

**ARCHITECTURAL AND HISTORIC EVALUATION OF
STRUCTURES AT 550 WEST EL NORTE PARKWAY,
ESCONDIDO, CALIFORNIA
APN 226-380-48-00
RECORD ID: PL24-0157
PARKVIEW TOWNHOMES**

PREPARED FOR:
Touchstone Communities
9815 Mira Mesa Boulevard
San Diego CA 92131

PREPARED BY:
RECUERDOS RESEARCH
P. O. BOX 387
WARNER SPRINGS, CA 92087



RICHARD L. CARRICO
PRINCIPAL INVESTIGATOR

January 4, 2025

NADB INFORMATION

Escondido, California, Valley Center 7.5' USGS, Historic. 550 West El Norte Parkway Residence, circa 1953, U-Shaped/H-Shaped Dwelling, Vernacular Architecture. 1952 Construction, Ineligible Resources.

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EXECUTIVE SUMMARY

This architectural and historic assessment is for a single-story residence at 550 West El Norte Parkway and associated structures currently serving as residences (APN 226-380-48-00) within Escondido, California. The goal of the report is to assess the historic and architectural importance/significance of the residence and existing structures as one element of review of plans to demolish the structures and construction of the Parkview Townhomes project.

It is the conclusion of the current study that the circa 1953 Vernacular Residence at 550 West El Norte Parkway (APN 226-380-48-00) represents a substantially modified 1953 family residence and does not merit its inclusion in the Escondido Register of Local Historic Places nor the San Diego County Local Register of Historic Resources or the California Register of Historic Resources. For reasons discussed in full in this report, the Vernacular Residence also does not qualify as an important resource under the criteria provided in Escondido Municipal Code Section 33-794..

Similarly, the later 1960s add-on to the residence and storage sheds and animal enclosures do not merit its inclusion in the Escondido Register of Local Historic Places nor the San Diego County Local Register of Historic Resources or the California Register of Historic Resources. The main residence is a substantially modified simple wooden building with pitched roofs, wood construction, and wooden beam frontal overhangs. For reasons discussed in full in this report, the structure do not qualify as an important resource under Escondido Municipal Code 33-794.

Demolition of the Vernacular Residence at 550 West El Norte Parkway and of the existing outbuildings and animal enclosures will not constitute an adverse effect or impact upon significant historical or architectural resources. Given that the proposed action will not cause adverse effects to an important or significant building, no mitigating measures are

required. A determination of No Adverse Effect should be made. A copy of this report will be filed at the South Coastal Information Center at San Diego State University.

1.0 INTRODUCTION

1.1 Project Description

The study area is situated in Escondido, California in northern San Diego County. The property is situated west of San Pasqual Valley Road and north of West El Norte Parkway Avenue. In a regional context the residence is located in the center portion of the irregularly shaped Section 9 in Township 15 South, Range 1 East, on the 7.5' USGS Valley Center Quadrangle (Figure 1). Section 9 is irregular because it abuts the western edge of the old Rincon Del Diablo land grant. Figure 2 depicts the structures and study area as shown on the 2022 Google Earth aerial.

1.2 Applicable Regulations

Within San Diego County and the City of Escondido, the importance of resources is imparted to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of the county and city in the fields of history, architecture, archaeology, engineering, and culture. Several interlocking criteria are applied to demonstrate resource importance. For the regulatory purposes of this study criteria outlined in CEQA and Escondido Municipal Code Section 33-794 provide guidance for determinations of importance.

1.2.1 California Environmental Quality Act (CEQA)

Based on CEQA (§15064.5a), the term "historical resource" includes the following:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR. Section 4850 et seq.).

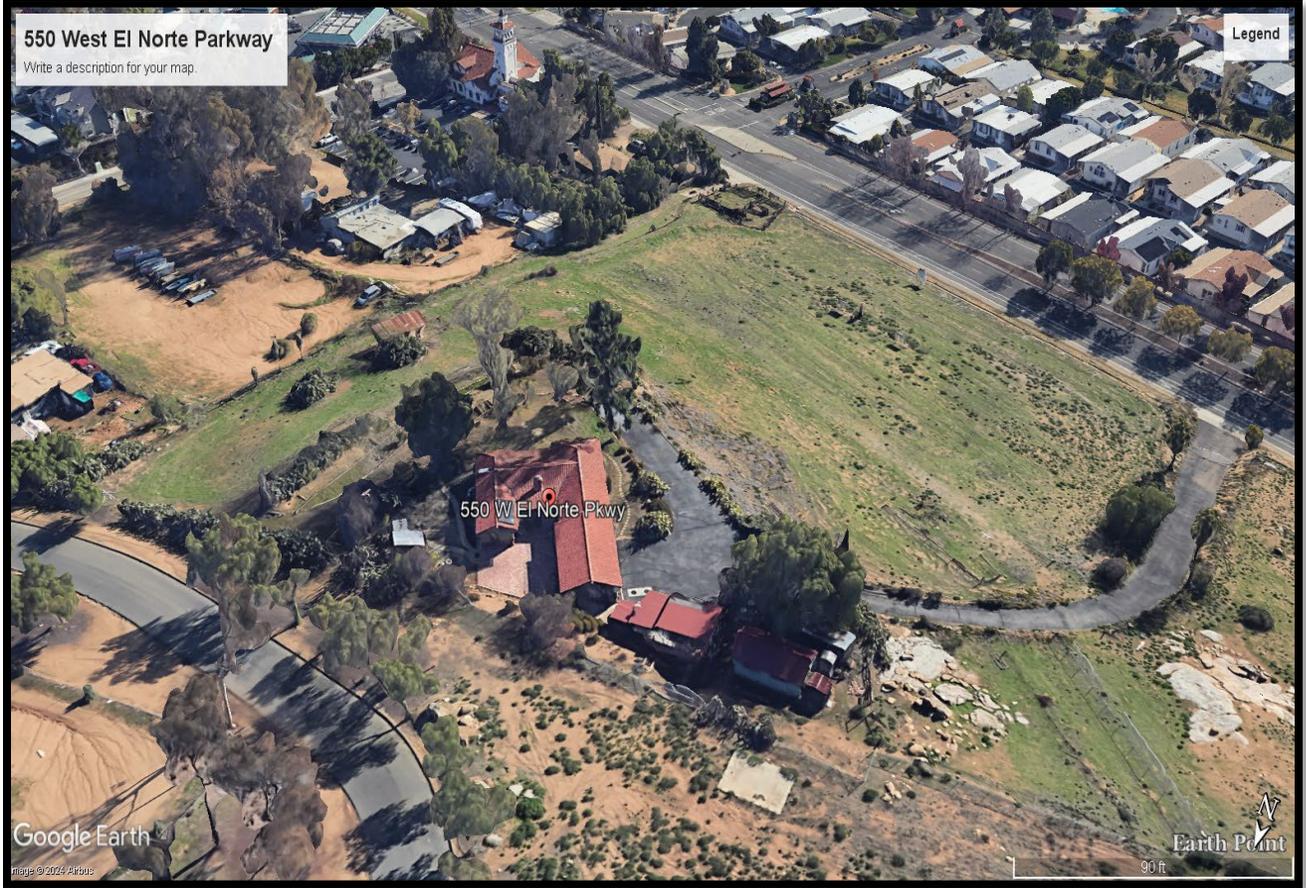


FIGURE 2
LOCATION OF STUDY AREA AND THE RESIDENCE AT 550 WEST EL NORTE
PARKWAY AS SHOWN ON GOOGLE MAPS (2022)

- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which 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 an 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 (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - (B) Is associated with the lives of persons important in our past.
 - (C) 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
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.

- (4) The fact that a resource is not listed in, or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resource Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial

adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

- (2) The significance of an historical resource is materially impaired when a project:
 - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - (C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.
 - (D) Section 15064.5 (d) & (e) contains additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) and does not apply to the study area under this evaluation.

1.2.2 Escondido Local Register of Historical Places

The City of Escondido requires that resource importance be assessed not only at the State level as required by CEQA, but at the local level as well. If a resource meets any one of the

following criteria as outlined in the Local Register, it will be considered an important resource.

(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 50 years old or have achieved historical significance within the past 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.

2.0 GUIDELINES FOR DETERMINING IMPACT SIGNIFICANCE

For the purposes of this technical report, any of the following will be considered a potentially significant environmental impact to cultural resources:

1. The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines. This shall include the destruction, disturbance, or any alteration of characteristics or elements of a resource that cause it to be significant in a manner consistent with the Secretary of Interior Standards.
2. The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.
3. The project disturbs any human remains, including those interred outside of formal cemeteries.
4. The project proposes activities or uses damaging to significant cultural resources as defined in Escondido Municipal Code 33-794 and fails to preserve those resources.

The significance guidelines listed above have been selected for the following reasons:

The thirteen criteria provided in Escondido Municipal Code Section 33-794 were applied to the resources within the subject property as well as Sections 21083.2 of CEQA. Guidelines 1 and 2 are derived directly from CEQA. Sections 21083.2 of CEQA and 15064.5 of the State CEQA Guidelines recommend evaluating historical and archaeological resources to determine whether or not a proposed action would have a significant effect on unique historical or archaeological resources. Guideline 3 is included because human remains must be treated with dignity and respect and CEQA requires consultation with the “Most Likely Descendant” as identified by the Native American Heritage Commission (NAHC) for any project which contains human remains.

All discretionary projects are required to be in conformance with applicable City standards related to cultural resources, including the noted criteria on prehistoric and historic sites.

3.0 RESULTS OF ARCHIVAL RESEARCH AND RECORDS SEARCH

3.1 Historical Overview

Prior to Spanish intrusion into the region, what is now Escondido was occupied by the Luiseño/Payómkawichum people. The study area parcel is within an area named by early Mexican colonists, Rancho Rincon del Diablo, a Mexican land grant. This name can be translated as “Corner of the Devil.” The grant was given in 1845 to María Antonia Estudillo Pedroarena by Mexican governor Juan Bautista Alvarado (Pourade 1969; Rush 1965).

Although the Rincon del Diablo land grant was sold off and carved into large parcels during the post-1848 American period, most of the development activity was to the north and northeast in what became Escondido and in the southwest in the San Marcos/Twin Oaks locale.

3.2 Map Review and Analysis

General Land Office maps for 1876 and 1891 were consulted (GLO 1876; 1891) as well as County of San Diego Road Survey Maps (ORS 1878). As shown in Attachment A, Map A-1, the 1912 *Alexander San Diego County Plat Map* shows the current study area as within William Carpenter’s holdings. A thorough review of USGS topographic survey maps for various decades indicated that the study area remained undeveloped until the mid-1920s. A review of the 1948 Valley Center USGS 7.5 topographic map indicates that the area around the subject property was sparsely settled and no structures are shown within the current study area. The residence at 550 West El Norte Parkway (at the time known as Nutmeg Street) does appear on the 1968 Valley Center USGS topographic map (Figure 3).

3.3 Building Records and Deed Review and Analysis

The area west of Highway 395, north of Highway 78, like many areas in San Diego County, experienced a post-World War II building boom. Large parcels were subdivided into lots between fifteen acres and smaller. The Master Property Record (MPR) indicates that the residence currently located at 550 West El Norte Parkway was constructed in 1953. The owner was Robert C. and Ruby Brown as joint tenants. Mr. Ruby was a roofing contractor who may have built the residence on speculation to sell. In November of that year, the parcel

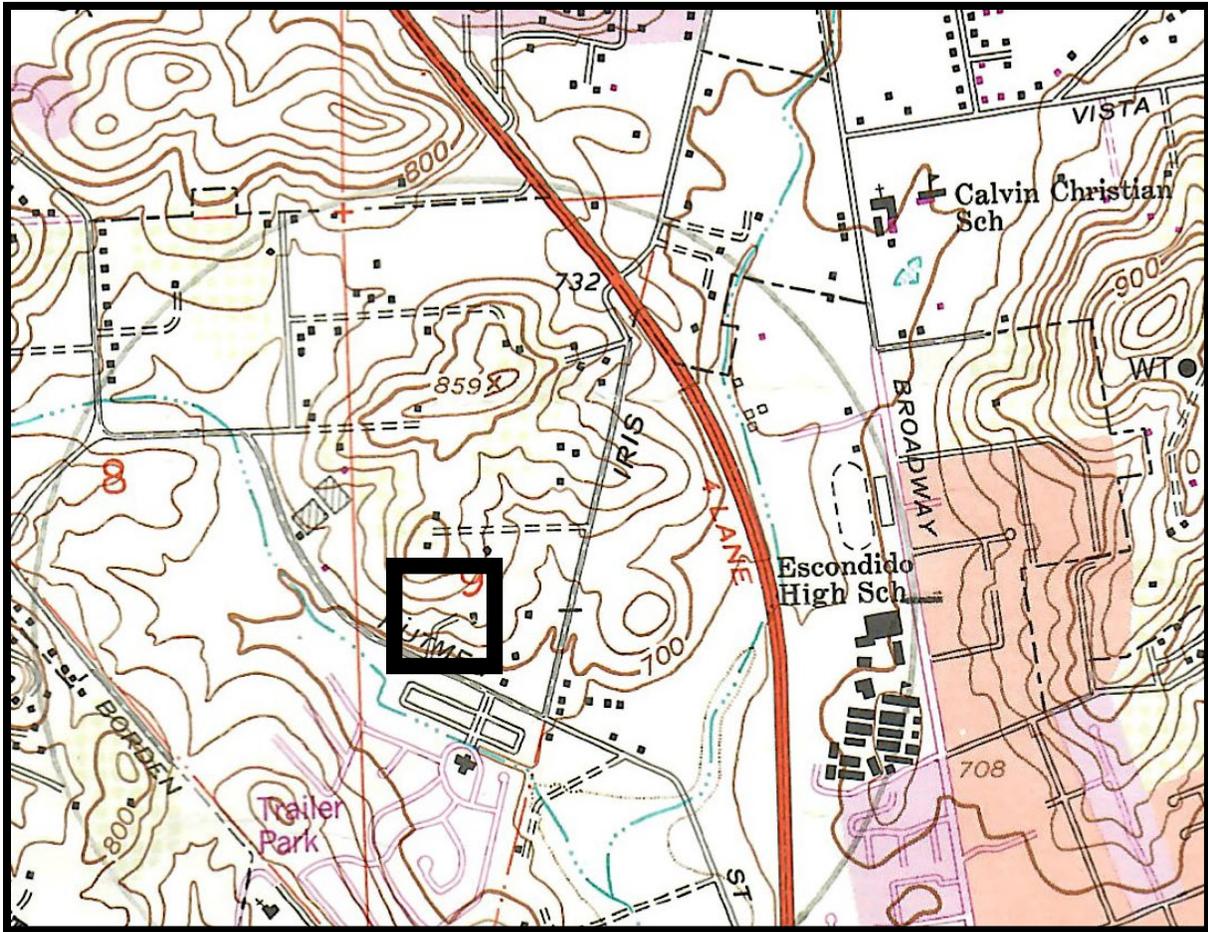


FIGURE 3
RESIDENCE AND DRIVEWAY LEADING TO 550 WEST EL NORTE PARKWAY
(NUTMEG STREET) AS SHOWN ON THE VALLEY CENTER 7.5 MINUTE USGS
QUADRANGLE (1968)

and home was sold to Cecil B. and Lola Mays as joint tenants (MPR:321). Seven years later in 1960 the Mays sold the parcel and residence to Anna Swanson who was listed as a married woman (MPR:321). It appears that Ms. Swanson did not reside in the residence but probably rented it out. Swanson held the property for a little over a year before selling to Margaret W. Hearn, who was listed as a single woman and possibly a real estate or escrow agent. In August 1961 (MPR:321). In December 1961 Arthur and Catherine Willis purchased the parcel and the residence. Until recently, the Willis family and the Willis Trust continued to own the subject property.

3.4 Historical and Architectural Analysis

Mr. Arthur Willis was a well-known resident in the Escondido area, although not a significant civic leader or historical figure. In the early 1950s, prior to purchasing the subject property, he lived first on Frant Street and then on Sunset Boulevard. In the 1950 federal census he is listed as a hod carrier and building contractor. In April 1953 Willis purchased a malt shop in San Marcos (Daily Times-Advocate:1953). By at least 1961, when he purchased the subject property, Mr. Willis became a San Diego County deputy sheriff and lived with his wife Catherine on the subject property. In the 1980s Mr. Willis ran a cattle operation although for the most part, he kept the cattle elsewhere.

The existing residence at 550 West El Norte Parkway (APN 394-064-0200). was built in 1953 as a three-bedroom, two-bathroom 1,140 square foot residence. Initially, the home was a U-shaped or H-shaped structure in the California Ranch House style. Over the decades Robert Willis and his wife Catherine made improvements to the property, did stone landscaping, built out buildings, and landscaped the property using natural stone and concrete. According to the Residential Building Record (RBR) the home was expanded in the late 1960s through the addition of a dwelling unit on the west side. The addition of the smaller “granny flat” The residence, which is in the study area and subject to demolition, is of wood construction with a cement foundation. It is of a common Vernacular Style for modest residences built in the 1940-1960 era. As modest Vernacular Commercial structures, the buildings do not possess unique or outstanding architectural characteristics.

3.5 Results of the Records Search

A self-search of the archaeological and historical records maintained by the South Coastal Information Center (SCIC) at San Diego State University was conducted on June 24, 2024, by Richard L. Carrico of Recuerdos Research. The focus of the records search was on historic buildings and structures; a more extensive records search was conducted by RECON (Yerke and Zepeda-Herrera 2024).

The Request to Conduct a Records Search and the Verification of the Records Search are provided in Attachment B. Results of the Records Search were negative for the one-half mile research area except for P-37-018745 which is a circa 1930s single story residence 2,000 feet southeast of the subject property at 225 West El Norte Parkway. With this exception, there are no recorded historical resources within the one-half mile radius of the project site.

4.0 RESOURCE IMPORTANCE-HISTORIC RESOURCES

The buildings under analysis for this study are over 45 years of age, seventy-one years of age for the 12539 West El Norte Parkway residence. The structures comprise common, modest, and unremarkable mid-to-late twentieth century vernacular architecture. However, given their age, an assessment of the buildings' historical and architectural importance must be considered. The three buildings are determined to not be important under CEQA and general Municipal Code guidelines.

The three buildings are not historically important resources eligible for listing on the California Register of Historic Resources (CRHR), or the Escondido Local Register of Historical Resources (Local Register). The frame residence reflects the type and style of vernacular buildings mass produced and built in the early 1950s and 1960s. The residence and outbuildings are not unique in their age, or style. Buildings of unique architectural styles or those designed by important architects can provide a strong sense of time and place within the community. The buildings within the study area, however, do not make such contributions.

The residence and outbuildings are not contiguous to or in context of historic residential or commercial activities. The sense of place and context is so important for listing in the National Register of Historic Places and California Register that in most cases, unless a building is deemed important solely because of its architecture, listing is not recommended. Similarly, the vernacular buildings are not documented to be associated with an important person who may have lived at the residence, or owned the property, or with a master architect who may have designed the buildings.

Regarding architecture itself, with building dates of 1953 and 1968, the residences and outbuildings do not reflect the early pioneer phase of Escondido in the mid-to-late 1800s or the early 1900s. As examples of mid-to-late twentieth century architecture and style, the vernacular buildings possess a lower level of importance than if they represented an earlier, less common, more historic period.

As depicted in the photographs provided in Attachment C neither the exterior nor interior represent a significant or unique architecture style.

For the reasons discussed above the three structures within the area of potential effect and study area, are not eligible under criteria presented in the Escondido Municipal Code Section 33-794 nor CRHR Criterion A and Local Register Criterion 1 for its association with the greater Escondido community, or by CRHR Criterion C and Local Register Criterion 3 for its embodiment of the distinctive characteristics of vernacular design and building techniques commonly used in the 1950-1970 period.

Application of the criteria contained in CRHR as they pertain to Design, Materials, Workmanship, Feeling, and Integrity are discussed in detail below. These criteria are consistent with the Escondido criteria and provide specific definitions and considerations.

Design

Design is defined as the “combination of elements that create the form, plan, space, structure, and style of property.” Design stems from functional and stylistic decisions made during the initial conception and planning of the property (Andrus and Shrimpton 2002). The vernacular style house design residence is characterized by its single story, U-shaped/H-shaped footprint, and shallow pitched roof (McAlester and McAlester 1991; Carter and Crowley 2008). This design is neither unique for the area/region nor does it provide an important stylistic setting for the neighborhood.

Materials

The materials used to construct a structure are important elements of its appearance and historicity. Materials as defined by Andrus and Shrimpton (2002) are “the physical elements that were combined during a particular period of time in a particular pattern of construction to form a historic property.” The use of common and typical 1950s-1960s building materials, including a concrete floor and foundation, the use of wood frameworks and exterior surfaces, composite roofs, coupled with the modification that have occurred since their construction do not present themselves as elements of historicity. (Appendix C).

Workmanship

Virtually all structures, ancient and modern, reflect the workmanship of particular time and place. For Andrus and Shrimpton workmanship is the “physical evidence of crafts of a particular culture or people (2002).” The workmanship on the residence under study is that of common, vernacular, and pragmatic quality. The three structures do not represent the work of a master or unique builder. The design and materials, as discussed above, when taken do not reflect particularly valuable or unique workmanship

Feeling and Association

Feeling and association are, of course, highly subjective given that they deal with a “sense” of a place and with perceiving an association with a culture and geography. Andrus and Shrimpton define Feeling as “a property’s expression of the aesthetic or historic sense of a particular period of time (2002).” Under the best circumstance, feeling stems from the presence of historic or architectural elements that collectively convey the property’s historic character. Association is the “direct link between an important historic event and a historic property.” The combination of non-unique design, use of common materials, and unremarkable workmanship discussed above gives the residence and outbuildings a weak feeling and association with the Escondido community.

The buildings are not a significant cultural resource under the San Diego County Resource Protection Ordinance as identified under Definition 2, in that it is a “One-of-a-kind, locally unique” cultural resource “which contain a significant volume and range of data and materials” (RPO 2009).

Significance Summary

Given its association with vernacular residential and commercial architecture in San Diego County, the three structures are not historically important resources eligible for listing on the CRHR and the Local Register at the local level of significance. They are not eligible under Criterion 1 (A) for association with Escondido’s early-to mid-twentieth century communities.

Nor do they fulfill design and building techniques deemed to be important. The period of significance would be from 1940 to 1970, an era that embraces a period of substantial growth in Escondido and throughout San Diego County.

5.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

The proposed demolition of existing structures, grading, and construction of residential units will not adversely affect/impact significant or important architectural or historical resources. Further, the proposed actions will not alter or adversely affect the neighborhood setting or ambiance in this area of Escondido. In sum, the reviewing agency should make a determination of No Adverse Effect.

6.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Given the recommended determination of No Adverse Effect, no mitigating measures are required or recommended to achieve approval of the proposed demolition, grading, and construction within the study area. This report will be filed at the South Coastal Information Center (SCIC) at San Diego State University.

7.0 BIBLIOGRAPHY

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2002 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service, National Register Programs. Washington D.C.

Assessors Maps

1937-1968 County Records Office, San Diego California.

Carter, Thomas, and Elizabeth Crowley

2008 *Introduction to Vernacular Architecture*. University of Tennessee: Knoxville.

Census

1840-1950 U.S. Federal Census Population Manuscript Returns. Online at ancestry.com. These were reviewed for residences of persons who owned the subject parcel over the decades.

Directories

1890- San Diego County Directories. Online from the San Diego Public Library and at the San Diego History

General Land Office (GLO)

1876 Plat Map of Township 13 South, Range 4 West, San Bernardino Meridian. [No data provided]

1891 Meridian. Copy on file Cartographic Services, San Diego County Operations Center, and at <http://www.glorerecords.blm.gov>.

Escondido Historical Society

2024 Website: History of Escondido, California

McAlester, Virginia, and Lee McAlester

1991 *A Field Guide to American Architecture*. Knopf: New York.

Pourade, Richard (ed.)

1969 *Historic Ranchos of San Diego*. Union-Tribune Publishing Company, San Diego.

Residential Building Records and Tax Records
1935-1968 Residential Building Records, San Diego County Assessor's Office.

Rush, Phillip
1965 *Some Old Rancho and Adobes*. Privately published, San Diego.

Yerke, Nathaniel and Carmen Zepeda-Herrera
2024 Archaeological Survey for the Parkview Townhomes Project, Escondido,
California. Prepared for Touchstone Communities.

ATTACHMENT A
PROPERTY DOCUMENTATION FOR
THE STUDY AREA

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA
44557

RESIDENTIAL BUILDING RECORD SHEET 21 of 21
550 EL NORTE PARKWAY
ADDRESS

SHEETS PARCEL 226 180 23
226-380-748

616 P. 4038

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL					
Use	Design	FOUNDATION	FLOOR JOIST	WINDOWS	PLUMBING	Fireplace	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH	FINISH
Single	Double	Reinforced	1st, 2nd, 3rd	Brick	Shingle	Cast Iron	Bed	1	Material	Grade	Walls	Ceilings
D-5-516	Sub-Standard	Frame	Stucco on	Flat	Wiring	Heating	Ent. Hall	B	1	1	PL	PL
ARCHITECTURE	Standard	Sheathing	Siding	Hip	B.X.	Conduits	Living	1	A+	A	S	PL
	Above-Standard	Concrete Block	Concrete Block	Shed	FIXTURES	2 Wall Unit	Dining	1				
	Special	B.&B.	T.&G.	Cut Up	Few	Cheap	Bed	2				
TYPE	Brick	Shingle	Dormers	Shake	Many	Special	Bed	2				
Use	Design	FOUNDATION	Adobe	Shake	Raft	"	Bed	2				
Single	Concrete	Floor Joist:	B.&B.	T.&G.	Gutters	Central	Bed	2				
Double	Reinforced	1st, 2nd, 3rd	Brick	Shingle	Cast Iron	Oil Burner	Bed	2				
Duplex	Brick	2nd, 3rd	Brick	Shingle	Cast Iron	Oil Burner	Bed	2				
Apartment	Wood	Sub-Floor	Stone	Shake	Oil Burner							
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile	Sink							
Motel			D.H.	Case	Tile Trim	Laundry	M-B.T.U.					
		Insulated Ceilings	Metal Sash	Compo.	Shingle	Water Htr-Auto	Fireplace	Kitchen	1	A+		
		Insulated Walls	Screens	Compo. Shingle	Water-Softner			Drain Bd. Material	4		Lgth	Ft. Splash

CONSTRUCTION RECORD				EFFEC. APPR. NORMAL % GOOD				RATING (E, G, A, F, P)				BATH DETAIL											
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-tern	Storage Space	Work-Capab	FI. No.	FINISH	FIXTURES	SHOWER				
																	Floors	Walls	Wc. La. Tub	Type	Grade	St. Q.T.G.	Finish
69117	ADD	7944	10/16/64	42	64	15	46	R60	RS	FA	A	A	A	A	A	1	A+	PL	1/1/1				
				1949	1969						A	A	A	A	A	1							
				1978							G	G	A										

SPECIAL FEATURES

Book Cases	Built in Rerrig	Venetian Blinds
Shutters	" " Oven & Plate	
Vent Fan	" " Dishwasher	

Appraiser & Date		C		C		786 COMPUTATION		748c									
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D	1964	860	11455	8.25	16285												
FP			400		400												
AC			170		500												
C Porch	168	280	470		470												
C P-4	210	280	588		588												
Add BW	204	450	648		1322												
PLbg					1300												
TOTAL			13741		20865												
NORMAL % GOOD			85		75												
R.C.L.M.D	R.D		11680	90	15649												
A-11 B-56	A-3-84																

RESIDENTIAL BUILDING RECORD

ATTACHMENT B
RECORD SEARCH REQUEST AND
VERIFICATION



South Coastal Information Center
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-5320
Office: (619) 594-5682
www.scic.org
scic@mail.sdsu.edu

**CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM
CLIENT IN-HOUSE RECORDS SEARCH**

Company: Recuerdos

Company Representative: Richard Carrico

Date: 9/11/24

Project Identification: 550 West El Norte Parkway Project #024-032-10

Search Radius: 1/2 mile SD County

Historical Resources: SELF
Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Survey Report Boundaries: SELF
Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Addresses: SELF
A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps: SELF
The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Copies: 10 pages

Hours: 1.5 hr (the half hour added for aerial)

Excel Lines = 0 Lines

This is not an invoice. Please pay from the monthly billing statement

**RECUERDOS RESEARCH
PO BOX 387
WARNER SPRINGS, CALIFORNIA 92086
760-518-1471**

Jaime Lennox
September 11, 2024
Director South Coastal Information Center
San Diego State University

Re: Request to Conduct a Self-Search for the 550 West El Norte
Parkway Project. Recuerdos Project 024-032-10

Jaime, per our e-mail communications of last week I would like to
conduct self-search of the records and documents for parcel in
Escondido, California. The study area is a half-mile radius from the
center of the project as shown on the Valley Center USGS 7.5-minute
quadrangle. I am completing a historical and architectural report for
the Client for their submittal to the City of Escondido.

In addition, I am requesting a copy of the Tax Factor Aerial image
for 11 S 490734.31 m E 3667483.78 m N.

Thank you for the opportunity to conduct this self-search.



Richard Carrico

ATTACHMENT C
PHOTOGRAPHIC
DOCUMENTATION OF
STRUCTURES IN THE STUDY AREA

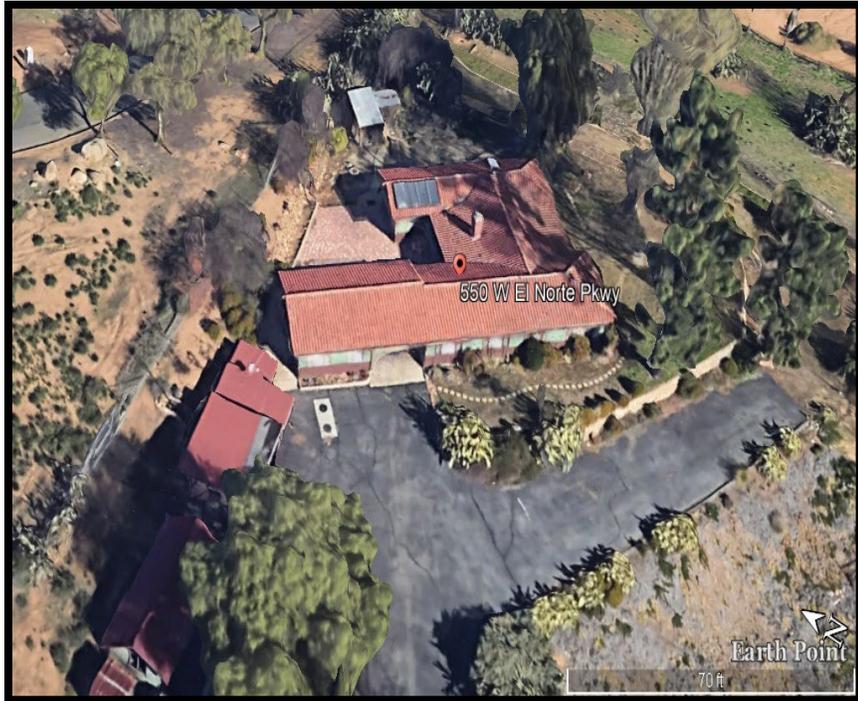


Figure C1
Parcel View and Exteriors of Buildings Within the Study Area
(Courtesy Google Earth)



Figure C2
Exterior View Looking East. The Structure in the Foreground is the Dwelling
Added on in the 1960s.



Figure C3
Exterior of Rustic Shed Looking West



Figure C-4
**550 West El Norte Parkway Residence Showing Remodel. Original Front Has
Been Enclosed**



Figure C5
550 West El Norte Parkway Residence Showing Interior Remodel. Original Front Has Been Enclosed



Figure C6
Northern Side of Exterior of 550 West El Norte Parkway Residence Looking East



Figure C7
Kitchen Area 550 West El Norte Parkway



Figure C8
Interior Bedroom 550 West El Norte Parkway