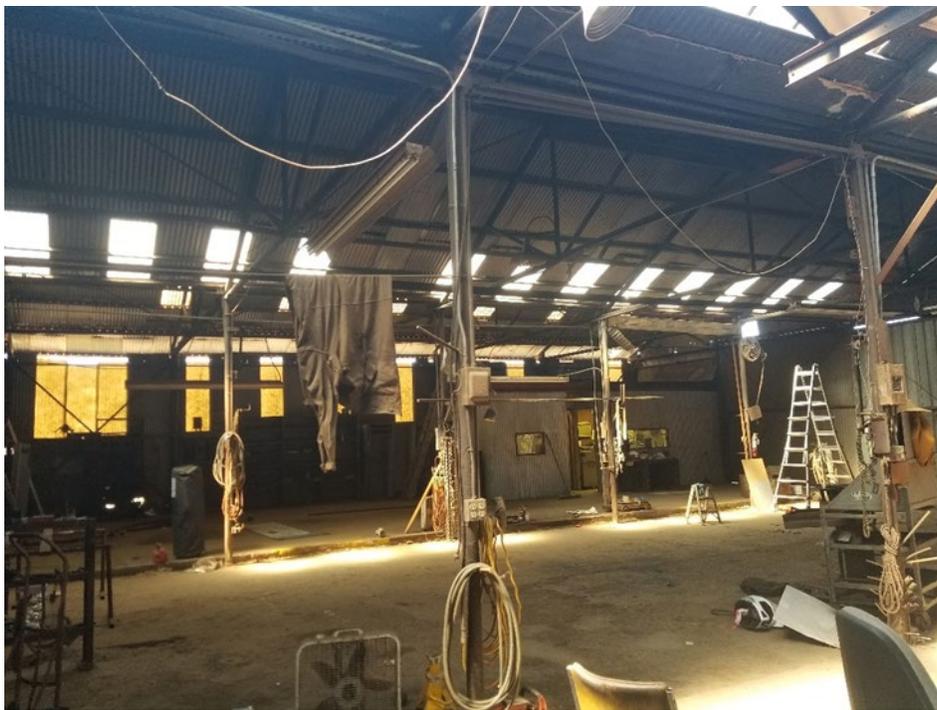


Plate 24. Interior of welding shop, looking south. Photo taken on July 9, 2020.



Plate 25. Welding shop, south and west facades, looking northeast. Photo taken on July 9, 2020.



Plate 26. East façade of welding shop, looking west. Photo taken on July 9, 2020.



Plate 27. Welding shop mailbox appears to have been made in-house.  
Photo taken on July 9, 2020.



Plate 28. Shop restroom on the northeast corner, looking northwest.  
Photo taken on July 9, 2020.

The Etem family dwelling is located at 2210 South Escondido Boulevard, on a 46,972 square foot lot. This minimal traditional single-family dwelling, constructed in 1941, rests on a concrete stem wall foundation and features wood framing with stucco siding with grooves (Plate 29). The dwelling was moved from the adjacent property at 2223 Cranston Drive to its current location in 1966 (Etem 2020; Maioriello 2020). The dwelling features original wood double-hung and casement windows as well as contemporary vinyl and aluminum windows as shown in Plates 29, 30, and 31. The breezeway and detached garage were added on the dwelling in the 1970s as shown in Plates 31, 32, and 33 (Etem 2020).



Plate 28. Shop restroom on the northeast corner, looking northwest.  
Photo taken on July 9, 2020.



Plate 30. Northwest corner of the dwelling with original windows on the north façade and a combination of contemporary vinyl sliding window with an original double hung window on the west façade, looking southeast. Photo taken on July 9, 2020.



Plate 31. Dwelling with detached garage, looking north. Photo taken on July 9, 2020.



Plate 32. Attached breezeway between dwelling and two-car garage, looking west.  
Photo taken on July 9, 2020.



Plate 33. Detached garage, south and east facades, looking northwest. Photo taken on July 9, 2020.

### 5.1.3 2200 South Escondido Boulevard

The approximately 1,501.80 square foot commercial building at 2200 South Escondido Boulevard features many layers of construction and is considered a vernacular style building. The earliest portion of the building, approximately 520 square feet, was constructed in 1947. The primary west façade features an adobe brick veneer, gated windows, gated doors, and a mansard style roof parapet with composite shingles (Plate 34). A large commercial sign is also mounted on the roof. A series of faux wooden rafters surround the mansard roof parapet (Plate 35).

The subject building appears to have been constructed as a duplex with two primary entrances (Plate 36). One of the original duplex doorways has been boarded up and covered on the exterior with the adobe brick veneer. The interior of the building is gutted without drywall or flooring, and make-shift foundation piers have been recently added to help support the unstable building (Plate 37).

Two major additions were added to the original duplex, one on the south façade and another on the east façade. The addition on the east façade features a shed style roof, brick floors, and a series of fixed clerestory windows as shown in Plates 38 and 39. The original wood framed windows on the duplex east façade are still extant as shown in Plate 40. Plate 41 illustrates the various rooflines of the structure with the various additions and materials, making the structure vernacular in design.



Plate 34. West façade with adobe brick veneer and faux rafters, looking northeast.  
Photo taken on July 9, 2020.



Plate 35. Detail of wood beam (faux rafter), looking south. Photo taken on August 14, 2020.



Plate 36. Duplex entries, looking west. Notice that the south entry has been turned into built-in shelving. Interior photo taken on August 14, 2020.



Plate 37. Support beams recently added, looking north. Interior photo taken on August 14, 2020.



Plate 38. Interior of east addition with brick flooring and wooden shelving, looking northeast. This addition was added sometime between 1963 and 1980 based on aerial photographs (NETR Online 2020). Photo taken on August 14, 2020.



Plate 39. North façade of east addition with shed style roof and fixed clerestory windows, looking southwest. Photo taken on July 9, 2020.



Plate 40. Exterior wood framed window on the original south façade, looking northwest.  
Interior photo taken on August 14, 2020.



Plate 41. East façade, exposing various roof lines, looking west.  
Photo taken on July 9, 2020.

The addition on the south façade is clad with double-vee rustic wood siding and rests on post and beam foundations (Plates 42 and 43). The original wood framed windows on the south façade of the duplex are still extant inside the building as shown in Plate 44. The entirety of the south addition includes wooden shelving for product display and decorative murals on the walls. It appears that this portion of the structure was called the “Angel Room” during the Handcrafts store era (Plates 9 and 45).



Plate 42. South façade with side gabled roof and double-vee rustic wood siding, looking east. An attached lean-to clad in wood siding is extant on the east end. This addition was added to the original duplex. Photo taken on July 9, 2020.



Plate 43. Post on concrete pier foundation on south façade, looking west. Photo taken on July 9, 2020.



Plate 44. Interior of addition on the south façade, looking north. Notice the original exterior wood window frame that was enclosed when this addition was added, looking north.  
Photo taken on August 14, 2020.



Plate 45. South addition, approx. 750 square feet, known as the “Angel Room” added in 1970 (City of Escondido Building Department n.d.). Interior of south addition, looking west.  
Photo taken on August 14, 2020.

A concrete block oven, probably used to make clay bricks, is extant behind the building as well as a raised brick platform, as shown in Plates 46 and 47. These were probably utilized by the Paxton & Sherman masonry business. The oven does not appear to be in working condition.



Plate 46. Concrete block oven behind the building, looking southeast. Photo taken on August 14, 2020.



Plate 47. Large brick platform possibly used for brick storage, looking northeast. Photo taken on August 14, 2020.

#### 5.1.4 2208 South Escondido Boulevard

This 2,211.56 square foot vernacular dwelling features a rectangular shaped footprint that rests on a concrete foundation within a 14,265 square foot lot (Plate 48). The dwelling is wood-framed and has multiple cladding types, including stucco and horizontal and vertical wood siding (Plates 49, 50, and 51). The dwelling also features multiple high-pitched side gabled roofs with overhanging eaves (Plate 48). The front entry is accessed via concrete steps (Plate 48). An attached two-car garage is located on the north façade adjacent to concrete driveway (Plate 48). An in-ground pool and spa are located on the west end of the property (Plate 52).

It appears that the wood clad and brick portion of the dwelling on the east side was the original dwelling constructed in 1947, and the other sections were later additions. In 1978 a building permit was issued to enclose the breezeway, remove a portion of exterior wall, an interior wall, and a carport addition (City of Escondido Building Department n.d.). The in-ground pool and spa were added in the early 2000s (NETR Online 2020).



Plate 48. Primary north façade with enclosed breezeway and second story addition, looking southeast.  
Photo taken on July 9, 2020.



Plate 49. Portion of dwelling with brick walls, looking southeast. Photo taken on July 9, 2020.



Plate 50. East façade of 1940s portion with ship lap wood siding and front gabled roof, looking northwest. Photo taken on July 9, 2020.



Plate 51. South façade with stucco clad enclosed breezeway addition and French doors, looking southeast. Notice the vertical wood boards that clad the original 1947 portion.  
Photo taken on July 9, 2020.



Plate 52. In-ground pool and spa added in the early 2000s, looking northwest.  
Photo taken on July 9, 2020.

## 6.0 SUMMARY AND MANAGEMENT RECOMMENDATIONS

A study was undertaken to identify cultural resources that are present in the Escondido Centre City Parkway Condominiums project area and to determine the effects of the project on historical resources per CEQA and historic properties per the NHPA. The cultural resources survey identified one newly identified archaeological resource within the project area, as well as three newly identified historic built-environment resources.

Relatively undeveloped until the 1950s, the project site, and the area surrounding it, has since been highly disturbed by commercial and residential development. Portions of the project area appeared to have been graded, and the western side of the slope had been cut, likely for a structure that has since been moved to a different location.

### 6.1 SIGNIFICANCE/ELIGIBILITY RECOMMENDATIONS

#### 6.1.1 WRS-ISO-001

The isolate identified within the project area, WRS-ISO-001, does not meet the criteria for listing on neither the NRHP nor the CRHR; isolates are generally considered not to be historic properties/historic resources by definition. Thus, impacts to this isolate do not constitute significant effects. Based on the condition of the project area during the field survey, it is possible that other artifacts associated with this isolate, if such were ever present, have been destroyed or moved. The location of the isolated resource has been disturbed by modern activities; this lack of integrity may detract from any potential research value of associated resources, if such are encountered.

#### 6.1.2 Etem Property

The Etem property includes a welding shop dating to the 1930s, a dwelling constructed in 1941, and a shed dating to the 1950s. The dwelling constructed in 1928 is no longer extant.

##### 6.1.2.1 NRHP/CRHR Eligibility Evaluation

**Criterion A/1.** The Etem property is not associated with any historically significant events, trends, or themes at the local, state, or federal level. The Etem Property is recommended not historically significant under Criterion A/1.

**Criterion B/2.** The Etem property is associated with the Etem family who worked and resided there since the 1930s. Members of the Etem family do not appear to be historically significant individuals; therefore, the property is recommended not historically significant under Criterion B/2.

**Criterion C/3.** The Etem property features a vernacular welding shop, a minimal traditional dwelling, and a corrugated metal shed, all of which do not embody the distinctive characteristics of a method of construction, represent the work of a master, or possess high artistic values. The Etem property is recommended not historically significant under Criterion C/3.

**Criterion D/4.** This Criterion is most relevant for archaeological sites, but it can be applied to built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about welding shops and single-family dwellings is prevalent, and further study of the property would not add any new information to the historic record. The Etem property is recommended not historically significant under Criterion D/4.

The Etem property was not found to be historically significant under the NRHP/CRHR Criteria and is therefore not eligible for listing in the NRHP or the CRHR. An integrity evaluation of the subject buildings and structures is not required since they were found to not be historically significant under the four Criteria of significance (NPS 2002)

### 6.1.2.2 City of Escondido Register Eligibility Evaluation

**Criterion 1.** The Etem Property is associated with the Etem family who have lived and worked on the property since the 1930s. Archival research did not reveal any historical significance of the Etem family and its members at the local, state, or national level. The Etem property is recommended not eligible for designation under City of Escondido Criterion 1.

**Criterion 2.** The extant buildings and structures on the Etem property, including the welding shop, dwelling, and shed, do not embody the distinguishing characteristics of an architectural type or specimen, nor are they representative of a recognized architect's work. The buildings and structures have also been substantially altered. The Etem property is recommended not eligible for designation under City of Escondido Criterion 2.

**Criterion 3.** The Etem property is not connected with a business or use that was once common but is now rare. Frank's Welding Services Incorporated was in operation from 1941 to 2020. Welding is a common service, and welding shops are not rare in the City of Escondido. There appear to be at least seven active welding shops in the City of Escondido according to a Google search conducted in August 2020. The Etem property is recommended not eligible for designation under City of Escondido Criterion 3.

**Criterion 4.** Archival research did not reveal any historically significant events that occurred within the Etem property. The Etem property is recommended not eligible for designation under City of Escondido Criterion 4.

**Criterion 5.** The Etem property features buildings and structures over 50 years old and is therefore eligible for designation under City of Escondido Criterion 5. However, the property needs to fulfill at least one more Criteria in order to qualify for eligibility on the City of Escondido Register.

**Criterion 6.** The Etem property is not an important key focal point in the visual quality or character of the neighborhood, street, area, or district. The neighborhood features many commercial buildings and single-family properties along South Escondido Boulevard, and the Etem property does not visually stand out as an important focal point. The Etem property is not eligible for designation under City of Escondido Criterion 6.

**Criterion 7.** The Etem property's buildings and structures do not represent a distinctive architectural type nor do they feature rare distinguishing characteristics. Minimalist traditional dwellings constructed in the 1940s are not rare nor are corrugated metal sheds and shops. The Etem property is not eligible for designation under City of Escondido Criterion 6.

**Criterion 8.** Frank’s Welding Services Incorporated sign is no longer on display, as shown in Plate 11. The sign is not eligible for designation under City of Escondido Criterion 8.

**Criterion 9.** Frank’s Welding Services Incorporated sign is no longer on display, as shown in Plate 11. The sign is not eligible for designation under City of Escondido Criterion 9.

**Criterion 10.** Frank’s Welding Services Incorporated sign is no longer on display, as shown in Plate 11. The sign is not eligible for designation under City of Escondido Criterion 10.

**Criterion 11.** The Etem property is not a landscape feature, and therefore, is not eligible for designation under City of Escondido Criterion 11.

**Criterion 12.** The Etem property does not constitute an archaeological site that has yielded, or may be likely to yield, information important in prehistory, and therefore, is not eligible for designation under City of Escondido Criterion 12.

**Criterion 13.** The Etem property does not have an outstanding rating of the criteria used to evaluate local register requests, and therefore, is not eligible for designation under City of Escondido Criterion 13.

The Etem property only meets Criterion 5 and is therefore not eligible for designation under City of Escondido Register.

### **6.1.3 2200 South Escondido Boulevard**

The property at 2200 South Escondido Boulevard features a commercial building originally constructed in 1947 as a duplex. The building features various additions and a complex ownership and tenant history.

#### **6.1.3.1 NRHP/CRHR Eligibility Evaluation**

**Criterion A/1.** The subject building is associated with the local adobe construction revival that was sparked in 1946 by Charles H. Paxton. It appears that C.H. Paxton got his start in Escondido in the subject building prior to the construction of his residence at 2608 South Escondido Boulevard. His first adobe company located in Escondido, known as Adobe Sales, Co. appears to have been founded in the subject building. Adobe Sales, Co. appears to be the earliest adobe business in the Escondido area. The subject building is recommended historically significant under Criterion A/1 with a period of significance between 1946 when Adobe Sales Co. was founded until 1948 when C.H. Paxton appears to have relocated. It appears that he relocated his office to 2608 South Escondido Boulevard after he joined forces with Lawrence R. Green and founded the Adobe Brick Manufacturing Co. down the street.

**Criterion B/2.** The subject building is associated with Charles H. Paxton, a historically significant individual at the local level. C.H. Paxton occupied the subject building for approximately three years. C.H. Paxton did not reside in the subject building nor did he design or construct the subject building. His local significance as an individual is better conveyed through his Spanish-Colonial Revival style adobe brick dwelling at 2608 South Escondido Boulevard (Hacienda de Vega) which he co-designed and constructed with his manufactured adobe bricks. The subject building is also associated with Larry Weir who is significant at the local level as well for his contribution to the local adobe construction revival. His significance is better conveyed by the Weir Brothers office at 1538 South Escondido Boulevard, not the subject building which he only occupied for three years. The buildings use under Weir’s ownership is

also unclear. The subject building at 2200 South Escondido Boulevard is recommended not historically significant under Criterion B/2.

**Criterion C/3.** The subject building is vernacular in style with various methods of construction and building materials, including an adobe brick veneer on the primary facade. The subject building is not an exemplary example of an adobe revival style building in the City of Escondido. It is unknown who constructed the subject building. The subject building does not embody the distinctive characteristic of a method of construction, represent the work of a master, or possess high artistic values. The subject building at 2200 South Escondido Boulevard is recommended not historically significant under Criterion C/3.

**Criterion D/4.** This Criterion is most relevant for archaeological sites, but it can be applied to built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about duplexes and twentieth century commercial buildings is prevalent, and further study of the building would not add any new information to the historic record. The subject building at 2200 South Escondido Boulevard is recommended not historically significant under Criterion D/4.

The subject building at 2200 South Escondido Boulevard was found to be historically significant under NRHP/CRHR Criterion A/1 and therefore an integrity evaluation is required adhering to *National Park Service Bulletin 15: How to Apply the National Register Criteria for Evaluation* (NPS 2002).

### 6.1.3.2 Integrity Evaluation

This section addresses whether the subject building retains sufficient integrity to convey its local historical significance under Criterion A/1 with a period of significance between 1946 and 1948. This evaluation follows the seven aspects of integrity described by the National Park Service: location, setting, association, materials, workmanship, design, and feeling (NPS 2002).

The subject building appears to be in its original footprint and retains integrity of **location**. Integrity of **setting** is also retained with the surrounding buildings, dwellings, and infrastructure dating to the period of significance. The building's integrity of **materials**, **workmanship**, **design**, **feeling**, and **association**, however, have been compromised. The building appears to have been originally constructed as a wood clad vernacular duplex with wood framed windows. The building is no longer a duplex as it was during the period of significance. One of the primary entrances of the duplex has been enclosed and is no longer visible from the primary facade. A new primary façade was constructed with an adobe brick veneer, metal door, metal barred windows, and a mansard style roof parapet with faux exposed rafters. It appears that the new façade was probably constructed sometime in the 1950s under Paxton & Sherman, who occupied the entire building as a masonry business. The primary west façade does not convey the **feeling** and **association** of a 1940s duplex but instead conveys a commercial building from the 1950s and 1960s. Two large additions on the east and south façade constructed in circa the 1960s and 1970s changed the footprint of the building and its original **design**. In conclusion, the subject building lacks integrity of **association**, **workmanship**, **materials**, **design**, and **feeling**. The current condition of the building cannot convey its association with C.H. Paxton's Adobe Sales Co. which occupied the building between 1946 and 1948. Overall, the building does not retain sufficient integrity to convey its significance under Criterion A/1 and is therefore not eligible for listing in the NRHP/CRHR.

### 6.1.3.3 City of Escondido Register Eligibility Evaluation

**Criterion 1.** The subject building is associated with C.H. Paxton who significantly contributed to the culture and development of Escondido. Paxton’s Spanish-Colonial Revival style adobe brick dwelling at 2608 South Escondido Boulevard sparked the adobe revival of the mid-twentieth century in Escondido and San Diego County. Though associated with C.H. Paxton, the subject building does not convey his significance better than his adobe revival style dwelling at 2608 South Escondido Boulevard. The subject building is also associated with Larry Weir who appears to have occupied the building between 1967 and 1970. It is unclear what the function of the building was under his ownership. The subject building does not convey Weir’s significance as one of the premier adobe contractors in San Diego County better than his office at 1538 South Escondido Boulevard where he and his brother established Weir Brothers Construction beginning in 1951. The subject building is also associated with John Sherman Jr. and Robert Paxton who operated the Sherman & Paxton masonry business from the subject building. John Sherman Jr. and Robert Paxton do not appear to be historically significant individuals in Escondido. They constructed dwellings and commercial buildings in the City but none appear to be architecturally significant or unique. The subject building is recommended not eligible for designation under City of Escondido Criterion 1.

**Criterion 2.** The subject vernacular building does not embody the distinguishing characteristics of an architectural type or specimen nor is it representative of a recognized architect’s work. The building has also been substantially altered. The building at 2200 South Escondido Boulevard is recommended not eligible for designation under City of Escondido Criterion 2.

**Criterion 3.** The subject dwelling is associated with Adobe Sales, Co. between 1946 and 1948. It appears that C.H. Paxton sold adobe bricks from this location but did not manufacture adobe bricks here since it was a small office and part of a duplex. The adobe construction revival of the mid-twentieth century in Escondido extended from 1946 with the construction of the Paxton adobe at 2608 South Escondido Boulevard until 1970 when Adobe Manufacturing Co. went out of business. The subject building is associated with C.H. Paxton’s Adobe Sales, Co. however the building does not retain sufficient integrity to convey the years when the business occupied the building (see integrity evaluation in Section 6.1.3.2) The subject building is recommended not eligible for designation under City of Escondido Criterion 3.

**Criterion 4.** Archival research did not reveal any historically significant events (other than the establishment of Adobe Sales, Co. which is addressed under Criterion 3) associated with the subject building. The subject building is recommended not eligible for designation under City of Escondido Criterion 4.

**Criterion 5.** The subject dwelling is over 50 years old and is therefore eligible for designation under City of Escondido Criterion 5. However, the building needs to fulfill at least one more Criterion in order to qualify for eligibility on the City of Escondido Register.

**Criterion 6.** The subject dwelling is not an important key focal point in the visual quality or character of the neighborhood, street, area, or district. The neighborhood features many commercial buildings along South Escondido Boulevard, and the subject building does not visually stand out as an important focal point. The subject dwelling is not eligible for designation under City of Escondido Criterion 6.

**Criterion 7.** The subject building does not represent a distinctive architectural type, nor does it feature rare distinguishing characteristics. The subject building does feature locally produced adobe bricks, but

the building is not considered an exemplary example of an adobe revival style building in the City of Escondido. The subject building is not eligible for designation under City of Escondido Criterion 7.

**Criterion 8.** The extant sign on the subject building is not exemplary, as shown in Plate 34. The sign is not eligible for designation under City of Escondido Criterion 8.

**Criterion 9.** The extant sign on the subject building is not integrated into the architecture of the building, as shown in Plate 34. The sign is not eligible for designation under City of Escondido Criterion 9.

**Criterion 10.** The extant sign on the subject building does not demonstrate extraordinary aesthetic quality, creativity, or innovation, as shown in Plate 34. The sign is not eligible for designation under City of Escondido Criterion 10.

**Criterion 11.** The subject building is not a landscape feature, and therefore, is not eligible for designation under City of Escondido Criterion 11.

**Criterion 12.** The subject building does not constitute an archaeological site that has yielded, or may be likely to yield, information important in prehistory, and therefore, is not eligible for designation under City of Escondido Criterion 12.

**Criterion 13.** The subject building does not have an outstanding rating of the criteria used to evaluate local register requests, and therefore, is not eligible for designation under City of Escondido Criterion 13.

The subject building meets only Criterion 5 and is therefore not eligible for designation under the City of Escondido Register.

#### **6.1.4 2208 South Escondido Boulevard**

The property at 2208 South Escondido Boulevard features a single-family dwelling constructed in 1947. The dwelling features various additions.

##### **6.1.4.1 NRHP/CRHR Eligibility Evaluation**

**Criterion A/1.** The subject dwelling is not associated with any historically significant events, trends, or themes at the local, state, or federal level. The subject dwelling at 2208 South Escondido Boulevard is recommended not historically significant under Criterion A/1.

**Criterion B/2.** The subject dwelling is associated with John Sherman Jr. and Georgia Sherman. It does not appear that John Sherman Jr. or Georgia Sherman are historically significant individuals; therefore, the property is recommended not historically significant under Criterion B/2.

**Criterion C/3.** The subject dwelling is vernacular in style and is not an exemplary example of a vernacular dwelling in the City of Escondido. The subject dwelling does not embody the distinctive characteristic of a method of construction, represent the work of a master, or possess high artistic values. The subject dwelling at 2208 South Escondido Boulevard is recommended not historically significant under Criterion C/3.

**Criterion D/4.** This Criterion is most relevant for archaeological sites, but it can be applied to built-environment resources if further study has the potential to yield information that cannot be obtained from other sources. However, historical information about twentieth century commercial buildings is prevalent, and further study of the building would not add any new information to the historic record. The subject building at 2208 South Escondido Boulevard is recommended not historically significant under Criterion D/4.

The subject dwelling at 2208 South Escondido Boulevard was not found to be historically significant under the NRHP/CRHR Criteria and is therefore not eligible for listing in the NRHP or the CRHR. An integrity evaluation on the subject dwelling is not required since it was found to not be historically significant under the four criteria of significance (NPS 2002).

#### **6.1.4.2 City of Escondido Register Eligibility Evaluation**

**Criterion 1.** The subject dwelling does not appear to be 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. The subject dwelling is recommended not eligible for designation under City of Escondido Criterion 1.

**Criterion 2.** The subject dwelling does not embody the distinguishing characteristics of an architectural type or specimen nor is it representative of a recognized architect's work. The subject dwelling is recommended not eligible for designation under City of Escondido Criterion 2.

**Criterion 3.** The subject dwelling is not associated with a business or use that was once common but is now rare. The subject dwelling is recommended not eligible for designation under City of Escondido Criterion 3.

**Criterion 4.** Archival research did not reveal any historically significant events that occurred at 2208 South Escondido Boulevard. The subject dwelling is recommended not eligible for designation under City of Escondido Criterion 4.

**Criterion 5.** The subject dwelling is over 50 years old and is therefore eligible for designation under City of Escondido Criterion 5. However, the dwelling needs to fulfill at least one more Criterion in order to qualify for eligibility on the City of Escondido Register.

**Criterion 6.** The subject dwelling is not an important key focal point in the visual quality or character of the neighborhood, street, area, or district. The neighborhood features many single-family properties and the subject dwelling does not visually stand out as an important focal point. The subject dwelling is not eligible for designation under City of Escondido Criterion 6.

**Criterion 7.** The subject dwelling does not represent a distinctive architectural type, nor does it feature rare distinguishing characteristics. Vernacular dwellings constructed in the 1940s are not rare in the City of Escondido. The subject dwelling is not eligible for designation under City of Escondido Criterion 6.

**Criterion 8.** There are no historic signs associated with the subject dwelling. The subject dwelling is not eligible for designation under City of Escondido Criterion 8.

**Criterion 9.** There are no historic signs associated with the subject dwelling. The subject dwelling is not eligible for designation under City of Escondido Criterion 9.

**Criterion 10.** There are no historic signs associated with the subject dwelling. The subject dwelling is not eligible for designation under City of Escondido Criterion 10.

**Criterion 11.** The subject dwelling is not a landscape feature, and therefore, is not eligible for designation under City of Escondido Criterion 11.

**Criterion 12.** The subject dwelling does not constitute an archaeological site that has yielded, or may be likely to yield, information important in prehistory, and therefore, is not eligible for designation under City of Escondido Criterion 12.

**Criterion 13.** The subject dwelling does not have an outstanding rating of the criteria used to evaluate local register requests, and therefore, is not eligible for designation under City of Escondido Criterion 13.

The subject dwelling only meets Criterion 5 and is therefore not eligible for designation under the City of Escondido Register.

## **6.2 MANAGEMENT RECOMMENDATIONS**

Based on the results of the current study, no historic properties/historical resources will be affected by the Escondido Centre City Parkway Condominiums Project.

However, while no historic properties or Tribal Cultural Resources have been identified within the project area, as noted by the NAHC, the general area is sensitive for cultural resources. The Rincon Band of Luiseño Indians indicated that cultural resources are located within close proximity to the project area. In addition, ground visibility was relatively poor in much of the project area during the survey; thus, cultural resources could be present that were obscured.

Due to these concerns, it is recommended that an archaeological and Native American monitoring program be implemented during ground-disturbing activities related to project development . The monitoring program would include attendance by the archaeologist and Native American monitor at a preconstruction meeting with the grading contractor and the presence of archaeological and Native American monitors during initial ground disturbing activities on site, as detailed below. Both archaeological and Native American monitors would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the event that cultural resources are encountered. If significant cultural material is encountered, the project archaeologist will coordinate with the Native American monitor, the applicant, and City of Escondido staff to develop and implement appropriate mitigation measures.

In the unlikely event that human remains are discovered, the County Coroner shall be contacted. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code §7050.5 and PRC §5097.98 shall be followed.

Should the project limits change to incorporate new areas of proposed disturbance, archaeological survey of these areas will be required.

## 6.2.1 Mitigation Monitoring Recommendations

- CUL-1** It is recommended the applicant should enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location (TCA Tribe) prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources; and (2) to formalize protocols and procedures between the City and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains; funerary objects; cultural and religious landscapes; ceremonial items; traditional gathering areas; and cultural items located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.
- CUL-2** Prior to issuance of a grading permit, the applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (U.S. Department of the Interior, 2008), and Native American monitors associated with a TCA Tribe to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms that Native American monitors have been retained. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
- CUL-3** The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.
- CUL-4** During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.
- CUL-5** In the event that previously unidentified cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.
- CUL-6** If a potentially significant historical, unique archaeological, and/or tribal cultural resource is discovered, the qualified archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. Recommendations for the resource's treatment and disposition shall be made by the qualified archaeologist in

consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

- CUL-7** The avoidance and/or preservation of significant cultural resources that qualify as historical, unique archaeological, and/or tribal cultural resources must first be considered and evaluated as required by CEQA. Where any significant resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeologist, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.
- CUL-8** As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.
- CUL-9** If the qualified archaeologist elects to collect any archaeological materials that qualify as tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified archaeologist does not collect the archaeological materials that qualify as tribal cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. The project archaeologist shall document evidence that all cultural materials have been curated and/or repatriated as follows:
- 1) It is the preference of the City that all tribal cultural resources be repatriated to the TCA Tribe as such preference would be the most culturally sensitive, appropriate, and dignified. Therefore, any tribal cultural resources collected by the qualified archaeologist shall be provided to the TCA Tribe. Evidence that all cultural materials collected have been repatriated shall be in the form of a letter from the TCA Tribe to

whom the tribal cultural resources have been repatriated identifying that the archaeological materials have been received.

OR

- 2) Any tribal cultural resources collected by the qualified archaeologist shall be curated with its associated records at a San Diego curation facility or a culturally-affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/ researchers for further study. The collection and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence that all cultural materials collected have been curated shall be in the form of a letter from the curation facility stating the prehistoric archaeological materials have been received and that all fees have been paid.

**CUL-10** Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

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# Appendix A

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Resumes

### Summary of Qualifications

Ms. Robbins-Wade has 41 years of extensive experience in both archaeological research and general environmental studies. She oversees the management of all archaeological, historic, and interpretive projects; prepares and administers budgets and contracts; designs research programs; supervises personnel; and writes reports. Ms. Robbins-Wade has managed or participated in hundreds of projects under the California Environmental Quality Act (CEQA), as well as numerous archaeological studies under various federal jurisdictions, addressing Section 106 compliance and National Environmental Policy Act (NEPA) issues. She has excellent relationships with local Native American communities and the Native American Heritage Commission (NAHC), as well as has supported a number of local agency clients with Native American consultation under State Bill 18 and assistance with notification and Native American outreach for Assembly Bill 52 consultation. Ms. Robbins-Wade is a Registered Professional Archaeologist (RPA) and meets the U.S. Secretary of the Interior's Professional Qualifications for prehistoric and historic archaeology.

### Selected Project Experience

**12 Oaks Winery Resort** (2015 - 2018). Project Manager/ Principal Investigator for a cultural resources survey of approximately 650 acres for a proposed project in the County of Riverside. Oversaw background research, field survey, site record updates, Native American coordination, and report preparation. Met with Pechanga Cultural Resources staff to discuss Native American concerns. Worked with applicant and Pechanga to design the project to avoid impacts to cultural resources. Work performed for Standard Portfolio Temecula, LLC.

**28th Street between Island Avenue and Clay Avenue Utilities Undergrounding Archaeological Monitoring** (2014 - 2018). Project Manager/Principal Investigator for a utilities undergrounding project in a historic neighborhood of East San Diego. Responsible for project management; coordination of archaeological and Native American monitors; coordination with forensic anthropologist, Native American representative/Most Likely Descendent, and City staff regarding treatment of possible human remains; oversaw identification of artifacts and cultural features, report preparation, and resource documentation. Work performed for the City of San Diego.

**Archaeological Testing for the F11** (2015 - 2017). Project Manager for a cultural resources study for a proposed mixed-use commercial and residential tower in downtown San Diego. Initial work included an archaeological records search and a historic study, including assessment of the potential for historic archaeological resources. Subsequent work included development and implementation of an archaeological testing plan, as well as construction monitoring and the assessment of historic archaeological resources encountered. Work performed for the Richman Group of Companies.

### Education

Master of Arts,  
Anthropology, San  
Diego State  
University, California,  
1990

Bachelor of Arts,  
Anthropology,  
University of  
California, Santa  
Barbara, 1981

### Registrations/ Certifications

Caltrans,  
Professionally  
Qualified Staff-  
Equivalent Principal  
Investigator for  
prehistoric  
archaeology,  
, Bureau of Land  
Management  
Statewide Cultural  
Resource Use Permit  
(California), permit  
#CA-18-35,  
, Register of  
Professional  
Archaeologists  
#10294, 1991  
County of San Diego,  
Approved CEQA  
Consultant for  
Archaeological  
Resources, 2007  
, Orange County  
Approved  
Archaeologist 2016

# Mary Robbins-Wade, RPA

## Cultural Resources Group Manager

**Blended Reverse Osmosis (RO) Line Project** (2018 - 2019). Project Manager/ Principal Investigator for cultural resources monitoring during construction of a 24-inch recycled water pipeline in the City of Escondido. Oversaw monitoring program, including Worker Environmental Awareness Training; responsible for Native American outreach/coordination, coordination with City staff and construction crews, and general project management. Work performed for the City of Escondido.

**Borrego Springs Community Library IS/MND** (2015 - 2016). Cultural Resources Task Manager/ Principal Investigator for a cultural resources survey for a proposed development consisting of a public library, park, and police substation for the County of San Diego. The project is proposed on a 20.5-acre site on undeveloped land in the Borrego Springs community.

**Buckman Springs Road Bridge Widening Technical Studies** (2017 - 2020). Senior archaeologist for a cultural resources survey in support of the proposed Buckman Springs Road Bridge Widening Project, entails the rehabilitation and widening of the existing bridge crossing of Buckman Springs Road over Cottonwood Creek (Bridge No. 57C-0270). The project proponent is the County of San Diego Department of Public Works (DPW), with local assistance funding from the Federal Highway Administration. Provided senior technical oversight and quality assurance/quality control on deliverables.

**Buena Sanitation District Green Oak Sewer Replacement Project** (2016 - 2017). Project Manager/Principal Investigator for a cultural resources testing program in conjunction with a proposed sewer replacement project for the City of Vista. Oversaw background research, fieldwork, site record update, Native American coordination, and report preparation. Work performed for Harris & Associates, Inc., with the City of Vista as the lead agency.

**Cactus II Feeder Transmission Pipeline IS/MND** (2017 - 2018). Cultural Resources Task Lead for this project in the City of Moreno Valley. Eastern Municipal Water District proposed to construct approximately five miles of new 30-inch to 42 inch-diameter pipeline; the project would address existing system deficiencies within the City and provide supply for developing areas. Oversaw background research, field survey, and report preparation. Responsible for Native American outreach for cultural resources survey. Assisted District with Native American outreach and consultation under AB 52. Work performed under an as-needed contract for Eastern Municipal Water District.

**Dale 2199C Pressure Zone Looping Pipeline Project** (2019 - 2019). Cultural Resources Task Lead for this project in Moreno Valley. Eastern Municipal Water District proposed construction of a new pipeline to connect two existing pipelines in the District's 2199C Pressure Zone. The pipeline would consist of an 18-inch-diameter pipeline between Kitching Street and Alta Vista Drive that would connect to an existing 12-inch-diameter pipeline in the northern end of Kitching Street and to an existing 18-inch-diameter pipeline at the eastern end of Alta Vista Drive. The project will improve reliability and boost the Dale Pressure Zone's baseline pressure and fire flow availabilities. Four potential alignments were under consideration; three of these bisect undeveloped land to varying degrees, while the other is entirely situated within developed roadways. Oversaw background research and field survey. Responsible for Native American outreach for cultural resources survey and co-authored technical report. Work performed under an as-needed contract for Eastern Municipal Water District.

# Mary Robbins-Wade, RPA

## Cultural Resources Group Manager

**Downtown Riverside Metrolink Station Track & Platform Project** (2019 - ). Cultural Resources Task Lead for this project involving changes to and expansion of the Downtown Riverside Metrolink Station. Overseeing records search and background information, archaeological survey, and report preparation. Responsible for coordination with Native American Heritage Commission, Riverside County Transportation Commission (RCTC), and Federal Transportation Authority (FTA) on Native American outreach. Work performed for Riverside County Transportation Commission as a subconsultant to HNTB Corporation.

**Emergency Storage Pond Project** (2018 - 2018). Project Manager/Principal Investigator for a cultural resources testing program in conjunction with the Escondido Recycled Water Distribution System - Phase 1. Two cultural resources sites that could not be avoided through project design were evaluated to assess site significance and significance of project impacts. Work included documentation of bedrock milling features, mapping of features and surface artifacts, excavation of a series of shovel test pits at each site, cataloging and analysis of cultural material recovered, and report preparation. The project is located in an area that is sensitive to both the Kumeyaay and Luiseño people, requiring close coordination with Native American monitors from both groups. Work performed for the City of Escondido.

**Escondido Brine Line Project** (2018 - 2019). Project Manager/Principal Investigator for cultural resources monitoring during construction of approximately 2.3 miles of a 15-inch brine return pipeline in the City of Escondido. The project, which is part of the City's Agricultural Recycled Water and Potable Reuse Program, enables discharge of brine recovered from a reverse osmosis facility that is treating recycled water; it is one part of the larger proposed expansion of Escondido's recycled water distribution to serve eastern and northern agricultural land. The project is located in an area that is sensitive to both the Kumeyaay and Luiseño people, requiring close coordination with Native American monitors from both groups. Oversaw monitoring program, including Worker Environmental Awareness Training; responsible for Native American outreach/coordination, coordination with City staff and construction crews, and general project management. Work performed for the City of Escondido.

**Fox Tank Monitoring** (2018 - 2019). Principal Investigator and Project Manager for the cultural resources monitoring program during construction of the Fox Tank Project. Oversaw the cultural resources monitoring program, including coordination with the District and the Native American tribal cultural monitors regarding cultural resources encountered during monitoring and their ultimate disposition. Work performed under an as-needed contract for Eastern Municipal Water District.

**Hacienda del Mar EIR** (2016 - 2020). Senior Archaeologist for a proposed commercial development project for a senior care facility in Del Mar. Assisted in the preparation of associated permit applications and an EIR. Oversaw background research, updated records search and Sacred Lands File search, monitoring of geotechnical testing, coordination with City staff on cultural resources issues, and preparation of updated report. Prior to coming to HELIX, served as Cultural Resources Task Lead for the cultural resources survey for the project, conducted as a subcontractor to HELIX. Work performed for Milan Capital Management, with the City of San Diego as the lead agency.

# Mary Robbins-Wade, RPA

## Cultural Resources Group Manager

**Haymar Easement Protection Project (2020 - )**. Cultural Resources Task Lead/Principal Investigator for an emergency repair project to protect a trunk sewer and associated access path badly damaged by erosion. Overseeing cultural resources monitoring during construction in this highly culturally sensitive area, including coordination with Luiseño tribal monitors and City staff.

**Judson Potable Water Storage Tank and Transmission Pipeline IS/MND (2016 - 2019)**. Cultural Resources Task Lead for this project in the City of Moreno Valley. Eastern Municipal Water District is proposing the construction and operation of a steel, 2.2-million-gallon (MG) potable water storage tank, approximately 2,300 linear feet of 18-inch-diameter transmission pipeline, a paved access road, a detention basin, and other appurtenances to support tank operations. Oversaw background research and field survey. Responsible for Native American outreach for cultural resources survey and co-authored technical report. Assisted District with Native American outreach and consultation under AB 52. Work performed under an as-needed contract for Eastern Municipal Water District.

**Lilac Hills Ranch (2014 - 2017)**. Project Manager/Principal Investigator of a cultural resources survey and testing program for an approximately 608-acre mixed-use development in the Valley Center area. Oversaw background research, field survey, testing, recording of archaeological sites and historic structures, and report preparation. Responsible for development of the research design and data recovery program, preparation of the preservation plan, and Native American outreach and coordination. The project also included recording historic structures, development of a research design and data recovery program for a significant archaeological site, and coordination with the Native American community and the client to develop a preservation plan for a significant cultural resource. The project changed over time, so additional survey areas were included, and a variety of off-site improvement alternatives were addressed. Work performed for Accretive Investments, Inc. with County of San Diego as the lead agency.

**Moulton Niguel Water District Regional Lift Force Main Replacement (2017 - 2018)**. Cultural Resources Task Lead/Principal Investigator for the replacement of a regional lift station force main operated by Moulton Niguel Water District (MNWD). The project comprises an approximately 9,200 linear foot alignment within Laguna Niguel Regional Park in Orange County, in an area that is quite sensitive in terms of cultural resources. HELIX is supporting Tetra Tech throughout the preliminary design, environmental review (CEQA), and final design, including permitting with applicable state and federal regulatory agencies. The cultural resources survey will inform project design, in order to avoid or minimize potential impacts to cultural resources. Oversaw background research and constraints analysis, Native American coordination, cultural resources survey, coordination with MNWD and Tetra Tech, and report preparation. Work performed for MNWD, as a subconsultant to Tetra Tech.

**Murrieta Hot Springs Road Improvements Project (2018 - 2020)**. Principal Investigator/Cultural Resources Task Lead for cultural resources survey in support of an Initial Study/Mitigated Negative Declaration (IS/MND) for the widening of Murrieta Hot Springs Road in the City of Murrieta. The project would widen or restripe Murrieta Hot Springs Road between Winchester Road and Margarita Road from a 4-lane roadway to a six-lane roadway to improve traffic flow, as well as provide bike lanes in both directions along this segment. A new raised median, light poles, signage, stormwater catch basins, retaining walls, and sidewalks would also be provided on both sides of the roadway, where appropriate.

# Mary Robbins-Wade, RPA

## Cultural Resources Group Manager

The project area is in a location that is culturally sensitive to the Native American community. The cultural resources study included tribal outreach and coordination to address this cultural sensitivity.

**Oceanside Water Utilities Dept On-Call Environmental Consulting Services, 2017-2022** (2018 - 2020). Cultural Resources Task Lead/Principal Investigator for three consecutive on-call contracts with the City of Oceanside Water Utilities Department. Oversees the preparation of cultural resource reports, coordinates with Native American tribes, and directs construction monitoring teams for projects as part of this contract. Project types include reservoirs, pump stations, lift stations, pipelines, and treatment plants.

**Park Circle - Cultural Resources** (2014 - 2019). Project Manager/Principal Investigator of a cultural resources survey and testing program for a proposed 65-acre residential development in the Valley Center area of San Diego County. The project is located along Moosa Creek, in an area that is culturally sensitive to the Luiseño people. Oversaw background research, historic study, field survey, testing, recording archaeological sites and historic structures, and report preparation. Responsible for Native American outreach and coordination. The cultural resources study included survey of the project area, testing of several archaeological sites, and outreach and coordination with the Native American community, as well as a historic study that addressed a mid-20th century dairy barn and a late 19th century vernacular farmhouse. Work performed for Touchstone Communities.

**Peacock Hill Cultural Resources** (2014 - 2017). Project Manager/Principal Investigator of a cultural resources study update for a residential development in Lakeside. Oversaw updated research, fieldwork, lab work, analysis by forensic anthropologists, report preparation, and Native American coordination. In the course of outreach and coordination with the Native American (Kumeyaay) community, possible human remains were identified, prompting additional fieldwork, as well as coordination with the Native American community and forensic anthropologists. Work performed for Peacock Hill, Inc.

**Sky Canyon Sewer Environmental Consulting** (2018 - 2019). Cultural Resources Task Lead for this project adjacent to the City of Murrieta in southwestern Riverside County. Eastern Municipal Water District (District) proposed to implement the Sky Canyon Sewer Main Extension Project to construct approximately 6,700 linear feet of new gravity-fed 36-inch-diameter sewer main to provide additional sewer capacity for planned development. The proposed 36-inch-diameter sewer main would extend the existing 36-inch-diameter French Valley Sewer at Winchester Road further downstream to Murrieta Hot Springs Road. Oversaw background research and field survey. Responsible for Native American outreach for cultural resources survey and co-authored technical report. Assisted District with Native American outreach and consultation under AB 52. Work performed under an as-needed contract for Eastern Municipal Water District.

### Summary of Qualifications



Ms. McCausland meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and History. Her expertise includes the Secretary of the Interior's Standards for the Treatment of Historic Properties, archival research, oral history, historic contexts, significance evaluations, non-profit consultation, public history principles and methods, heritage tourism, and historic district documentation. She works from our Orange County office

located in Irvine and has completed numerous studies for residential, suburban, agricultural, military, rural, commercial, and industrial properties across California. She has prepared technical reports including Historical Resources Evaluation Reports (HRER), Historic Property Survey Reports (HPSR), Historic Building Assessment Reports, Rehabilitation Reports, and Cultural Resources Phase I and II Reports, to satisfy compliance requirements under the National Historic Preservation Act (NHPA) Section 106, California Environmental Quality Act (CEQA), and local government preservation ordinances. Ms. McCausland has worked extensively under the California Department of Transportation (Caltrans) Districts 5 and 8, as well as the U.S. Army Corps of Engineers (USACE), Bureau of Land Management (BLM), the Bureau of Reclamation (BOR), and many local governments, including the Cities of Orange, Santa Barbara, and San Luis Obispo.

### Selected Project Experience

**East County Advance Water Purification Project** (2019 - Present). Architectural Historian preparing DPR 523 A & B forms for three historic resources: Ray Stoyer Wastewater Treatment Facility, Chet Harritt Dam, and Monte Tunnel (San Diego Flume). Evaluated their individual significance and eligibility for listing in the National Register of Historic Places (NRHP)/California Register of Historical Resources (CRHR). Prepared preliminary rehabilitation guidelines for Monte Tunnel which is eligible for listing in the NRHP/CRHR. Work performed for Kennedy Jenks in consultation with Padre Dam Municipal Water District and Helix Water District, as lead agencies.

**De la Vina Street Bridge Replacement** (2018 - 2019). Architectural Historian preparing the Caltrans HRER, HPSR, and City Memo for a bridge replacement project in the City of Santa Barbara. Nine properties were included in the study, and one property was found eligible as a local historic landmark. Presented findings to the City of Santa Barbara Historic Landmarks Commission, who approved the local designation. Work performed for Bengal Engineering, Inc. with the City of Santa Barbara as the lead agency in consultation with Caltrans District 5.

**Historic Building Assessment at 250 South Tustin Street** (2018). Architectural Historian preparing a Historic Building Assessment for an early twentieth century craftsman house in the City of Orange. Work performed for private developer, Klassic Engineering and Construction, Inc. with the City of Orange as lead agency.

### Education

Master of Arts, Public History, California State University, Sacramento, California, 2015

Bachelor of Arts, History, Chapman University, Orange, California, 2010

### Registrations/Certifications

Huntington Library San Marino, Registered Reader

### Professional Affiliations

California Council for the Promotion of History

American Association for State and Local History

National Council on Public History

California Preservation Foundation

Los Angeles Conservancy

Society of Architectural Historians

# Annie McCausland

## Project Manager/Architectural Historian

**196 San Miguel and 379 Second Street Historic Evaluation Report** (2019). Architectural Historian preparing a Historic Evaluation Report including built-environment survey, site record, historic contexts, and significance evaluation for a 1940s vernacular beach cottage located in the community of Avila Beach, San Luis Obispo County. The study found the cottage eligible for the NRHP and CRHR at the local level. Work performed for private developer, Sullivan & Associates, with San Luis Obispo County as lead agency.

**Sonoma Valley Historical Society** (2016 - 2017). Archivist and Collections Registrar with the Sonoma Valley Historical Society managing both the Marcy House Archives and Research Center, and the Society's analog and digital collections. Advised the Society's Board of Directors and served as chair of both the Acquisitions and Archives Committees. The management of the Archives and Research Center encompassed the creation and implementation of standing collection and research policies and procedures, oversight of collection organization, storage, and accessibility between six facilities, the management of all collection-related contracts and agreements, as well as the coordination and oversight of all intern training and scheduling, volunteer training, grant proposals, and outreach events. The management of the analog and digital collections encompassed the creation and oversight of Society-wide database systems. Acquired the California Revealed Grant through the California State Library, which allowed the digitization of the last remaining copies of the *Sonoma Valley Expositor* newspaper.

**Tour Guide & Park Aide with Bodie State Historic Park and Bodie Foundation** (2016). Tour Guide and Park Aide leading historic talks and walking tours with hundreds of visitors per day during the busy summer season. Creating and performing in a living history program for the Bodie Foundation's annual fundraiser event. Managed the Park entry kiosk, monitored historic resources, assisted park rangers, and performed daily park maintenance.

**East Mountain Drive Water Crossing Replacement** (2018 - 2019). Architectural Historian preparing the Caltrans HRER for a water crossing replacement project in the community of Montecito. The study recommended a residential property eligible for the NRHP and the CRHR. Work performed for Drake, Haglan & Associates in consultation with the County of Santa Barbara and Caltrans District 5.

**Athos Renewable Energy Project** (2018 - 2019). Architectural Historian implementing the built environment survey and preparation of historic contexts and resource evaluations for a 2,848-acre solar facility, a 6-mile-long transmission line corridor, and a surrounding 5-mile-wide buffer in Riverside County. Resources documented were associated with Desert Training Center, a designated multi-property historic district. Work performed for IP Athos, LLC and Aspen Environmental Group with BLM as the lead agency.

**Chuckwalla Valley Road Bridge Replacements** (2019). Architectural Historian preparing the Caltrans HRER for the replacement of four historic bridges on NRHP/ CRHR-eligible Chuckwalla Valley Road, near Desert Center in Riverside County. The bridges were found eligible for listing as character defining features of Chuckwalla Valley Road (Highway 60/70). Work performed for Riverside County in consultation with Caltrans District 8.

# Annie McCausland

## Project Manager/Architectural Historian

**1121 Montalban Street** (2019). Architectural Historian preparing the Historic Building Assessment for a private developer in the City of San Luis Obispo. The assessment included two properties and a 1920s Spanish Colonial Revival house. Work performed for CoVelop, Inc., with the City of San Luis Obispo as the lead agency.

**Avila Beach Schoolhouse Conversion** (2018 - 2019). Architectural Historian consulting with contractor on the rehabilitation of a schoolhouse in San Luis Obispo County, into a bed and breakfast, adhering to the Secretary of the Interior's Standards for the Treatment of Historic Properties. Work performed for private developer, Hodge Company with County of San Luis Obispo as the lead agency.

**Montecito Creek Bridge Emergency Replacement** (2018). Architectural Historian preparing the Caltrans HRER for emergency replacement of a NRHP/CRHR eligible bridge in the community of Montecito. The bridge no longer retained integrity after the 2018 mudslide event and was found not eligible for listing in the NRHP/CRHR prior to its emergency demolition. Work performed for Santa Barbara County in consultation with Caltrans District 5.

**Brea Dam Rehabilitation** (2018 - 2019). Architectural Historian consulting with contractors on the electrical and utility rehabilitation of the NRHP/CRHR eligible Brea Dam, a USACE property in the City of Fullerton. Prepared a Historic Property Rehabilitation Report and monitored removal and positioning of historic features. Work performed for Power Pro Plus, Inc. in consultation with USACE Los Angeles District as lead agency.

**Railroad Avenue Bridge** (2019). Architectural Historian preparing the Caltrans HRER for the replacement of two historic bridges on Railroad Avenue located in Riverside County. The bridges were recommended not eligible for listing in any register. A segment of the Pacific Crest Trail was documented and found eligible for listing in the NRHP and the CRHR. Work performed for Riverside County in consultation with Caltrans District 8.

**Fort Visalia Historic Review** (2018). Architectural Historian assisting with research and preparing historic contexts for the Fort Visalia site investigation in Tulare County. Work performed for the City of Visalia, who is working to preserve the city's early history as the location of a fort in the mid-nineteenth century.

**Port of Long Beach Master Plan Update** (2018 - 2019). Architectural Historian producing the cultural resource chapter of a Programmatic Environmental Impact Report (EIR), for the Port of Long Beach, as well as a technical survey and evaluation report. Conducted intensive and windshield surveys for historic built environment resources within the entire Port of Long Beach. Work performed for Leidos in consultation with the Port of Long Beach.

**LA Waterwheel Project Cultural Resources Assessment Report** (2019). Architectural Historian preparing a built-environment survey, site record, historic context, and significance evaluation for a portion of the Los Angeles River Channel in the City of Los Angeles. Segment was found eligible for the NRHP/CRHR and required creative mitigation measures. Work performed for Ruth Villalobos & Associates, Inc. with the City of Los Angeles as lead agency.

## Appendix B

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Records Search Maps  
(Confidential, bound separately)

## Appendix C

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Native American Correspondence  
(Confidential, bound separately)

# Appendix D

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DPR Forms  
(Confidential, bound separately)

## Appendix E

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Locations of Cultural Resources  
(Confidential, bound separately)