

STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: October 30, 2007

TO: Chairman and Members of the Oceanside Historic Preservation Advisory Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A HISTORIC PERMIT (H-03-07) FOR THE DEMOLITION OF THE RESIDENTIAL STRUCTURES LOCATED AT 109 N. MYERS ST., 106 N. PACIFIC ST., AND 112 A/B SEAGAZE DR., AND THE RELOCATION OF THE EXISTING RESIDENTIAL STRUCTURE AT 102 N. PACIFIC ST. AS PART OF A REQUEST TO DEVELOP APPROXIMATELY 420,000 SQUARE FEET OF HOTEL/TIMESHARE, VISITOR SERVING COMMERCIAL, AND SUPPORTING USES ON TWO CITY BLOCKS BOUND BY PIER VIEW WAY, SEAGAZE DRIVE, MYERS AND PACIFIC STREETS – OCEANSIDE BEACHFRONT RESORT – APPLICANT: S.D. MALKIN PROPERTIES, INC.**

RECOMMENDATION

Staff recommends that the Historic Commission recommend approval of Historic Permit (H-03-07) to the City Council, and adopt OHPAC Resolution No. 2007-H03 as attached.

PROJECT DESCRIPTION AND BACKGROUND

Background: The proposed project is a request for approval to construct a resort project with an approximately 341-unit hotel, 72-unit timeshare, 25,000 square feet of banquet/meeting facilities, and 22,000 square feet of visitor serving commercial located on two city blocks referred to as blocks 16 and 17 of the City's Nine Block Pier Area Master Plan (2000). Parking would be provided in two levels below grade, and would extend under Mission Avenue as one large parking garage beneath both blocks.

Site Review: The subject site consists of a two-block area (approximately 2.75 acres) bound by Pier View Way on the North, Seagaze Drive on the south, Myers Street on the east and Pacific Street on the west. The northern block is vacant;

however, the southern block consists of several single family residences one of which is the historic "Graves Residence", a.k.a. "The Top Gun House".

The subject site and the surrounding area has historically been utilized as commercial and industrial uses in association with the adjacent AT&SF railroad tracks located one block east of the site. Currently, this area is in transition with the completion of the 132-unit Fairfield Timeshares resort located immediately north of the subject site in addition to the proposed 5-block CityMark Master Plan which consists of 124-unit hotel, 231-unit multifamily condominiums and 48,000 square feet of visitors serving commercial located east of the site.

Project Description: As part of the development of the Oceanside Beach Resort Project, there are four existing residential structures that would require demolition, or removal and relocation prior to the projects construction. In order to provide for a superior site design, significant subsurface grading would be required to accommodate the required parking for the development. A Historical Assessment that evaluates the potential for the identified resources to meet one or more of the criteria for listing on the California Register of Historic Resources (CRHR) and was prepared by ASM Affiliates, Inc., as part of the project draft EIR, has been attached for your review (Attachment 1).

ANALYSIS

In reviewing the application, staff's analysis focused on the ASM Affiliates report included as part of the Environmental Impact Report section on Cultural Resources. The report indicated that there are four (4) single-family residences currently situated on Block 16. Project demolition, clearing, and sub surface excavation required to develop the property would result in significant historical and/or cultural resource impacts to the two CRHR eligible houses located at 102 and 106 North Pacific Street, and from the demolition of the structures located at 109 North Myers Street and 112 A/B Seagaze Drive due to insufficient exterior documentation of these structures prior to demolition. It is further noted that potential impacts to subsurface resources could occur based upon the sites history.

While the loss of the historic resources would result in significant and unavoidable impacts and potential impacts to subsurface resources on the site, recommendations to mitigate the impacts in conjunction with the ASM Affiliates report have been included as follows:

Cul-1. Prior to the issuance of a grading permit, the applicant shall provide evidence of a fulltime archaeological and Native American monitoring program during removal of all existing landscape and hardscape, including the initial stages of site grading or excavation within native soils per the following requirements:

- a) Prior to the issuance of a building and/or grading permit, the applicant shall provide a letter of verification to the Oceanside Planning Division stating that a qualified archaeologist and Native American monitor have been retained to implement the monitoring program. The requirement for archaeological monitoring shall be noted on the grading plans. All persons involved in the archaeological monitoring of this development shall be approved by the Planning Division prior to the first preconstruction meeting. The applicant shall notify the Planning Division of the start and end of construction.
- b) The qualified archaeologist and Native American monitor shall attend any preconstruction meetings to make comments and/or suggestions concerning the archaeological and Native American monitoring program with the construction manager.
- c) The qualified archaeologist and Native American monitor shall be present on site at all times during grading of native soils.
- d) When requested by the archaeologist or Native American monitor, the contractor shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow evaluation of potentially significant archaeological and/or Native American resources. The archaeologist or Native American monitor shall immediately notify the Planning Division of such a finding at the time of discovery. The significance of the discovered resource(s) shall be determined by the archaeologist or Native American monitor, in consultation with the Planning Division and the Native American community. The Planning Division must concur with the evaluation procedures before grading activities are allowed to resume. For potentially significant historical resources discovered during site development, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts before grading activities in the area of discovery are allowed to resume. Any human bones of Native American origin shall be turned over to the appropriate Native American group for reburial.
- e) All historical materials collected shall be cleaned, cataloged and permanently curated with the San Diego Archaeological Center or other appropriate institution. All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Faunal material shall be identified as to species, and specialty studies shall be completed as appropriate. Additionally, any sites and/or features encountered during the monitoring program shall be recorded on the applicable Department of Parks and Recreation forms (DPR 523A/B, et al.) and submitted to the South Coastal Information Center at San Diego State University and the San Diego Museum of Man with the final monitoring results report.

- f) Prior to the release of the grading bond, a monitoring results report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the entire archaeological and Native American monitoring program (with appropriate graphics and photo documentation) shall be submitted to and approved by the Planning Division. For significant archaeological or Native American resources, a Research, Design and Data Recovery Program shall be included as part of the evaluation report. A mitigation report for significant resources, if required, shall be submitted to and approved by the Planning Division prior to the release of the grading bond.

Cul-2. During project construction, the construction contractor shall implement proper security measures, such as locked fencing, patrols, and covering of exposed archaeological features, to the satisfaction of the City enforcement officer. Security measures shall be put into place during the initial construction phases of the project to protect the well known historical areas from trespassers who are frequently known to loot sites prior to or during treatment by professional archaeologists and/or culturally affiliated Native Americans.

Cul-3. Prior to the relocation or commencement of work on the structure located at 102 North Pacific Street, the applicant shall retain a Qualified Architectural Historian to photo document, prepare plans, and oversee the relocation, restoration, and rehabilitation of the structure in accordance with the Secretary of the Interior's Standards for Historic Preservation.

Cul-4. In order to mitigate for the significant project impact to the historic structure located at 106 North Pacific Street, one of the following options shall be implemented by the applicant:

- a) **Relocation, Restoration and Adaptive Re-use.** The structure located at 106 North Pacific Street shall be relocated and integrated into the proposed Oceanside Beach Resort project, similar to the structure at 102 North Pacific Street, or shall be relocated to another suitable location in downtown Oceanside. Under this option, the applicant shall retain a qualified architectural historian to prepare a relocation plan and to oversee the relocation, restoration and rehabilitation of the structure and to ensure that all work follows the Secretary of the Interior's Standards. Implementation of this option to relocate and preserve the historic structure at 106 North Pacific Street would reduce impacts to below a level of significance.
- b) **Historic Survey/Documentation.** In lieu of relocation, Historic American Building Survey (HABS) documentation shall be prepared by a qualified historian to document the history and architecture of the structure. The HABS survey shall include detailed architectural drawings of the building, photo documentation of the interior and exterior of the building using large

format black-and-white photographs and preparation of detailed historical context. The survey shall follow Secretary of the Interior Guidelines. However, since the site is eligible for listing on the California Register of Historic Resources, and would be demolished under this option, documentation would not fully mitigate project impacts to below a level of significance. Impacts would remain significant and unavoidable.

Cul-5. Prior to demolition of the structures located at 109 North Myers Street and 112 A/B Seagaze Drive, additional documentation of each structure shall be conducted by a qualified historian after vegetation removal and prior to demolition. Good-quality photographs of the building exterior shall be taken; however, a HABS-level survey is not required.

A significant and unavoidable impact to cultural resources would occur if the residence at 106 North Pacific Street is demolished instead of relocation, restoration, and adaptive re-use. Although historical and architectural documentation would occur prior to demolition, this would not reduce the impacts to below a level of significance; therefore, staff will be recommending a statement of overriding considerations be adopted as a result of these significant unmitigable cultural resource impacts.

In addition to the above referenced mitigation, the applicant/City shall bring back to the Oceanside Historic Preservation Advisory Commission, the HABS survey, the photo documentation, and a complete relocation plan including the temporary relocation plan of the house at 106 North Pacific Street for final review and approval.

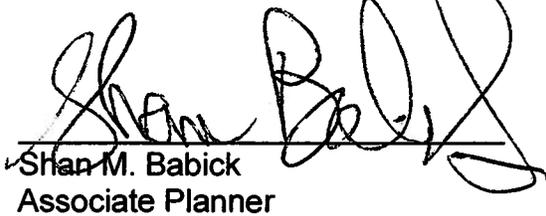
SUMMARY

In reviewing these unmitigable impacts, staff believes that these impacts are unavoidable and that the development possesses social and economic benefits that warrant approval. These benefits include: enhanced redevelopment opportunities, increased visitor accommodations, increased resident and visitor commercial and tourist opportunities, the creation of full-time jobs; as well as, secondary jobs and short-term construction jobs, and increased revenue to the City from visitors to the hotel and timeshare units.

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission by motion move to: Recommend approval of Historic Permit (H-03-07) to the City Council, and adopt OHPAC Resolution No. 2007-H03 as attached.

PREPARED AND SUBMITTED BY:



Shan M. Babick
Associate Planner

Attachments:

1. Cultural Resources Technical Report
2. OHPAC Resolution No. 2007-H03
3. Site Plan, Architecture, Landscape Plan

APPENDIX C
CULTURAL RESOURCES
TECHNICAL REPORT

HISTORICAL ASSESSMENT
for the
PROPOSED OCEANSIDE BEACH RESORT,
CITY OF OCEANSIDE, CALIFORNIA

Prepared for:
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Prepared by:
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September 2006

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NATIONAL ARCHAEOLOGICAL DATABASE INFORMATION

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Date: September 2006

Report: Historical Assessment for the Proposed Oceanside Beach Resort, City of Oceanside, California

Submitted by: ASM Affiliates, Inc.

USGS Quadrangle: Oceanside 7.5 minute, 1975

Acreage:

Keywords: City of Oceanside; historical resource survey and evaluation; Oceanside USGS 7.5-minute, Township 11 South, Range 5 West

ABSTRACT

This report provides an evaluation of historical for the Oceanside Beach Resort project located in the City of Oceanside on two city blocks adjacent to the Pacific Ocean. The project site is bounded by Pacific Street on the west, Myers Street on the east, Pier View Way on the north, and Seagaze Drive on the south

Four buildings located on Block 16 in the City of Oceanside are evaluated to the California Register of Historic Resources (California Register). 102 North Pacific Street is a Folk Victorian building constructed circa 1887-1892. This building is recommended eligible to the California Register. The current project design proposes relocating this building to the adjacent block and incorporating it into a public plaza. The building will be restored to its original appearance and will be rehabilitated for re-use.

106 North Pacific Street is a two-story Dutch Colonial building constructed in 1907. As a good example of the style and one of few remaining in the county it is recommended eligible to the California Register. Relocation and adaptive reuse of this building is recommended as mitigation of impacts. If this is not possible a Historic American Building Survey is recommended.

National Archaeological Database Information

109 North Myers Street and 112A/B Seagaze Drive are recommended not eligible to the California Register. Additional photo documentation of these buildings is recommended prior to demolition.

Archaeological monitoring of construction grading is recommended due to the potential for significant archaeological deposits and features. Any archaeological resources identified as a result of monitoring should be evaluated for eligibility to the California Register.

1. INTRODUCTION

PROJECT DESCRIPTION

The Oceanside Beach Resort project is located in the City of Oceanside on two city blocks adjacent to the Pacific Ocean. The project site is bounded by Pacific Street on the west, Myers Street on the east, Pier View Way on the north, and Seagaze Drive on the south (Figures 1 and 2).

The project consists of 48 hotel units and 72 timeshare units, along with a restaurant and shops on the north block, while the southern block will have 293 hotel rooms. Each block will have an eight-story building with two levels of subterranean parking. Each hotel building is surrounded by public plazas that provide serene garden settings surrounded by active uses. The design will feature an exterior with a stone base, stained shingled siding, dormers and tower elements, along with delicate balcony railings and trellises. The buildings will also have articulated façade elements such as set backs, staggered rooflines and balconies. The project will also preserve the historic “Top Gun” house by relocating it from the southern block to the northern block and incorporating it into the public plaza located mid-block on Pacific Street.

This report provides an evaluation of historical for the Oceanside Beach Resort project located in the City of Oceanside on two city blocks adjacent to the Pacific Ocean. Four buildings located on Block 16 in the City of Oceanside are evaluated to the California Register of Historic Resources (California Register). Figure 3 shows the location of these buildings.

PREVIOUS STUDIES

Several previous cultural resource studies have been completed in the vicinity of the proposed project, some overlapping with the project area.

In 1988, the City of Oceanside’s Historic Preservation Advisory Commission (OHPAC) commissioned a comprehensive survey of historic and cultural resources in downtown Oceanside. The stated goal of the survey was to serve as a guide to the Commission in the “preservation and conservation of important cultural resources” (Ecopa, Inc. 1988). Resources identified by this study were assigned a number value indicating its level of significance. The assigned OHPAC significance grades were defined as follows:

- Grade 3 Local significance
- Grade 4 This grade was assigned for recognition purposes only: generally these were sites that had been demolished but were historically significant and should be remembered.



Figure 1. Regional project location.

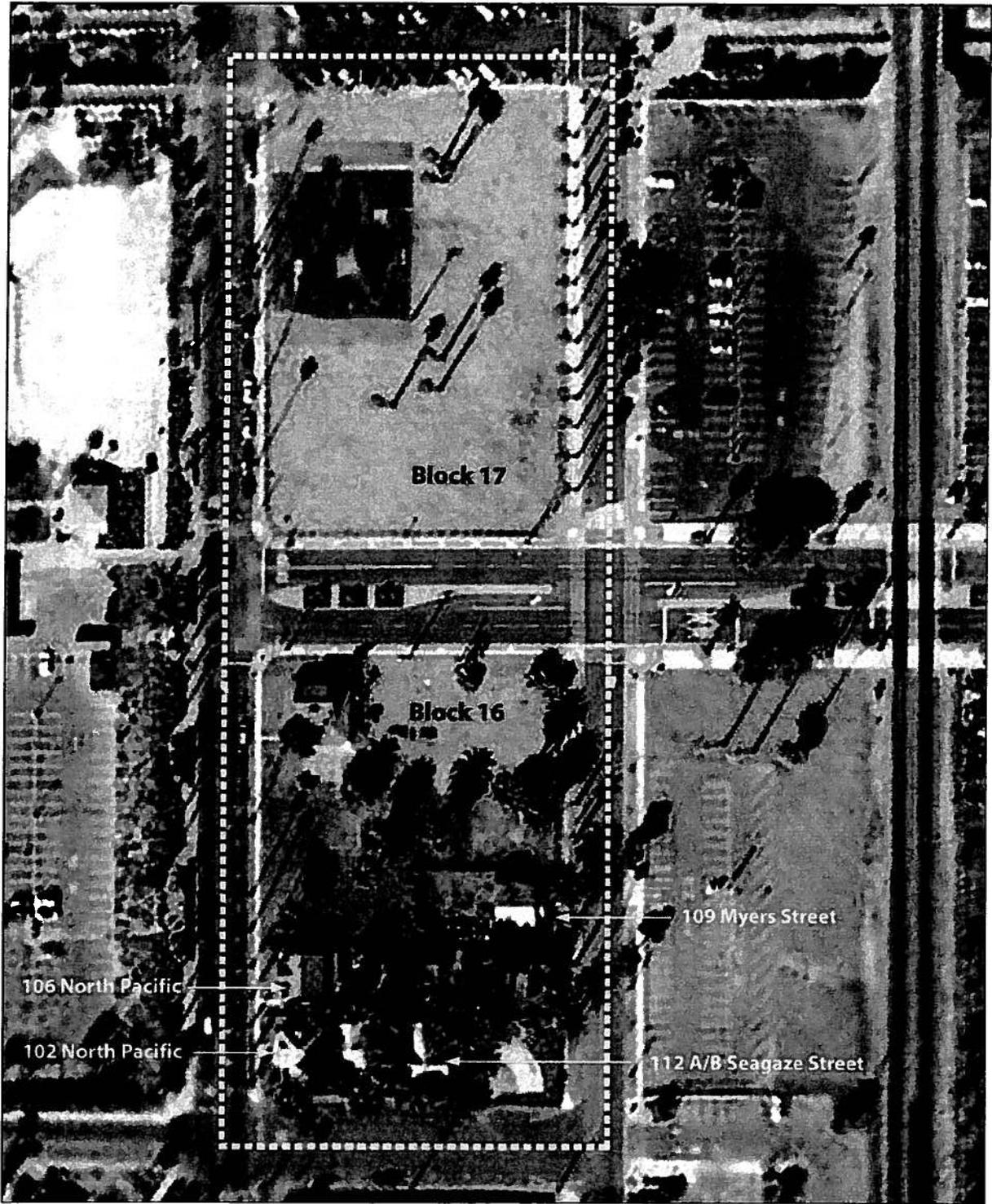


Figure 3. Location of resources relative to the project area.

Three of the residential buildings in the current project area were assessed by this study and given significance grades. The house at 101 Mission Avenue was assessed not significant, while 102 North Pacific Street and 106 North Pacific Street were assessed to be of local significance. The buildings at 109 North Myers Street and 112A/B Seagaze Drive were not assessed in this study.

A more comprehensive survey of historical resources in the City of Oceanside was completed in 1992 (Flanigan et al. 1992). This inventory focused on buildings suitable for single-room occupancy housing. Flanigan et al. identified 229 cultural resources in their project area. These were assigned National Register of Historic Places (National Register) evaluation codes. The National Register codes assigned to resources in project area are provided in Table 1. Definitions for the relevant codes, as provided on the Office of Historic Preservation's (OHP) *Instructions for Recording Historical Resources* (1995), are provided below.

- 3S Appears eligible for listing in the National Register.
- 4S2 May become eligible for separate listing in the National Register when more historical or architectural research is performed on the property.
- 4S7 May become eligible for separate listing in the National Register when the architectural integrity of the property is restored.
- 5S1 Not eligible for National Register but of local interest because the resource is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.
- 6Y2 Found potentially ineligible for listing in the National Register (under category 4), but not evaluated for local interest (under category 5).
- 7 Not evaluated.

Table 1. Significance Evaluations for Resources within the Project Area

| Resource | OHPAC | NRHP Status | NRHP Evaluation Criteria | | NRHP Status‡ |
|-------------------------|---------------|-------------|--------------------------|------|--------------|
| | Significance* | Code† | 1992 | 1998 | |
| 102 N. Pacific St. | 3 | 3S | n/a | C | 3S |
| 106 N. Pacific St. | 3 | 5S1 | A, B, C | C | 3S |
| 109 N. Myers St. | n/a | 6Y2 | n/a | C | 6Y2 |
| 112A/B Seagaze Dr. | n/a | 7 | n/a | C | 7 (4S2) |
| Archaeological Deposits | n/a | 7 | n/a | n/a | 7 (4S2) |

* Ecopa Inc. 1988

† Flanigan et al. 1992

‡ Collett and Cheever 1998

In 1995, Linda Roth completed historical building assessments of three buildings on Block 16 for the Oceanside Pier Plaza development: 101 Mission Avenue, 102 North Pacific Street, and 106 North Pacific Street (Roth 1995; RECON 1995). Most relevant to the current assessment is a cultural resource inventory and evaluation completed by RECON for larger project area that included Block 16 and 17 (Collett and Cheever 1998). The project area for the 1998 study encompassed a six-block area between Strand Way on the west, Civic Center Drive on the north, Myers Street on the east, and Seagaze Drive to the south. Five residential buildings were recorded

on Block 16 by the RECON study. These included 101 Mission Avenue, 102 North Pacific Street, 106 North Pacific Street, 112A/B Seagaze Drive, and 109 North Myers Street. No cultural resources were identified on Block 17. This study recommended that 102 and 106 North Pacific Street were eligible for the National and California Registers and that 112A/B Seagaze Drive was potentially eligible. Further research and a formal evaluation of eligibility was recommended for 112A/B Seagaze Drive. The house at 109 North Myers Street has been determined ineligible for the National and California Registers.

PROJECT METHODS

The purpose of this study is to inventory and evaluate cultural resources that may be impacted by the proposed project, to assess project impacts, and to make appropriate mitigation recommendations. The current study relies on Roth's 1995 buildings assessment in addition to the Collett and Cheever study (1998), particularly with respect to the historical context, architectural descriptions, and assessment of integrity of the buildings.

This study also updates the previous reports. A detailed photo record of each of the buildings within the project area was made by Sinéad Ní Ghabhláin, Ph.D., to document the current condition of the buildings and to identify any modifications to the fabric that may have taken place since the last record. While compiling a new photo record of each of the buildings the structural integrity of the buildings was also assessed.

A new records search was conducted at South Coastal Information Center to update data compiled in previous records searches (Appendix A). Additional archival research was undertaken to document the history of land use for Blocks 16 and 17 in order to assess the potential for buried historical deposits. This included examination of the Sanborn Fire Insurance maps for the blocks (Sanborn 1887, 1888, 1892, 1907, 1925) and historical aerial photographs (Tax Factor 1928).

Department of Parks and Recreation (DPR) forms for each of the buildings evaluated are provided in Appendix B. DPR forms for 102 North Pacific Street and 106 North Pacific Street were previously prepared by Susan Carrico and Kathleen Flanigan for a previous evaluation, but were not submitted to SCIC. New DPR forms for 109 Myers Street and 112 A/B Seagaze Drive have been prepared for this study.

2. HISTORICAL OVERVIEW

Although the earliest historical exploration of the San Diego area can be traced to 1542 with the arrival of the first Europeans, particularly the exploration of San Miguel Bay by Juan Rodriguez Cabrillo, the widely accepted start of the historical period is 1769 with the founding of the joint Mission San Diego de Alcalá and Royal Presidio. On July 20, 1769, Father Juan Crespi arrived in the San Luis Rey River Valley with the Portola expedition to Monterey. His report back to his superiors declaring it an ideal location for a mission led to the eventual founding of Mission San Luis Rey de Francia, the eighteenth California mission (Pourade 1961:115). The mission was formally dedicated June 13, 1798. Named for King Louis IX of France, this mission became known as the 'King of Missions' due to its size and success.

At the time of European contact, the San Luis Rey Valley was occupied by Shoshonean-speaking Indians, who were later named Luiseño after the mission. Luiseño territory encompassed an extensive 4,000-km² area from Agua Hedionda on the coast east to Lake Henshaw and extending north into Riverside County and west to San Juan Capistrano (Bean and Shipek 1978; Kroeber 1925; Rivers 1993). The Luiseño have been considered one of the more complexly organized Native California groups, with noteworthy characteristics including fairly rigid social structure and a moderately high population density (Bean and Shipek 1978). Maximum population estimates at Spanish contact range from 5,000 (Kroeber 1925) to 10,000 (White 1963). The effects of missionization, along with the introduction of European diseases greatly reduced the Native American population of southern California.

At its height San Luis Rey became one of the most populous and successful of the missions. In 1824, it had an Indian neophyte population of 3,000 and the extensive mission lands supported 1,500 horses, 2,800 sheep, and 22,000 cattle (Pourade 1961:139).

Mexico won independence from Spain in 1821, and with it the process of dismantling of the mission system began to unfold. The 1833 Secularization Act passed by the Mexican Congress ordered half of all mission lands to be transferred to the Indians, and the other half to remain in trust and managed by an appointed administrator. These orders were never implemented due to several factors that conspired to prevent the Indians from regaining their patrimony. By 1835, the missions, including Mission San Luis Rey, were secularized. Mission San Luis Rey lands were parceled into six ranchos: Santa Margarita, Las Flores, Buena Vista, Agua Hedionda, Monserrate, and Guajome. The remaining lands of San Luis Rey were sold in 1846 to José Cota and José A. Pico by Pio Pico, Governor of California, and the Luiseño converts who had lived around the mission were removed to nearby Pala (Hawthorne 2000).

North of present-day Oceanside, Pio Pico and his brother Andreas received a grant of 133,441 acres from then Governor Alvarado. This rancho, known as Santa Margarita y Las Flores, is the present site of Camp Pendleton Marine Corps Base. In 1862, Pio Pico deeded Rancho Santa Margarita to his son-in-law Juan Forster in order to avoid bankruptcy. When Forster died 1882, Richard O'Neill of San Francisco purchased the Santa Margarita y Las Flores rancho for

2. Historical Overview

\$250,000. He then sold half of the land to James C. Flood, one of the Comstock ‘Silver Kings’ (City of Oceanside 2004).

In the late 1860s and 1870s, settlers began to arrive in the San Luis Rey Valley. These settlers, who came from eastern states and a wide variety of European countries, raised dairy cattle, sheep and horses, grew barley and alfalfa, and maintained bee colonies. A small townsite began to grow adjacent to the San Luis Rey mission.

In 1880, the California Southern Railroad was formed to construct a rail line between San Diego and San Bernardino. By 1882, they had constructed 211 mi. of track from National City to Fallbrook Junction, just north of Oceanside, and inland through Temecula Canyon and Colton and San Bernardino. The history of the City of Oceanside began in earnest in 1881 when Andrew Jackson Meyers, a store keeper in San Luis Rey, was granted a 160-acre homestead grant just south of Rancho Santa Margarita in what is now the City of Oceanside. Meyers was fortunate, because another valley resident, Francis H. Whaley, applied for the exact same homestead grant, but Meyers’ application was opened first in Washington and Meyers was allotted the grant. Cave Johnson Coutts Jr. surveyed and mapped out a town site which was to become known as Oceanside. Coutts was a former land surveyor and one of the first engineers of the Southern Pacific Railroad in San Diego (Hawthorne 2000:31-33; Flanigan et al. 1992:2-4).

J. Chauncey Hayes handled the real estate for Meyers and lots sold quickly. By 1886, Oceanside had a population of 350 and by July 3, 1888, when Oceanside was incorporated, the population had grown to approximately 1,000. By then Oceanside was a boom town with a growing population. It boasted several impressive buildings including the South Pacific Hotel near Third and Pacific and the Bank of Oceanside on the corner of Second and Hill, an orchestra, opera house and a variety of businesses. A wharf company was founded in 1887 and a wharf was constructed in 1888 at the foot of Wisconsin. Oceanside also had a two-story school with three teachers, and several newspapers including the Oceanside Blade and Oceanside Headlight. South Oceanside was founded by J. Chauncey Hayes and a second school was built there. The first Oceanside wharf was destroyed by a storm during the winter of 1890 and 1891. The second pier, constructed at the location of the present pier, was the first of five piers constructed at that location in the City’s history (Hawthorne 2000:31-38). On July 3, 1888, Oceanside voted for incorporation.

The railroad, which had played a key role in the founding of Oceanside, continued to play an important role in the future development of the City. The inland route that had opened in 1882 was prone to flooding, and by 1888, California Southern had built a coastal rail line north of Oceanside to Santa Ana and Fullerton, thereby linking San Diego directly to Los Angeles. Trains ferried thousands of prospective buyers to Oceanside in the boom years of the 1880s and its location on the main line between San Diego and Los Angeles continued to be key in the development of the town.

Oceanside’s boom was short-lived, however. Like the rest of San Diego County, Oceanside experienced an unexpected bust as the real estate market, which had been fueled by land speculators who drove land prices up from \$10 an acre to over \$100, suddenly collapsed. Land

prices plummeted and the trainloads of speculators that had arrived daily in Oceanside disappeared. Between 1888 and 1920, the City had a net population increase of only 164 people (Wiersma and Taschner 1981).

The 1920s brought a renaissance for Oceanside, as local businessmen guided by the Chamber of Commerce organized to attract new residents and businesses to the City. City boosters worked simultaneously on a number of fronts to ensure city development. Attracting visitors to the City was seen as key to its development. In addition to providing income to the City, visitors to Oceanside might decide to settle there if housing, infrastructure, and amenities were available. A tent city was constructed on the beach and the Chamber of Commerce agitated for the construction of housing in the City to accommodate visitors and new residents. The Chamber of Commerce raised money to begin construction of several houses. A Building and Loan Association was established to provide home loans. The city infrastructure was also improved, including the roads, sewers, and water supply. In 1923, most of the major city streets were paved. Access to Oceanside was improved by a number of important road projects including a road linking Oceanside to northern Imperial County. It was thought that this would attract visitors from the desert during the summer months. The City also embarked on an aggressive advertising campaign extolling the virtues of Oceanside. As a result of the planning, advertising and public improvements, the City of Oceanside prospered during the 1920s and the population grew from 1,164 in 1920 to 3,508 in 1930. The jewels in Oceanside's commercial development were the construction of the 650-seat Palomar Theater, completed in 1924, and the 1,224-ft. long pier, the longest pier on the West Coast, which opened in July 1927 (Wiersma and Taschner 1981).

Oceanside suffered economic decline during the depression years, but its population continued to grow, from 3,500 in 1930 to 4,650 in 1940. A new fire and police station, designed by innovative architect Irving Gill, were constructed in 1930, followed in 1934 by a new Mission Revival-style City Hall, also designed by Gill. Oceanside High School was renovated by award-winning school architect Theodore Kistner in 1934 with funds provided by the Works Progress Administration. While the Chamber of Commerce continued to advertize Oceanside as a city "Where Life Is Worth Living," the high unemployment rates throughout the country curtailed vacation travel and the economy of Oceanside suffered (Flanigan et al. 1992:2-11).

In February 1942, the government purchased the entire 125,000-acre Rancho Santa Margarita for \$4.15 million. The founding of Camp Pendleton just north of Oceanside, the largest Marine Corps Base in the nation, created a boom for the Oceanside economy and was the catalyst that transformed a small town into a modern city. Demand for housing and services within Oceanside also increased dramatically and the population of the city grew to 12,888 by 1950. Houses and apartment buildings were constructed in large numbers to accommodate the ever expanding population.

When the war years were over, tourism again became a key component in the economy of the city. When the old steel pier was damaged by a storm in 1943, the loss to the tourist industry was thought to be so severe that the people of Oceanside passed a \$200,000 bond issue to construct the longest pier (1,900 ft.) on the West Coast (Hawthorne 2000:137).

The economic growth of Oceanside over time has depended to a great extent on the presence of Camp Pendleton. The outbreak of the Korean War in the early 1950s ensured the growth of Camp Pendleton which was known as “The Gateway to Korea.” The population of Oceanside doubled during the decade to 25,000 as military families settled in the city, increasing demand for services. In the first five years of the 1950s, Oceanside annexed 34 additional areas. The school population also grew rapidly. In the early 1960s, a bond issue was passed for the construction of Mira Costa College, a two-year college serving Oceanside and the surrounding areas. Oceanside experienced another boom in the 1960s and 1970s during the Vietnam War.

As Oceanside expanded to a total of 40.7 square mi. and a population over 100,000 in the late 1980s, much of the development was taking place in suburban areas of the City and the downtown area experienced a decline. In 1985, the City of Oceanside began a redevelopment program. The aim of redevelopment has been to revitalize the downtown area, eliminate urban blight, promote development, create jobs, increase the tax base and develop a positive environment to attract both residents and visitors to the downtown (Flanigan et al. 1992:2-13). The redevelopment program has succeeded in revitalizing the downtown area. A new transit center was constructed in 1983, the pier, beach front and parks were refurbished, and a new Civic Center was completed in the late 1980s. In recent years the economy of Oceanside has diversified to include biotech and medtech industries, ensuring continued growth and prosperity.

HISTORY OF LAND USE FOR BLOCKS 16 AND 17

Blocks 16 and 17 were part of the original 160-acre parcel of Public Lands granted in 1883 to Andrew Jackson Myers, a San Luis Rey storekeeper. The Oceanside subdivision, as Myers decided to name it, was first plotted in 1883 by L. L. Locking, but due to errors in the original plat, it was remapped in 1885 by C. J. Coutts.

The earliest Sanborn maps of Oceanside, dated 1887 and 1888, show only those blocks adjacent to the California Southern Pacific Railroad Depot. Although the 1887 map does indicate that there were dwellings on the west side of the railroad tracks, it does not show them. The 1888 map shows Block 18, but does not detail Blocks 16 and 17 to the south.

The 1892 Sanborn map is the first to detail buildings on blocks 16 and 17 (Figure 4). At this time, the western half (Lots 7-12) of Block 17 was fully developed with six one-story residential buildings of various sizes. Each lot had a privy close to the rear lot line. The eastern half of the lot was partially developed. *Tuttles Opera House* was located in the northeast lot (Lot 1) and two small residential buildings were located on Lot 4.

Block 16 was partially developed in 1892. Five residential buildings were located on the block: on Lot 12 (101 Mission Avenue), 7 (102 North Pacific Street), 6 (Seagaze Street), and two houses on 1-2 (Myers Street). The 1897 map does not show any major changes on Blocks 16 and 17, although some of the residential buildings had additions made to them in the intervening years.

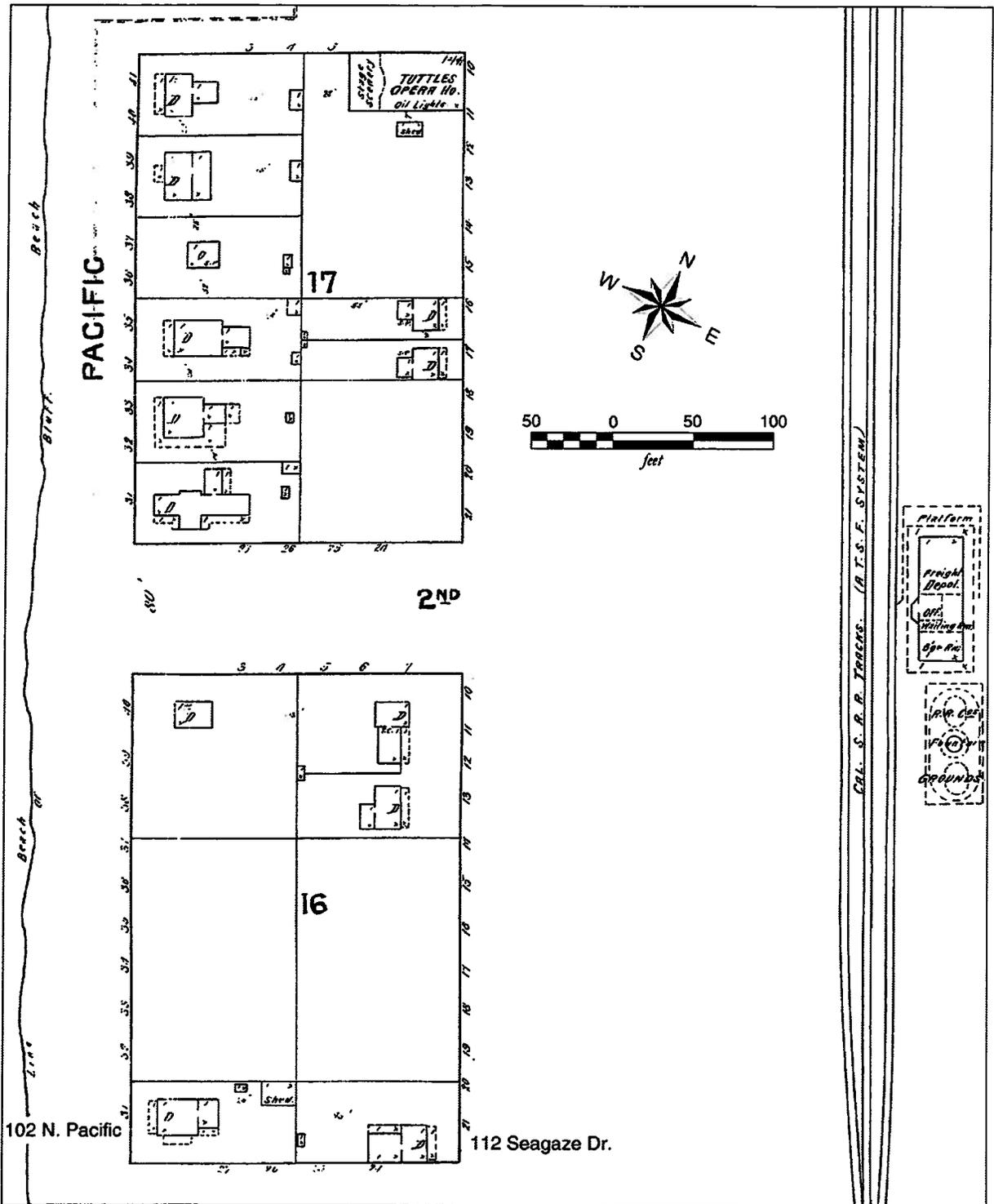


Figure 4. 1892 Sanborn map showing 102 North Pacific, and 112 Seagaze Drive (1st Street).

2. Historical Overview

By 1907, *Tuttles Opera House* was no longer located on Block 17 and additional residential buildings had been constructed on the eastern half of the block, along Myers Street (Figure 5). On Block 16, a square foundation for a domestic building is shown on Lot 8 (106 North Pacific Street). The house at 102 North Pacific Street appears unchanged, but an additional small square domestic building is shown to the rear of it.

By 1925, six of the houses shown on Block 17 in 1907 had been demolished or moved and there was a small grocery and notions store fronting onto 3rd Street (Figure 6). Indoor plumbing was evidently available by this time, as the privies shown on earlier maps were replaced by garages. More houses were located on Block 16 in 1925. 106 North Pacific Street is shown as a two-story building with a one-story addition to the rear, and 102 North Pacific remains unchanged in ground plan. The small dwelling to the rear of it had been removed by that time. 109 North Myers Street is first shown on the 1925 map. It had a garage to the rear. Another garage is shown on the adjacent lot, to the rear of 106 North Pacific. This building is still present on the lot.

A later Sanborn map (1950) shows a large addition to the rear of 102 North Pacific Street. The duplex at 112A/B Seagaze Street is shown for the first time on this later map.

CONCLUSIONS

Many of the lots on Blocks 16 and 17 were occupied by the late 1880s and early 1890s by residential buildings. In addition, *Tuttles Opera House* was located in the northeast corner of Block 17 between circa 1890 and early 1900s. Privies are clearly shown along the central lot lines behind the domestic buildings. An outhouse is also shown to the south of *Tuttles Opera House*. This may be a privy associated with that establishment. As sewer and trash service were not available to residents of Oceanside in the first decades of the City's history, household privies were used. Privy pits may have served an additional purpose for trash disposal. Separate trash pits may also have been used. While no standing architecture remains on Block 17, privy and trash pits may be encountered during grading. These features have the may contain deposits of historical refuse associated with specific households and businesses. As such, they may constitute significant historical resources with research potential. Similarly privy and trash pits may be uncovered during excavation or grading of Block 16.

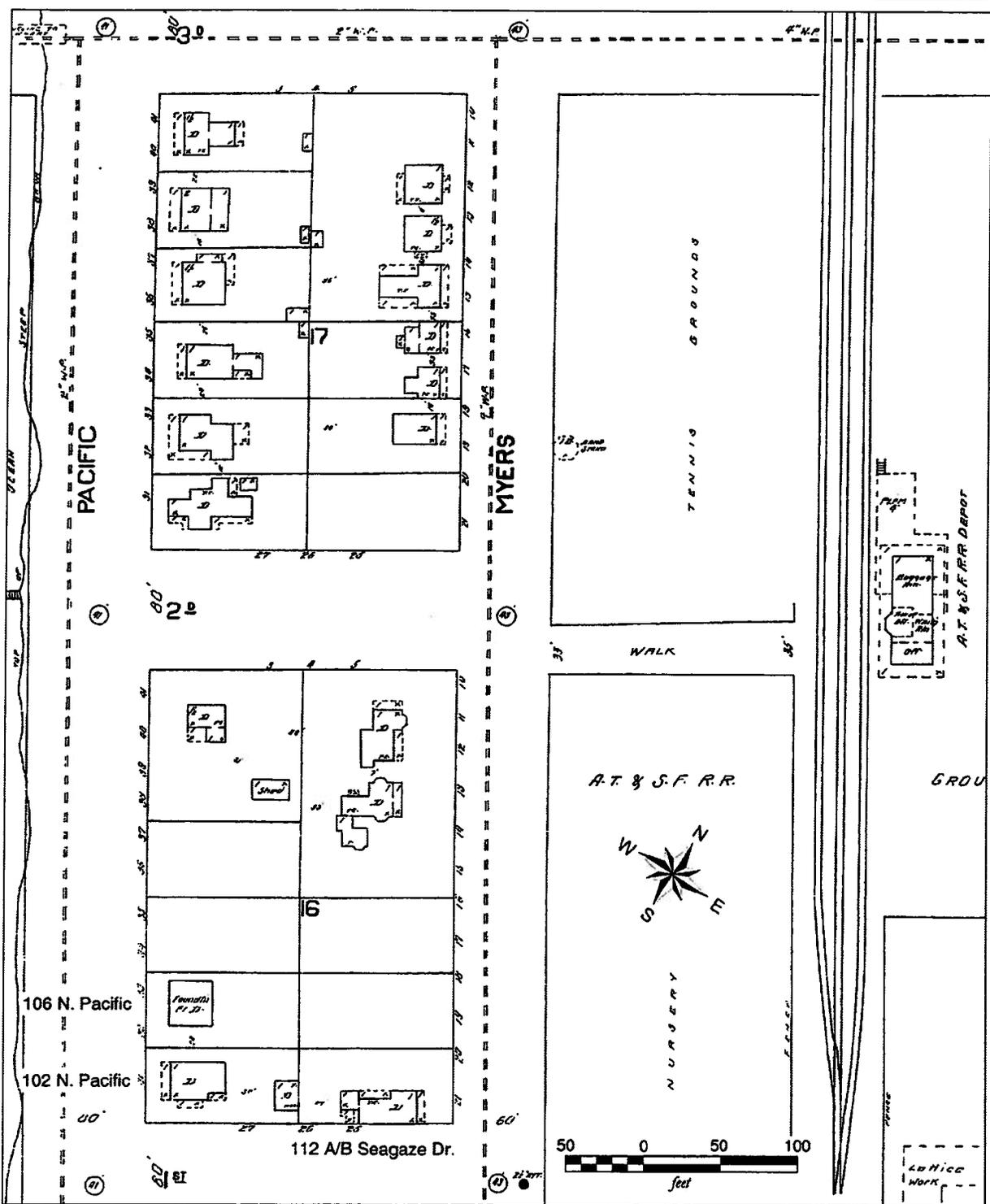


Figure 5. 1907 Sanborn map showing 102 North Pacific, 106 North Pacific and 112 A/B Seagaze (1st Street).

2. Historical Overview

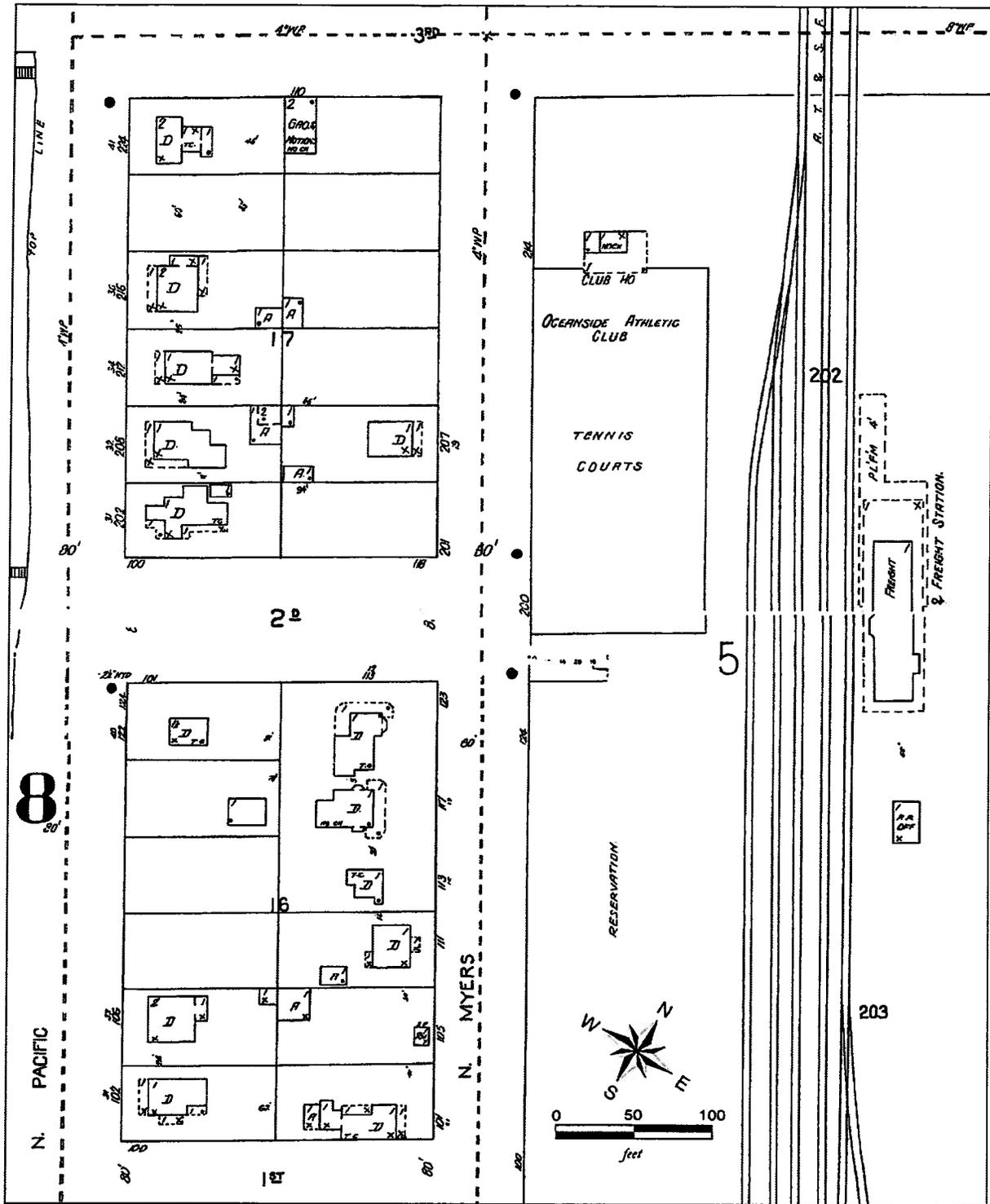


Figure 6. 1925 Sanborn map showing 102 and 106 North Pacific, and 109 Myers Street on Block 16. 112 A/B Seagaze is not shown in present location.

3. RESOURCE DISCUSSIONS

Four buildings are located on Block 16: at 102 North Pacific Street, 106 North Pacific Street, 109 North Myers Street, and 112A/B Seagaze Drive. One previously recorded resource at 101 Mission Avenue has since been demolished. Each of these resources is discussed below.

101 MISSION AVENUE, BLOCK 16, LOT 12

101 Mission Avenue was evaluated in 1995 and 1998 and recommended not eligible for the National Register or the California Register (Roth 1995; Collett and Cheever 1998). As the building was of some local interest and listed in a local ordinance, its demolition was considered a significant impact. A Level 1 Historic American Building Survey (HABS) and submission to the California Historical Resources Inventory System (CHRIS) was recommended as mitigation of impacts (Collett and Cheever 1998:65, 70). 101 Mission Avenue has since been demolished.

102 NORTH PACIFIC STREET / HARRY GRAVES RESIDENCE / “TOP GUN” HOUSE, BLOCK 16, LOT 7

This one-story Folk Victorian house was recommended as eligible for the National Register and the California Register by Roth (1995) and Collett and Cheever (1998). The following resource description relies in part on Roth’s architectural description and assessment of integrity (1995), which also formed the basis of Collett and Cheever’s 1998 assessment. The photographs accompanying this description are recent and were taken for this study.

Ownership and Structural History

Lot 7 on Block 16 was first purchased in 1885 by Edward and Martha Davis, together with Lots 11 and 12 (Table 2). Two years later they sold Lot 7 to Henry and Sarah Graves of Riverside (SDCR Deed Book 117:48). It appears likely that the house was constructed during the Graves’ ownership. By 1892, a one-story house, shed, and privy were located on Lot 7 (Sanborn 1892). The exact date of construction is unknown however, as earlier Sanborn maps indicate that houses existed west of the railroad tracks, but they were not mapped (Sanborn 1887, 1888). In any case, the house was constructed prior to 1892 and it is therefore one of the oldest extant houses in Oceanside. Figure 7 provides a view of the house shortly after its construction. This can be compared to its present appearance (Figure 8).

It is likely that the Graves used the property as a vacation home or rental property during their tenure. Many of the beach properties in Oceanside at the time were owned by Riverside families who vacationed in Oceanside to escape the summer heat. In 1905, the Graves sold the property, which subsequently changed hands twelve times between 1905 and 1928. Between 1897 and 1907, the shed and privy at the rear of the lot were removed and a small dwelling was constructed near

3. Resource Discussions

the southeast corner of the lot. This was likely a rental property constructed by a realty company that owned the property at the time.

Table 2. Chain of Title for 102 North Pacific Street

| Owner | Date | Transaction Type | Reference |
|---------------------|------|------------------|--------------------------------|
| Andrew Myers | 1883 | Deed | Patent Bk. 2:472 |
| Edward Davis | 1885 | Deed | Deed Bk. 50:18 |
| Henry Graves | 1887 | Deed | Deed Bk. 117:48 |
| Charles Burlock | 1905 | Indenture | Deed Bk. 361:220 |
| J. F. Anderson | 1905 | Grant Deed | Deed Bk. 373:278 |
| Southwestern Realty | 1905 | Indenture | Deed Bk. 378:179 |
| J. Solari | 1917 | Corp. Grant | Deed Bk. 724:234 |
| Title Insurance | 1917 | Grant Deed | Deed Bk. 724:236 |
| Fred Jenssen | 1920 | Corp. Grant | Deed Bk. 842:40 |
| Bert Beers | 1926 | Grant Deed | Deed Bk. 1233:92 |
| H. D. Brodie | 1926 | Grant Deed | Deed Bk. 1392:257 |
| E. Deggendorf | 1928 | Grant Deed | Deed Bk. 1472:100 |
| A. Morgan | 1928 | Grant Deed | Deed Bk. 1526:430 |
| W. Morgan | 1928 | Grant Deed | Deed Bk. 358:150 |
| A. Morgan | 1940 | Grant Deed | Official Records Bk. 1066:370 |
| Pacific Holidayland | 1965 | Grant Deed | #116658 of Official Records |
| W. Rego | 1975 | Corp. Grant | #75-367953 of Official Records |

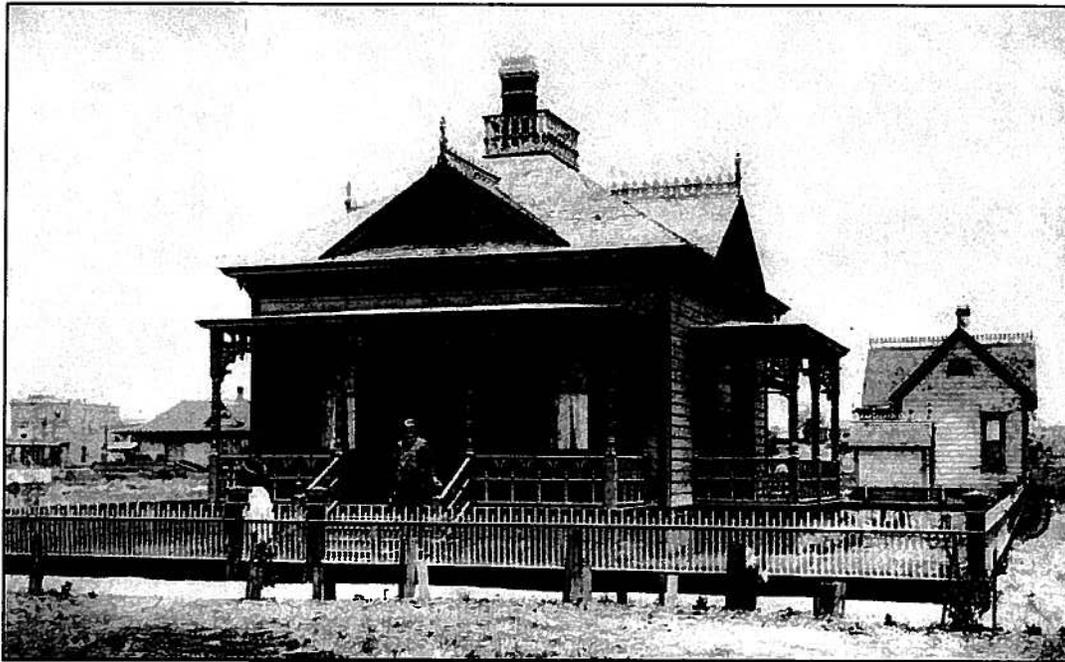


Figure 7. Photo showing 102 North Pacific and 112 A/B Seagaze to the rear shortly after construction. Note that 112 Seagaze is in original location.

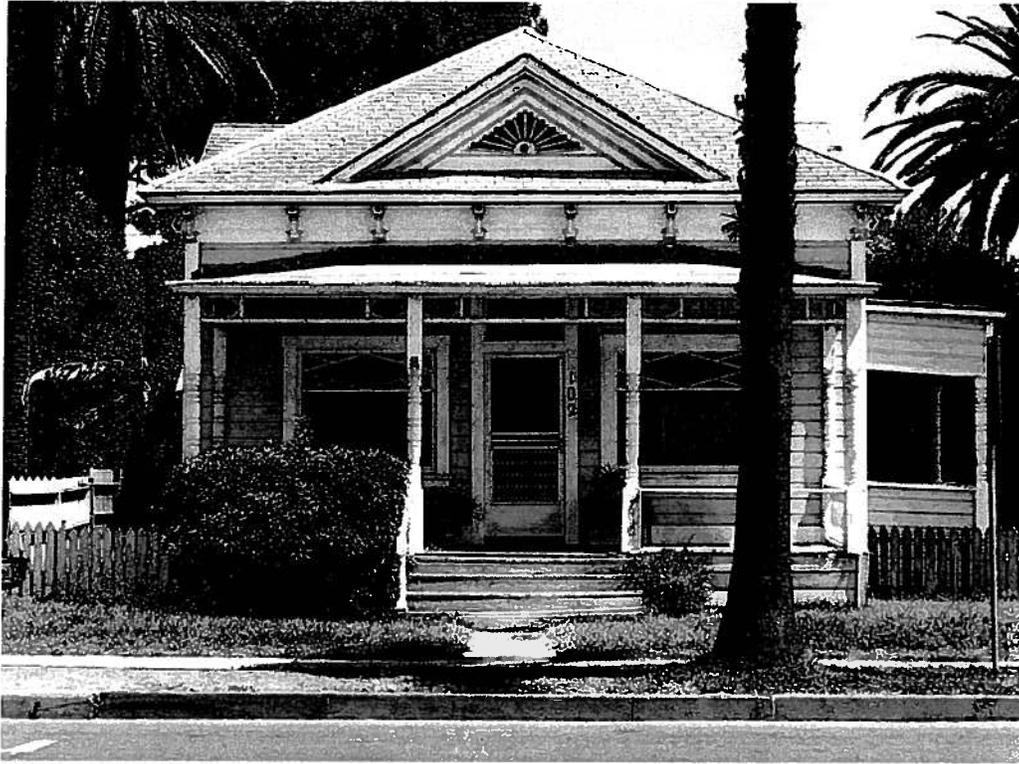


Figure 8. View of front façade of 102 North Pacific.

From 1928 to 1963, Lot 7 and the adjoining lot to the east, Lot 6, were owned by Angeline Morgan. In 1937, a large addition was made to the rear of the house. Further improvements were made in 1953 and 1959 (Property Records). The home was sold in 1963 to Holidayland, Inc. It subsequently fell into disrepair and was condemned in 1976. Mr. and Mrs. Bill Rego purchased it in 1975 and restored it. Following restoration, the house appeared in several scenes in the popular 1980s movie “Top Gun.” It was a vacation rental property for a number of years, and was purchased by the City of Oceanside Community Development Commission from Manchester Resorts L.P. in 2003.

Architectural Description

The one-story house at 102 North Pacific is described in Collett and Cheever (1998:24) as a pyramidal Folk Victorian cottage (see Figures 7 through 13). The *Field Guide to American Houses* provides the following description of the style:

The style (Folk Victorian) is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborate than the Victorian styles they attempt to mimic. The details are usually of either Italianate or Queen Anne inspiration; occasionally the Gothic Revival provides a source.... Porch supports are commonly either Queen Anne-type turned spindles, or square posts with the corners beveled as in many Italianate porches. In addition,

lace-like spandrels are frequent and turned balusters may be used both in porch railings and in friezes suspended from the porch ceiling. The roof-wall junction may be either boxed or open. When boxed, brackets are commonly found along the cornice. Centered gables are often added to side-gabled and pyramidal examples. Window surrounds are generally simple or may have a simple pediment above [McAlester and McAlester 1984:309].

The spread of Folk Victorian cottages throughout the U.S. was made possible by the railroads as local lumberyards could receive pre-cut Victorian detailing by rail from distant mills. It was also possible to transport the heavy woodworking machinery to local mills for production via the railroad network. The pyramidal style of Folk Victorian cottages was popular between 1870 and 1910, particularly in the Southern states and in seaports where they were frequently used as vacation and rental housing. The style borrowed from both the French Colonial and Caribbean traditions and may have been thought well suited to the California climate.



Figure 9. Detail of decorative elements on the false gables, roof line and porch, 102 North Pacific Street.

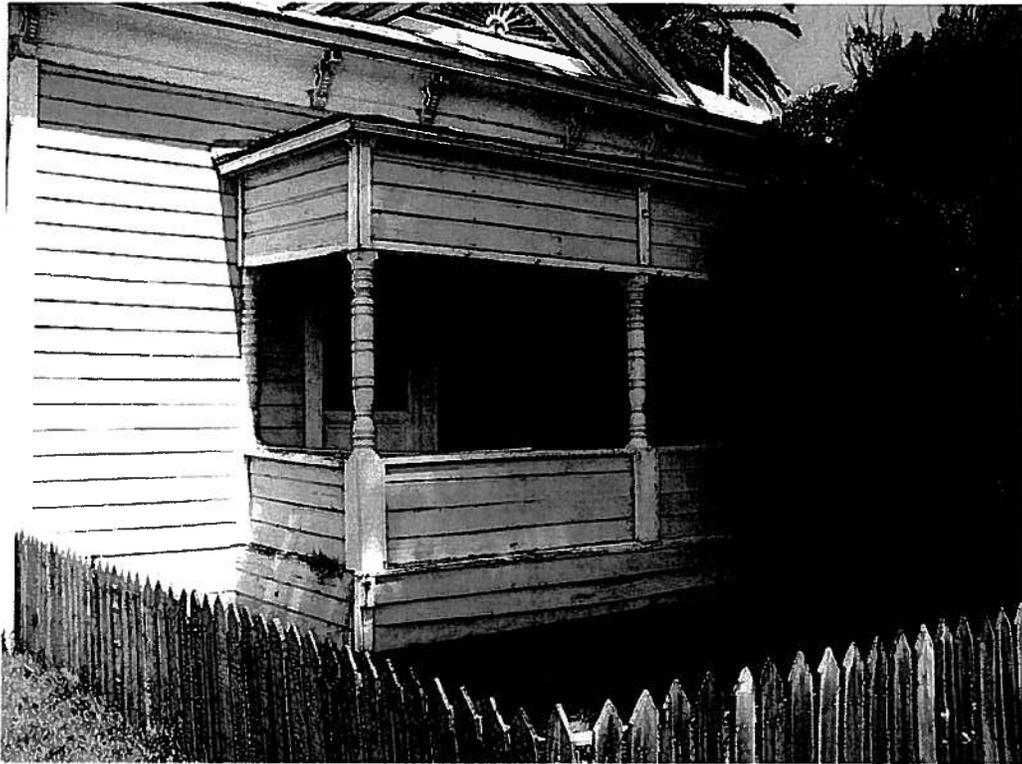


Figure 10. Detail of partially-enclosed porch on south façade, 102 North Pacific Street.



Figure 11. Entrance to rental unit in 1937 addition, 102 North Pacific Street.



Figure 12. Windows on the north side of the original house, 102 North Pacific Street.

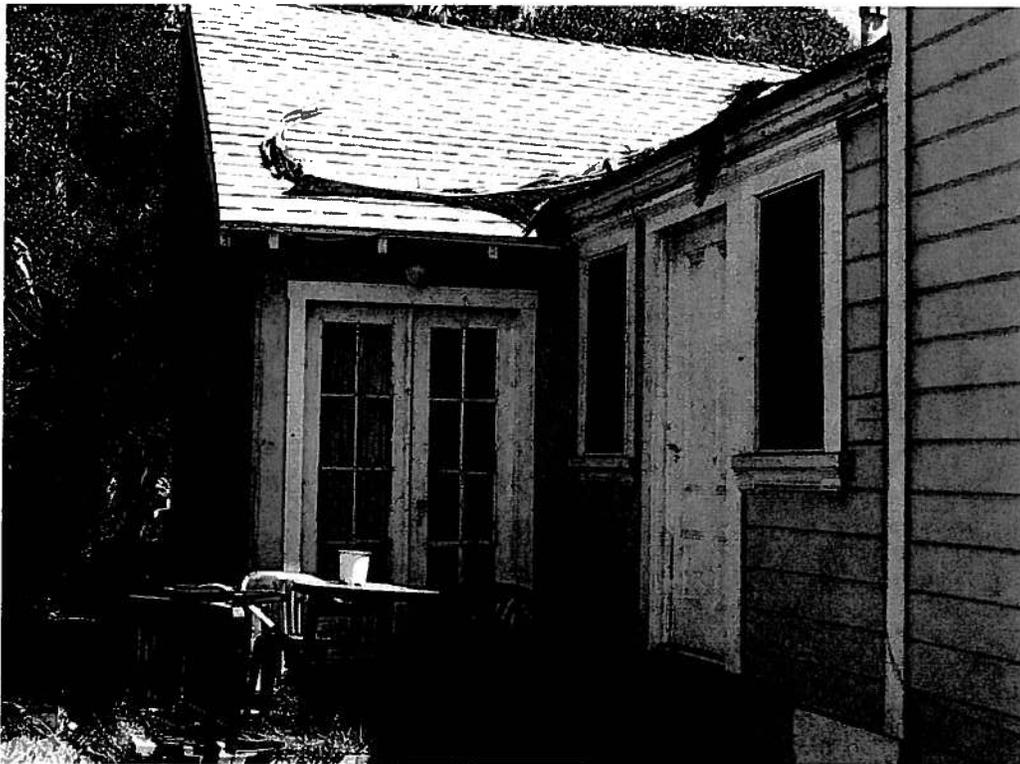


Figure 13. Original door and windows in the rear wing and French doors in 1937 addition, north side, 102 North Pacific Street.

102 North Pacific Street is a one-story wood-frame house with a pyramidal roof. The ground plan was originally a simple square with a small side-gabled wing to the rear (see Figure 4). In 1937, a further cross-gabled wing was added to the rear (Building Records), resulting in an irregular ground plan. The footprint of the original building measured approximately 24 x 38 ft. providing 912 ft.² of living space. The 1937 addition enlarged the living space to approximately 1,392 ft.² (Collett and Cheever 1998:25). The original portion of the house has wooden foundations and is of single-wall construction. The exterior finish is shiplap wooden siding with plain end-boards. Prior to restoration in the 1970s, the exterior walls were painted a dark color. It is now painted a pale bluish-gray with white trim.

The façade, facing onto North Pacific Street, is symmetrical, with a centrally placed door flanked on either side by large view windows. The façade is attractive due to the symmetry and graceful proportions of the features, and to the many decorative elements visible from the street. Decorative secondary gables on the front and sides of the house are accented with carved sunbursts recessed under the gables that have been painted in contrasting white and maroon colors. Decorative carved wooden brackets, also carefully painted to highlight them, line the underside of the boxed eaves of the roof.

There is a full-width wooden porch across the front façade with a dropped shed roof supported by six turned supports. The porch roof is closed and is decorated with open spindlework under the eave line (see Figure 9). Access to the elevated porch is by means of four centrally placed wooden steps. The porch railings consist of open spindlework. The spindles are currently missing from the front railing on the south side. There is a plain stick banister on either side of the front steps.

The front view windows are fixed and have leaded lozenge-patterned panes across the upper third. They have plain sills and wooden trim. These windows replaced the original, tall and narrow classical-style windows visible in the early photo of the house (see Figure 7). The front door is constructed of solid wooden panels with arched moldings and has a rectangular transom light. Roth reported that the transom light contained stained glass of amethyst glass, but Collett and Cheever point out that it was likely clear glass originally that turned amethyst due to exposure to the sun. The amethyst color was not visible at the time of the field inspection for this study, but the glass does not appear to have been replaced since the last recording.

The side porch is partially enclosed. It also has a dropped shed roof that is supported by four turned supports. The sides of the porch, both below the roof line and up to waist height are enclosed by wooden siding. According to Roth (1995:45), this porch was enclosed prior to the 1970s renovation. Access to this porch is via the interior of the house and there is no exterior access. This porch is plain compared to the front porch as there is no decorative detailing. Originally, this porch was similar to the front porch with open spindlework decorating the eave line and a spindlework balustrade (see Figure 7). Windows on the south façade of the original portion of the house consist of two sets of French doors with classical trim, each with two panels and four lights. These are recent insertions according to Roth (1995:45), although the early photo of the house does appear to show French doors opening onto this porch (see Figure 7).

3. Resource Discussions

There is a small uncovered wooden porch with three wooden steps leading to the rear entrance of the original house. The 1937 addition of the rear of the house was constructed as a separate unit and has its own entrance (see Figure 11). The address of this unit is 106 Seagaze Drive (originally 1st Street). Windows in this unit include six-light fixed sashes and four-light double-hung sashes. The east wall of the 1937 extension has decorative vertical wooden siding under the eave and two multi-paned fixed windows that appear to be recent insertions.

Windows on the north side of the house consist of two tall narrow double-hung sashes with classical-style trim (see Figure 12). There is also a wooden paneled door in the rear wing of the original house flanked on either side by double-hung wooden sashes. Both windows and the door have classical-style moldings and trim. This doorway is no longer in use and the original wooden steps are no longer present. There are multi-paned french doors on the west wall of the 1937 addition. The north wall of the addition also has wooden siding under the eaves. This wall also has recently applied veneer of concrete 'brick.'

The interior of the house was not available for inspection during the current evaluation, however, Roth's 1995 survey included inspection of the interior. She reported that the main house contained a living room, dining room, two bedrooms, a kitchen with pantry, two bathrooms, and a laundry area. The interior had been extensively renovated including the replacement of lath and plaster interior walls with dry wall, painting throughout, stripping the original mantel and lowering the ceiling. However, the original doorways and window surrounds, which were of classical design, had survived. The wainscoting and pantry in the kitchen appeared original as did an ornate wooden mantel (Roth 1995:45).

The condition of the house was judged to be fair in 1995. Comparison of a recent photo of the house with a photo dating to shortly after construction, documents the exterior alterations that have taken place over the life of the house (see Figures 7 and 8). The most striking changes include the removal of decorative detailing including the finials along the roof ridge, around the chimney and on the roof of the side porch, and most of the spindlework on the side porch and some on the front porch. The original front windows have also been replaced. The side porch was fully enclosed at one point, but prior to the 1970s renovations, much of the siding was removed. Not visible in either of the front views of the house is the 1937 addition to the rear of the house. Further changes that took place in the 1970s included painting, replacing the roof, replacing interior walls with drywall, lowering interior ceilings, reopening the side porch, and replacing some of the windows, doors, and decorative elements. In spite of numerous changes to the fabric of the house over the years, the integrity of the house was judged by Roth to be good as the basic form and style of the house had remained unchanged (Roth 1995:45-46). The condition and integrity of the house has not changed since Roth's evaluation.

106 NORTH PACIFIC STREET, BLOCK 16, LOT 8

Ownership and Structural History

Block 16 was part of the 160-acre parcel deeded to Andrew Myers in 1883 (Table 3). Myers sold Lot 8 of Block 16 to H. and A. Streeter in 1885 for \$50. In 1894, Henry and Sarah Graves purchased the property. At that time they also owned the adjacent Lot 7 with its house at 102 North Pacific Street. The Graves sold the property again in 1901, apparently without having built on it. Between 1901 and 1907, Lot 8 changed hands six times, but it remained undeveloped.

Table 3. Chain of Title for 106 North Pacific Street

| Owner | Date | Transaction Type | Reference |
|----------------------|------|------------------|--------------------------------|
| Andrew Myers | 1883 | Deed | Patents Bk. 2:472 |
| H. M. Streeter | 1885 | Deed | Deed Bk. 50:17 |
| Henry Graves | 1894 | Indenture | Deed Bk.238:466 |
| Karl Wells | 1901 | Grant Deed | Deed Bk. 311:205 |
| C.H. Fowler | 1903 | Quitclaim | Deed Bk. 323:230 |
| C. J. Walker | 1904 | Grant Deed | Deed Bk. 346:321 |
| J. B. Maxwell | 1906 | Grant Deed | Deed Bk. 414:67 |
| David Rorick | 1907 | Grant Deed | Deed Bk. 412:471 |
| Permelia Reid | 1912 | Grant Deed | Deed Bk. 578:253 |
| G. G. Wharton | 1936 | Grant Deed | Official Records Bk. 583:10 |
| A. G. Divet | 1938 | Grant Deed | Official Records Bk. 744:57 |
| J. Bollong/M. Steele | 1939 | Grant Deed | Official Records Bk. 968:17 |
| B. Allen | 1955 | Grant Deed | Official Records Bk. 5779:407 |
| W. Allen | 1959 | Grant Deed | Official Records Bk. 7891:385 |
| R. McGill | 1959 | Grant Deed | Official Records Bk. 7891:386 |
| H. Johnson | 1961 | Grant Deed | #14696 of Official Records |
| Pacific Holidayland | 1965 | Grant Deed | #149446 of Official Records |
| W. Rego | 1975 | Corp. Grant | #75-367953 of Official Records |

In April 1907, David Rorick Sr. purchased Lot 8. Mr. Rorick was an attorney originally from Kansas City who came to Oceanside in 1905 because of business dealings with the First National Bank. He returned to Oceanside in 1906 to live and became city attorney. Mr. Rorick owned several properties in Oceanside. According to his son, David Rorick Jr., Rorick drew up the plans for 106 North Pacific Street himself, as he had done for two previous houses he owned (Rorick, personal communication with Linda Roth, 1995). Rorick hired local contractor C. B. Bishop to build the house. In 1907, Bishop was listed in San Diego County Directory as a building contractor living on Tremont Street in Oceanside.

Although he had the house built, Rorick never lived at 106 North Pacific but leased it to Dr. Robert S. Reid and his wife Permelia soon after it was completed. In 1913, Dr. Reid bought Lots

8 and 5 of Block 16 for \$3,500. The Reid family lived in the house from 1907 to 1936, when they moved to Carlsbad.

Dr. Reid was an influential and well-loved resident of Oceanside:

One of Oceanside's most important, influential and well-loved citizens arrived in 1905. Dr. Robert S. Reid was an experienced and compassionate physician. He and his wife and two-year-old daughter Elizabeth arrived from Ohio and were instantly welcomed by the citizens of Oceanside.

Dr. Reid had one of the first cars in Oceanside, but still rode his horse throughout San Diego County to attend to the sick and dying and to deliver babies. Dr. Reid is said to have delivered most of the babies born in Oceanside and surrounding area for a thirty-year period. Many grateful mothers named their babies after Dr. Reid, either by naming their sons Robert or giving them the middle name of Reid. Even today, area old-timers love to boast that they were delivered by Dr. Reid.

In 1918 influenza killed hundreds of people and Dr. Reid attended to them and issued warnings and banned people from congregating to stop the spread of the epidemic. For forty years Reid treated his patients and today many still remember Dr. Reid fondly [Hawthorne 2000:69].

In addition to providing medical care, Dr. Reid was also very active in the Oceanside community, holding public offices, promoting the construction of facilities and infrastructure, particularly roads and water, for the city. He was responsible for road paving and improvements throughout North County. He served on the City Council, as mayor, and as president of the Chamber of Commerce. He was also the president of the Oceanside Federal Savings and Loan Association during the 1920s boom.

Between 1936 and 1975, the property changed hands nine times. For much of that time it was a rental income property. It was purchased by the City of Oceanside Community Development Commission from Manchester Resorts L.P. in 2003.

The Residential Building Record provides a date of construction of 1921 for this building. However, a foundation is shown on this lot on the 1907 Sanborn Fire Insurance map. In addition, interviews with David Rorick Jr., son of the original owner, conducted by Linda Roth in 1995, confirmed that the house was constructed in 1907. Mr. Rorick Jr. remembers that his father, attorney David Rorick, designed the house in 1907, the year he purchased the lot and that he had a local builder C. B. Bishop build it (Roth 1995:48). Rorick also designed two other houses that he owned in Oceanside. Construction was completed by September 8, 1908, at a cost of \$2,500 according to a notice in the *San Diego Union*.

Architectural Description

This two-story house combines elements of the Shingle, Dutch Colonial, and Craftsman architectural styles (Figures 14 through 17). All three styles stressed simplicity of design and harmony and frowned on the use of ostentatious ornamentation typical of Victorian styles such as the Queen Anne. Around the turn of the twentieth century, vernacular versions of these styles were adapted to suburban single-family homes.

The Shingle style, popular between 1880 and 1900, incorporated the use of continuous wooden shingles on the exterior walls, asymmetrical façades, irregular steeply pitched roofs, intersecting cross-gables, and extensive porches. Gambrel roofs are found in about 25 percent of Shingle houses, and cross-gables are usually present. A second story was generally incorporated into the lower slope of the gambrel.

Unlike most of the 19th century styles that preceded it, the Shingle does not emphasize decorative detailing at doors, windows, cornices, porches, or on wall surfaces. Instead, it aims for the effect of a complex shape enclosed within a smooth surface (the shingled exterior) which unifies the irregular outline of the house....Decorative detailing where present, is used sparingly' [McAlester and McAlester 2000:289].



Figure 14. View of front (west) façade of 106 North Pacific Street.

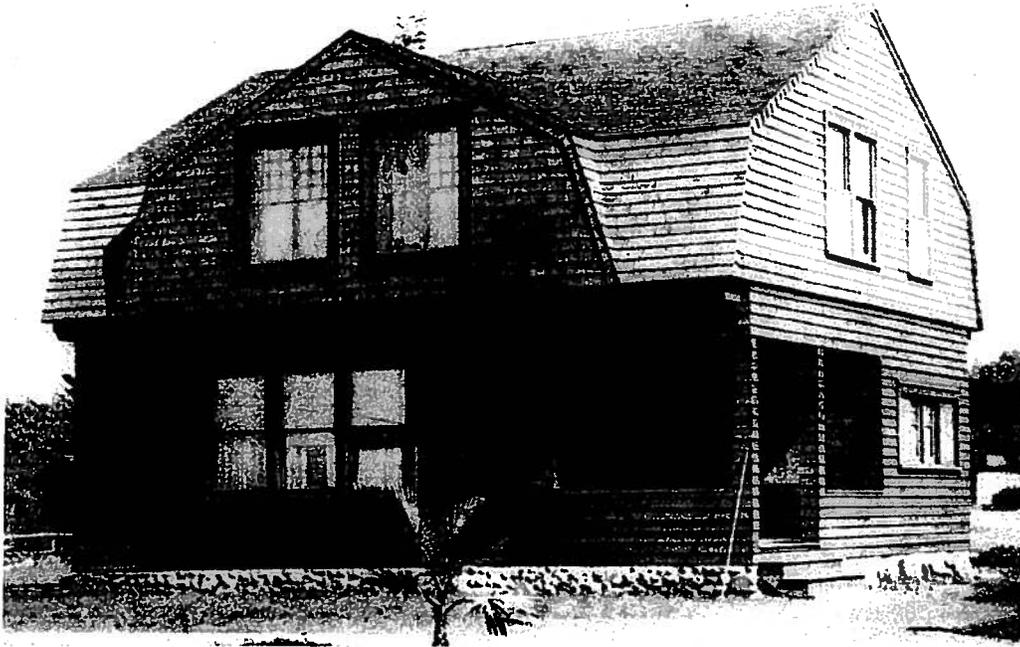


Figure 15. View of 106 Pacific Street prior to renovation.



Figure 16. North façade of 106 North Pacific Street.



Figure 17. View of rear (east) of 106 North Pacific Street, showing later addition.

The Shingle style began in the seaside resorts of the northeastern states, where it gained its greatest popularity. From there the style spread to the rest of the U.S., though it was never as popular as other Victorian styles.

The Shingle style influenced the Colonial Revival movement and the use of the gambrel roof was a feature of approximately 10 percent of Dutch Colonial houses. Another feature of the Dutch Colonial style used in 106 North Pacific Street is the second-story overhang, used in the front façade. Variants of the Colonial Revival style remained popular into the 1950s. Kit homes of the early decades of the twentieth century frequently incorporated elements of the style variants (Radford Architectural Company 1909; Sears, Roebuck 1926/1991). Colonial style homes were advertised as comfortable, solid and dignified in appearance:

The architecture brought over by the Atlantic Dutch settlers is famous for hospitable and dignified appearance, comfortable and economical arrangements and strong and permanent construction [Sears, Roebuck and Co. 1926:42].

106 North Pacific Street also incorporates elements of the local Craftsman style, including the cobblestone foundation, cobblestone chimney, bracketed eaves, and lack of decorative detailing around windows and doors.

3. Resource Discussions

106 North Pacific Street is a two-story wood-frame house with a cross-gabled gambrel roof. The house is basically rectangular in ground plan, and measures 30 x 28 ft. (Residential Building Record, Appendix C, provides a ground plan). There is an addition to the rear of the house measuring 20 x 7 ft. and a covered wooden porch providing access to the entrance in the southwest corner of the house. The porch and rear wing are later additions (circa 1935?).

The raised foundation is of rubble construction with cobble facing. The wall treatment on the first floor consists of 1-x-6-in. wooden siding while redwood shingles are used on the second floor exterior walls. The second story overhangs the first story at the front and the rear of the house and is supported by exposed beams, the ends of which are carved. The roof was also originally of redwood shingles. The roof does not overhang the side walls but projects slightly and the roof and wall junction is accented with a single row of shingles.

The original house has undergone several modifications over the years. Figure 15 provides a view of the house prior to renovation. The upper story front windows were originally two large double-hung sashes, each with multi-paned upper sashes (6/4) and single lower sashes. These windows had plain wooden trim and slip sills. They were later replaced with two twin double-hung sashes.

Originally, the house had a wide, partially enclosed porch in the southwest corner (see Figure 15). This porch was later fully enclosed to add a room to the house, and an attached open porch with shed roof was added. The original doors and windows may have been re-used in the exterior walls. The windows located in the west wall where the porch was originally located consist of a pair of double-hung sashes with plain wooden trim and sills. The similarity of these windows to the other windows in the house suggest that they were re-used from the inner wall of the porch. A variety of window styles is present. The west façade also features a triplet of double-hung sashes. These are not centrally located on the façade, due to the former presence of the enclosed porch. The north façade features a triplet of wood-frame windows, multi-paned along the top (3/2) with single panes underneath. These appear to be casement windows. A similar double sash casement window is located on the second floor, above the triplet. On the western side of the north façade are twin double-hung windows with plain wooden trim on both the first and second stories. The south façade has both twin double-hung windows, one each on the first and second stories and single double-hung sashes. The rear, east façade has no windows on the second story. The rear extension, added possibly in 1935, extends across much of the east wall. The extension has a shed roof, wooden siding with corner boards, a partially glazed door, and several fixed windows with plain wooden trim. There is an interior cobble chimney and the fireplace, which is now of red brick, was originally of cobble construction. A 10-x-8-ft. shed, formerly used as a garage, is located to the rear of the house. It has a sliding door on the east side.

The Residential Building Record indicates that the 1,820-ft.² interior of the house contains a living room, dining room, three bedrooms, kitchen, and two bathrooms. The interior floors were originally pine and the walls were plastered. Two historic photos of the interior dating to ca. 1908 show a cobblestone chimney with wooden mantel in the interior (Roth 1995:Figure 25). Access to the interior was not available during the current study. It is currently a rental property.

109 NORTH MYERS STREET, BLOCK 16, LOT 4

Ownership and Structural History

This lot, together with the rest of Block 16, was part of the original 160-acre parcel of public lands granted to Andrew Jackson Myers in 1883 (Deed Book 2:472). Myers subdivided his lot in 1885 and this lot and Lot 5 were sold to William McDonald on May 20, 1885 (Deed Book 50:187). It is not known when McDonald sold the property. On July 17, 1920, Sarah L. Clewett sold the lot to Jimmie B. Hayes (Deed Book 827:164). A Fred and Jimmie B. Hayes, husband and wife, are listed in the 1920 Census with an address on Myers Street. The house number is not provided. Fred Hayes was 37 and in real estate and his wife was 24 at the time. They had a three-year old son named Berry. Fred Hayes was one of a number of businessmen who operated Tent City on Oceanside Beach during the 1910s (Hawthorne 2000:73).

109 North Myers Street first appears on the 1925 Sanborn Fire Insurance map. The date of construction provided on the Residential Building Record is 1922.

Architectural Description

The Residential Building Record (AppendixC), provides a ground plan, and describes a one-story wood-frame house with concrete foundation (Figures 18 and 19). It contains a living room, two bedrooms, kitchen, and bathroom in 644 ft.²

This house was constructed in a vernacular style common to many smaller houses constructed in the early decades of the twentieth century in southern California. It has a front-gabled roof of moderate pitch. The façade has a centrally placed covered porch, the gabled roof of which mirrors the pitch of the roof of the house. The house has Craftsman styling including the overhanging roof with exposed rafters, and the rectangular louvered attic vent under the eaves. The porch also has Craftsman elements including the heavy squared piers and the triangular vent under the eaves of the porch roof. The exterior walls are finished with 4-in. wide wooden clapboard siding without corner boards. The porch is partially enclosed with waist-high walls clad with the same clapboard siding as the house. The gabled porch roof is supported on rectangular piers. Three steps lead up to the porch. The front door appears original. It is wooden with three vertical panels and is partially glazed with two rows of four panes across the top. To the south side of the entry and within the porch are twin double-hung wooden frame windows with plain wooden trim and sills. Single double-hung windows are located on either side of the porch in the façade. There is an interior red-brick chimney. The remaining windows in the house all appear to be original wood-frame sashes. There is an enclosed wooden porch at the rear of the house, attached to the southwest corner. This appears to be an original feature of the house. Like the front porch, it has a gabled roof and 4-in. wooden siding. It is a raised porch and wooden steps lead up to the rear door. This door is partially glazed and has vertical panels. The surrounding windows are wood-framed and fixed. There is also an attic vent under the eaves at the rear of the house. There is a wooden garage to the rear of the house on the south side.

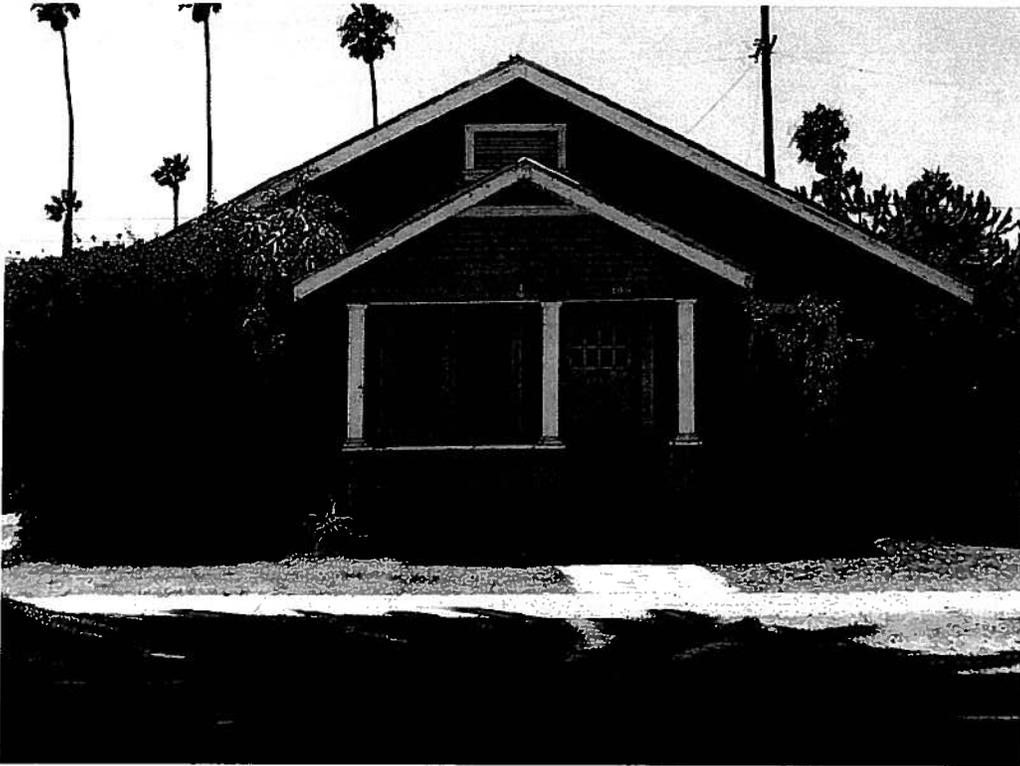


Figure 18. View of the front (east) façade of 109 North Myers Street.



Figure 19. View of the rear of 109 North Myers Street.

112 A/B SEAGAZE DRIVE, BLOCK 16, LOT 6

Ownership and Structural History

Lot 6 was part of Andrew Myers' 160-acre parcel (Table 4). When he subdivided his holding in 1885, he sold this lot to J. A. McDonald and J. R. Metcalf on May 20 (Deed Book 50:185). They subsequently sold a portion of the lot to Sarah J. Simpson on May 22, 1885, and later sold the entire lot to S. S. Patton of Riverside on July 10, 1886. Josephine Taylor bought the lot from Patton on June 25, 1891. She owned the property for 20 years before selling it to Mary Clementine Gregg on May 4, 1911. Mrs. Gregg sold the lot the following year to Edgar S. Payne. Payne held the property for eight years before selling it to Sarah L. Clewett on July 17, 1920. At the time she bought the property, Mrs. Clewett was 68 years old, originally from Wisconsin. Angeline Morgan purchased this lot and Lot 7 in 1928. She owned the property until 1963. During her ownership a wing was added to 102 North Pacific Street and it is likely that she was also responsible for the conversion of this building into a duplex.

Table 4. Chain of Title for Block 16, Lot 6

| Owner | Date | Transaction Type | Reference |
|-----------------------------------|------|------------------|-------------------------------|
| Andrew Myers | 1883 | Deed | Patents Bk. 2:472 |
| J. A. Mc Donald and J. R. Metcalf | 1885 | Deed | Deed Book 50:185 |
| Sarah Simpson | 1885 | Deed | Deed Book 50:184 |
| S. S. Patton | 1886 | Deed | Deed Book 64:70 |
| Josephine W. Taylor | 1891 | Deed | Deed Book: 188:33 |
| Mary Clementine Gregg | 1911 | Deed | Deed Book 577:343 |
| Edgar S. Payne | 1912 | Deed | Deed Book 577:343 |
| Sarah L. Clewett | 1920 | Deed | Deed Book 1533:430 |
| Angeline Morgan | 1928 | Deed | Official Records Bk. 1066:370 |

The Residential Building Record provides a date of construction of 1925, while the Sanborn fire insurance maps do not show a building at this location and orientation until after 1925. Analysis of the 1892, 1907, 1925, and 1950 Sanborn maps suggests that this building was present on Lot 6 from before 1892, but that it was reoriented and moved to its present location ca. 1925. The building shown on Lot 6 in 1892 was located on the southern lot line, facing onto 1st Street (now Seagaze Drive). It was an L-shaped building with two wings and two porches, one on the east side and the second at the rear. The 1907 Sanborn map indicates that a small rectangular wing (possibly a garage) had been added to the west of the building by that time. The 1925 Sanborn shows the same building, this time with two additions to the west side, one of which was a garage. The current building on Lot 6 is shown on the 1950 Sanborn map at its current location at the rear of the lot. The ground plan of this building is slightly different from the 1925 building. This appears to be due to the fact that two additions had been made to the rear (discussed below), obscuring the original L-shaped plan. In addition the side porch has been enclosed and due to the re-orientation of the house is now at the south side of the building. The garage, formerly attached to the west

side of the house, has been moved to the rear and is free-standing. Based on these observations and stylistic elements of the house, it is concluded that the building at 112A/B Seagaze Drive dates to the early 1890s and was present on the lot since that time. Confirmation of this analysis was found in a photograph of 102 North Pacific Street taken in the late 1880s or 1890s. This photograph also shows a side view of the house on Lot 6. Details of this building, including the arched attic vent, confirm that it is 112 Seagaze Drive in its original location (see Figure 7).

The building has undergone several modifications over the years. Decorative finials, originally located along the roof ridge and around the red-brick chimney, have been removed. More significantly, the house was converted from a single-family home to a duplex at some point. The side porch was enclosed and windows were added. The rear porch was removed and two additions made, probably at the time it was converted into a duplex. The French doors and most of the windows are replacements. The building was moved to its present location sometime after 1925, most likely during the ownership of Angeline Morgan (1928-1963). The Residential Building Record notes that a permit (#5602) was issued for an addition. The date of the permit is not clear and appears to read 25-48.

Architectural Description

This one-story Folk Victorian house is of gable front and wing type (Figures 20 through 23). The house is oriented at right angles to Seagaze Drive, with the façade facing the rear of Lot 6. Access is from Seagaze Drive. It is currently in use as a duplex. According to the building record, the duplex includes two bedrooms, two kitchens, and two bathrooms in a total of 1,062 ft.² (see Appendix C).

The house features some Queen Anne styling elements including a steeply pitched roof, an asymmetrical façade, and gable ornaments. The wooden siding consists of 10-in. wide horizontal boards with shiplap joints. The steeply pitched roof has a wide overhang with boxed eaves and a wide band of trim.

Decorative detailing is confined to the gable eaves. King post decorative trusses are located in the front and rear gables. These are decorated with a knob finial and openwork sprandreels with floral motifs. Arched vents under the eaves at the front and rear of the house are also decorated with openwork sunbursts (see Figure 21). A rectangular attic vent in the north gable is decorated with openwork.



Figure 20. View of front façade of 112A/B Seagaze Drive.

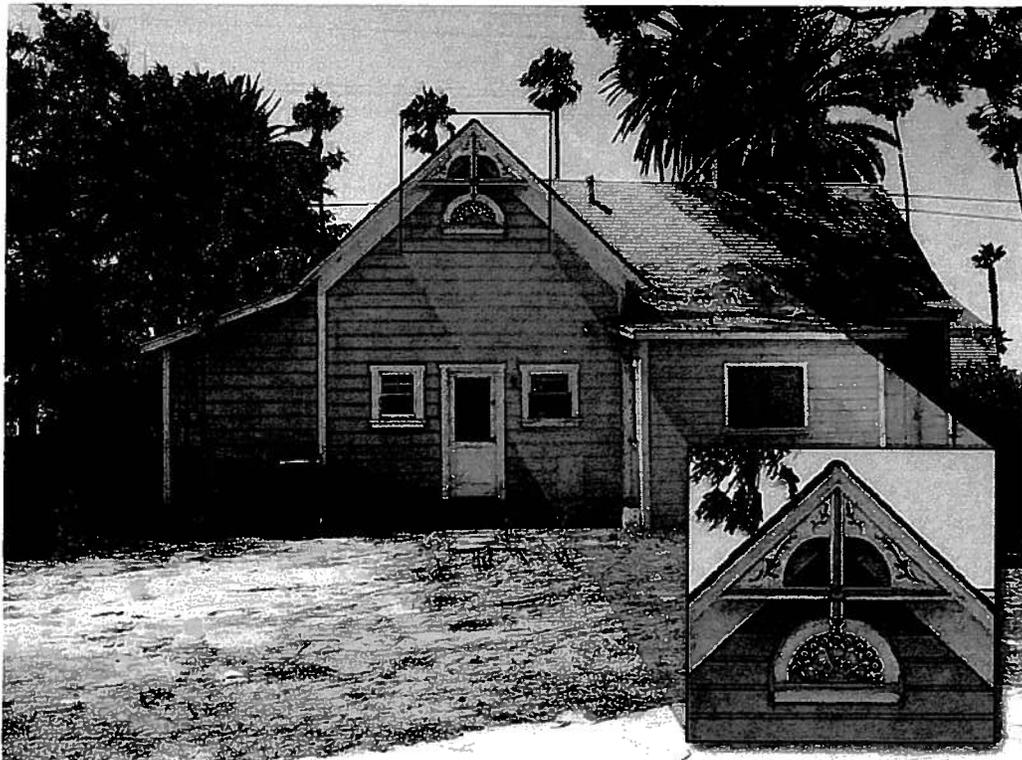


Figure 21. Rear façade of 112A/B Seagaze Drive showing decorative detail in gable.



Figure 22. Enclosed porch 112A/B Seagaze Drive.



Figure 23. View of north façade of 112A/B Seagaze Drive.

Originally, there appear to have been porches along one side of the house and at the rear. The rear porch was removed and two additions made to the rear of the house. The rear additions have a different style of wooden siding than the rest of the house. This is not as wide and has narrower tongue and groove joints between the boards. The larger addition, closest to the house, has a flat roof, while the smaller extension has a shed roof. These additions were made to provide bathroom and kitchen facilities when the building was converted into a duplex. Two partially glazed doors at the rear of the duplex provide access to the units. These are modern insertions and both have aluminum window frames.

The side porch was enclosed some time after 1925 (see Figure 22). The enclosed porch has an integral shed roof and ribbon windows on the side facing Seagaze Drive. Three styles of wood-framed sashes were used in the enclosed porch, all wood framed and either fixed or casement windows.

There is a wooden pergola and deck across the front of the house. This appears to be a recent addition. The windows and doors in the façade are also later additions. The windows in the west wall of the screened porch were inserted when the porch was enclosed and are similar to the other windows in the porch. The façade openings consist of four glazed doors opening out onto the deck. These include a fully glazed door with wooden screen; a glazed door with four horizontal panes; another glazed door providing access into the second duplex unit, also with wooden screen; and French doors with two-over-five panes. French doors were inserted into the 1937 addition at the rear of 102 North Pacific Street on the adjoining lot, and it is possible that the conversion of this house took place around the same time. A blocked doorway is located in the north side of the house (see Figure 23). This appears to be original.

112A/B Seagaze Drive is a Folk Victorian house constructed in the late 1880s or early 1890s. It was moved to its present location sometime after 1925 and was subsequently converted into a duplex for rental. Numerous windows and doors were inserted on the west side of the house and additions were made to the rear to provide kitchen and bathroom facilities to the duplex units. The side porch was also enclosed.

LANDSCAPING

Mature landscaping is present on Block 16. Tall Washington Palms line both North Pacific and North Myers Streets. A large Queen Palm is located at the corner of North Pacific Street and Seagaze Drive, and several mature Quenn Palms are located on Lots 4 and 8 of Block 16. A large Torrey Pine is located on Lot 5 of Block 16. It is not known when these trees were first planted, but a 1928 aerial photograph of the block shows a row of trees along North Pacific Street, and dense vegetation surrounding the houses, particularly on the north side of the block. The row of palms also continued along the west side of Blocks 17 and 18.

3. Resource Discussions

4. EVALUATIONS

Under Section 21084.1 of the California Environmental Quality Act (CEQA), a project will have a significant effect on the environment if it will cause a substantial adverse change in the significance of a historical resource. Substantial adverse change is defined as the demolition, destruction, relocation, or alteration of a resource to the degree that its significance would be impaired (PRC 5020.1q). Historical resources under CEQA are defined as those listed in or eligible for listing in the California Register of Historic Resources (California Register), historical resources included in a local register designated as historically significant by a local government through an ordinance or resolution, or that are deemed significant through an historical resource survey meeting established criteria, are presumed to be historically or culturally significant, unless the preponderance of evidence demonstrates the contrary (CEQA 21084.1).

In order to determine a project's effects, it is first necessary to determine the historical significance of resources that may be impacted by the project. Historical and cultural resources within the project area are evaluated here for California Register and City of Oceanside Historical Resources Register eligibility.

CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES

As of October 26, 1998, revised guidelines for the evaluation of archaeological and historical resources under CEQA have been finalized by the State of California. They replace the old Appendix K and now more closely parallel the evaluation criteria of the National Historic Preservation Act (36 CFR 800). Under these new state guidelines, recommendations are provided below for significance and eligibility for the California Register. These significance assessments are addressed with consideration towards compliance with the CEQA final guidelines:

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 §5024.1, Title 14 CCR, 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;

4. Evaluations

- 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 [California Environmental Quality Act, as amended 1998, Section 15064.5.a3].

In order to be eligible for listing on the California Register, a property must also retain sufficient integrity to convey its significance. The California Register utilizes the seven elements of integrity defined by the National Register of Historic Places: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property must possess several, and usually most, aspects of integrity. Location is “the place where the historic property was constructed or the place where the historic event occurred.” Design is “the combination of elements that create the form, plan, space, structure, and style of a property.” Setting is the “physical environment of a historic property.” Materials are the “physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.” Workmanship is the “physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” Feeling is “a property’s expression of the aesthetic or historic sense of a particular time.” Association is “the direct link between an important event or person and a historic property.”

All properties change over time. The degree of integrity a building retains depends on the nature and degree of alteration it has undergone. It is not necessary for a building to retain all its original characteristics present at the time of construction or during the period of greatest significance. In order to retain integrity to must retain the essential features that convey its historical significance.

CITY OF OCEANSIDE CRITERIA FOR DESIGNATION

Ordinance 82-41 of the City Council of the City of Oceanside, Section 14A.6 provides the following criteria for the designation of historical area or site.

1. It exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering or architectural history; or
2. It is identified with persons or events significant in local, state or national history;
3. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. It is representative of the notable work of a builder, designer, or architect; or
5. It is found by the Council to have significant characteristics which should come under the protect of this Chapter.

SIGNIFICANCE EVALUATIONS

102 North Pacific Street

Constructed prior to 1892, this building is one of the earliest extant buildings in Oceanside, associated with the early development of the town and with the general theme of coastal development in southern California in the 1880s. As one of the earliest extant buildings in Oceanside, it is a good example of Folk Victorian architecture as adapted to small urban lots. It is recommended eligible for the California Register under criterion C as it embodies distinctive characteristics of a period and style of architecture.

The decorative elements visible from the street, although not as ornate now as when first constructed, are well preserved and do convey the visual appearance of a Victorian cottage. These cottages were once common in the towns of southern California, but have become increasingly rare. Approximately 29 homes dating to between 1883 and 1890 are extant in Oceanside, based on a review of the 1992 city-wide survey (Flanigan et al. 1992). These include 11 Victorian or Folk Victorian houses. Of these, 102 North Pacific Street is one of the best preserved. The decorative detailing employed in the house reflects a significant degree of craftsmanship used in its construction. The house has been in its present location since its construction in the late 1880s or early 1890s. It therefore possesses integrity of location. The addition of a wing to the rear of the house and the alterations to the side porch have lessened the integrity of design, but not to a significant extent. The rear addition is barely visible from the street and the changes to the side porch are not out of keeping with the original design. The changes to the front windows has altered the appearance of the façade, but again they are not inconsistent with the original and do not detract from the overall visual impact of the house. The alterations that have taken place are also reversible, and the building could be restored to its original condition, based on available photographs.

102 North Pacific Street also possesses a degree of integrity of setting, feeling, and location. In its original location at the corner of North Pacific Street and Seagaze Drive (formerly 1st Street), with a view of the Pacific Ocean, and in the heart of the Oceanside seafont, 102 North Pacific Street has maintained the location and setting of a seaside cottage. It also has maintained integrity of setting and feeling within its lot. However, dramatic changes in its surroundings, including demolition of other beachfront cottages, and removal of landscaping on the block have served to reduce the integrity of feeling.

In her 1995 evaluation of this building, Linda Roth argued that this Folk Victorian cottage was eligible for the National Register and California Register at a local level of significance. The 1998 assessment of significance completed by RECON (Collett and Cheever 1998) also recommended it eligible under Criterion C. The fabric of this house has not been altered and its condition has remained unchanged since its previous evaluations. The current evaluation concurs with the previous evaluations and recommends that 102 North Pacific Street be considered eligible for the California Register under criteria A and C at a local level of significance.

106 North Pacific Street

This house, constructed in 1907, is one of only two Colonial Revival style houses with gambrel roofs of the period extant in Oceanside. It also incorporates elements of the Shingle style. It is a good example of the style as applied to small urban lots and is representative of the middle class homes constructed in southern California's booming coastal towns in the early decades of the twentieth century. This house is one of only 19 extant houses dating to the first decade of the twentieth century in Oceanside. It is associated with David Rorick, a prominent Oceanside attorney who designed it, C. B. Bishop, a local builder, and is very closely associated with the family of Dr. Reid (1907-1936), a doctor and prominent citizen of Oceanside.

This house retains integrity of location. Although it has been altered over the years, most notably by the enclosure of the original porch, it does retain sufficient integrity of design to convey its original appearance. The changes that have been made to the exterior of the building are also reversible and it could be restored to its original condition. Recent development and construction in the vicinity of Block 16 has diminished the integrity of setting, feeling and location. This beachfront home was once part of a neighborhood of similar houses and cottages. Demolition of houses to the north of this house and removal of vegetation has destroyed the ambience of the neighborhood. This loss of integrity of setting, feeling, and association is more marked for this house than for the adjacent house at 102 North Pacific.

Roth (1995) and Collett and Cheever (1998) recommended that this house was eligible for the National and California Registers under Criteria A (association with events in California's past), B (association with historically important individuals), and C (architecture) at a local level of significance. The integrity and condition of this building has not changed significantly since its previous evaluation. It is therefore recommended eligible for the California Register on a local level of significance under Criteria A, B and C.

109 North Myers Street

This modest vernacular house with Craftsman styling elements was constructed in 1922. It has been recommended not eligible for the National Register as it fails to meet eligibility criteria (Flanigan et al. 1992). It does not appear to have been evaluated for California Register eligibility, however. A 1998 evaluation suggests that it may be eligible for the California Register at a local level of significance:

This vernacular dwelling is not eligible for listing in the (National) Register. Although it is of interest as an example of vernacular architecture in this area of Oceanside, it does not meet the criteria for Register eligibility as determined by the State Historic Preservation Officer (SHPO). Its architectural style is common in the general area but is rare in this part of Oceanside. It is of sufficient local interest for its demolition to be considered a significant impact [Collett and Cheever 1998:66].

109 North Myers Street is re-evaluated here for California Register eligibility due to the lack of clarity with respect to its previous evaluation. This modest vernacular house with Craftsman styling elements was constructed in 1922, during Oceanside's second great boom in housing development. During the 1920s, beach cottages were being constructed along Oceanside's seafront to attract vacationers from inland areas such as Riverside and San Bernardino. 109 North Myers Street is a modest example of a beach cottage of the period. The style is typical of the period in the San Diego area and it could be a pre-cut house. It is a very basic example of a beach cottage with no distinctive architectural features. Houses such as this were very common in the early decades of the century and many examples survive today. Relative to cottages on adjoining blocks, it is a very simple and unadorned example.

This house does retain good integrity of design and location. It was constructed on this lot in 1922 and has not been moved. The original exterior features including doors, windows, siding, and porch also appear to be intact. In terms of integrity of setting feeling and association, it has been seriously impacted by the removal of buildings and vegetation on the adjoining lots.

109 North Myers Street is recommended not eligible for the California Register as it fails to meet the criteria for eligibility. While it is associated with the 1920s boom in Oceanside, it is not a particularly representative example of buildings of the time (Criterion A). It is not associated with historically important people (Criterion B). Most importantly, as a representative of the California beach cottage of the 1920s, it is not a distinguished example, nor does it embody the characteristics of the California vernacular Craftsman cottage (Criterion C).

112 A/B Seagaze Drive

This vernacular Victorian house with Queen Anne style elements was constructed prior to 1892. As such, it is one of the earliest extant buildings in Oceanside, contemporary with 102 North Pacific. It is associated with the initial development of Oceanside and is a good example of the style of the early houses constructed in the town. It is similar in styling to 102 North Pacific on the adjoining lot, and may have been constructed by the same builder. It is also a good example of Folk Victorian architecture, particularly with respect to defining decorative features such as the decorative gable trusses and attic vents and embodies the style and level of craftsmanship common to Folk Victorian houses. Victorian buildings such as this were once common in the towns of southern California, but have become increasingly rare. Only 11 Folk Victorian houses built between 1883 and 1890 are extant in Oceanside.

112A/B Seagaze Drive does not retain sufficient integrity to be eligible for the California Register, however. Both its integrity of design and location have been impacted. While constructed on Lot 6, it was subsequently moved to its present location, changing its orientation with respect to the street. Its original design has also been significantly modified. Sometime after 1925, the original single-family home was converted into a duplex. This necessitated two additions to the rear to provide kitchen and bathroom facilities. In addition, several doors were added to the front façade. The side porch was also enclosed. The modifications have altered both the original appearance of the façade and the function of the building. They have also lessened the integrity of materials and

craftsmanship, although it does retain some distinctive, defining elements of the Folk Victorian style, including the decorative gable trusses and attic vents, the roof line and the original clapboarding.

It is difficult to assess whether this building could possibly be restored to its original appearance, as no photos of the original façade exist in local archives. The change in orientation, function and structural modifications have also lessened the integrity of setting, feeling, and association. The building was re-oriented and moved closer to 102 North Pacific on the adjoining lot at a time when both houses were owned by the same proprietor. The extension to 102 North Pacific was also added as a rental property. The physical proximity of these buildings has created a ‘courtyard’ ambience, thereby altering the setting, feeling and association of the original single-family home on the lot.

The extensive modifications to 112A/B Seagaze Drive are such that this building does not retain sufficient integrity to convey its historical significance. It is therefore recommended not eligible for the California Register.

IMPACT ASSESSMENT AND RECOMMENDATIONS

Construction of the Oceanside Beach Resort will necessitate demolishing or moving the buildings currently located on Block 16. In addition, construction grading may impact potentially significant archaeological deposits, including prehistoric archaeological sites and, most likely, historical features and deposits associated with early residential development dating to the late 1880s to 1910.

Discussed below are impacts to each of the cultural resources present on Blocks 16 and 17 and recommendations regarding mitigation of impacts.

102 North Pacific Street

102 North Pacific Street is recommended eligible to the California Register. It has also been recommended eligible to the National Register, but is not currently listed on the National Register. Any impacts to this resource constitute significant impacts. Current project plans propose moving 102 North Pacific Street approximately 50 feet north to Block 17 and incorporating it into the public plaza located mid-block on Pacific Street. The new location for this building would maintain its current orientation with regarding to the street and the ocean, and its set back from the street. The house would then undergo restoration and adaptive rehabilitation for re-use, possibly as a coffee house. Such re-use is compatible with the character of the buildings and should require minimal alterations. These plans were approved by the City of Oceanside Planning Department in consultation with Save Our Heritage Organization (SOHO) and the Oceanside Historical Society.

Relocation, restoration and adaptive re-use of 102 North Pacific Street is recommended as appropriate mitigation for this resource. It is recommended that an architectural historian be

retained to oversee the relocation, restoration and rehabilitation of the building and to ensure that all work follows the Secretary of the Interior's standards. A copy of these standards is provided in Appendix D. The full guidelines are available online at:
<http://www.cr.nps.gov/hps/tps/tax/rhb/guide.htm>

106 North Pacific Street

This 1907 Dutch Colonial house is a California Register-eligible resource. As such, impacts to this building constitute significant impacts. Construction of the project will necessitate demolishing or relocating this building. Currently, as the project is designed, there are no plans to relocate and preserve this building. As one of two Dutch Colonial house of this period extant in Oceanside and one of only a handful in San Diego County, destruction of this building would constitute an unmitigable impact.

It is strongly recommended that this building be relocated to another lot in downtown Oceanside. As no lot has been identified for this building, it is recommended that the developer offer to relocate the building for interested parties. The San Diego Historical Society, for example might be interested in re-using the building as a museum. If a civic organization or an individual is found who would be interested in acquiring the building for adaptive re-use, an architectural historian should be retained to oversee the relocation, restoration and rehabilitation of the building and to ensure that all work follows the Secretary of the Interior's standards. A copy of these standards is provided in Appendix D.

If relocation is not possible, a Historic American Building Survey (HABS) is recommended as partial mitigation of impacts. The HABS survey will include detailed architectural drawings of the building, photo documentation of the interior and exterior using large format black-and-white photographs and a preparation of detailed historical context. The survey should follow Secretary of the Interior guidelines (<http://www.cr.nps.gov/hdp/standards/habsguidelines.htm>).

109 North Myers Street

This building is not eligible to the California Register and is not designated a historic resource by the Oceanside Historic Preservation Commission. As such, impacts to this resource are not significant impacts.

Vegetation surrounding this building impeded recording of its exterior architectural features. As mitigation of impacts resulting from this project, addition recording of this building is recommended. A HABS-level survey is not necessary, but good-quality photography of the building's exterior is recommended when vegetation has been removed prior to grading.

112 A/B Seagaze Drive

This building is not eligible to the California Register, nor is it a historic resource designated by the Oceanside Historic Preservation Commission. Therefore, impacts to this building do not constitute significant impacts.

Vegetation surrounding this building impeded recording of its exterior architectural features. As mitigation of impacts resulting from this project, additional recording of this building is recommended. A HABS-level survey is not necessary, but good-quality photography of the building's exterior is recommended when vegetation has been removed prior to grading.

Archaeological Resources

There is a high potential for buried archaeological features and deposits associated with former houses located on Blocks 16 and 17. Prior to the introduction of a municipal sewer system (circa 1910) all residential buildings and most businesses had their own privies. A privy is visible in Figure 7, located on the lot line between lots 6 and 7, Block 16. Privy pits, deep pits, excavated into the subsoil and sometimes lined with timber, were also used to dispose of household refuse. Privy pits, if undisturbed, may contain significant archaeological deposits with research potential. Residential and business lots may also contain subsurface trash pits and trash scatters that may be eligible resources due to their research potential.

Given the potential for significant subsurface features and deposits on Lots 16 and 17, archaeological monitoring of construction grading is strongly recommended. Particular attention should be paid to the areas close to lot lines, as both privies and trash pits were generally located as far from the house as possible on city lots. If the archaeological monitor identifies a deposit or feature, grading in the vicinity of the deposit or feature should be halted until the monitor has had time to evaluate the resource. All features and deposits should be evaluated for eligibility to the California Register. Eligibility of archaeological deposits is generally evaluated with respect to the research potential of the resource. If the resource is determined eligible to the California Register, data recovery may be recommended as mitigation of impacts. While subsurface testing and/or mitigation is in process, grading may continue in other areas of the project site, with an archaeological monitor. A full technical report should be prepared for submission to the City of Oceanside Historic Preservation Commission and South Coastal Information Center at the close of the project.

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OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2007-H03

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
CALIFORNIA RECOMMENDING APPROVAL OF A HISTORIC
PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF
OCEANSIDE

APPLICATION NO: H-03-07
APPLICANT: S.D. Malkin
LOCATION: Blocks 16 and 17 of the City's Downtown Area which are bound by
Pacific Street on the west, Myers Street on the east, Pier View Way on
the north, and Seagaze Drive on the south.

THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE
CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms
prescribed by the Commission requesting a Historic Permit under the provisions of the Historic
Preservation Ordinance (82-41) and Article 21 of the Zoning Ordinance of the City of
Oceanside to permit the following:

The demolition of the residential structures located at 109 North Myers Street, 106 North
Pacific Street, and 112 A/B Seagaze Drive, and the relocation of the existing residential structure at
102 North Pacific Street "The Graves House" to block 17 as part of the request to develop
approximately 420,000 square feet (SF) of hotel/timeshare, visitor-serving commercial, and
supporting uses on two city blocks totaling 2.76 acres;
on certain real property described in the project description.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the
required notice, did on the 30th day of October, 2007, conduct a duly advertised public hearing as
prescribed by law to consider said application.

WHEREAS, studies and investigations made by this Commission and on its behalf reveal
the following facts:

1 FINDINGS:

- 2 1. The four structures will be documented through completion of a Historic American
3 Building Survey (HABS) or photo documentation at their current locations, and in
4 conformance with the City's policies requiring photo-documentation of historic
5 structures prior to their demolition or relocation.
- 6 2. The demolition and/or restoration will be evaluated in accordance with the City of
7 Oceanside and Secretary of the Interiors Standards on Historic Preservation, and as
8 conditioned will be consistent with the standards.

9 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
10 Advisory Commission (OHPAC) does hereby recommend approval of Historic Permit (H-03-
11 07) to the City Council subject to the following conditions:

- 12 1. Prior to the relocation or commencement of work on the structure located at 102 North
13 Pacific Street, the applicant shall retain a Qualified Architectural Historian to photo
14 document, prepare plans, and oversee the relocation, restoration, and rehabilitation of the
15 structure in accordance with the Secretary of the Interior's Standards for Historic
16 Preservation.
- 17 2. Prior to the demolition of the structure located at 106 North Pacific Street, A Historic
18 American Building Survey (HABS) shall be prepared by a qualified historian to document
19 the history and architecture of the structure. The HABS survey shall include detailed
20 architectural drawings of the building, photographic documentation of the interior and
21 exterior of the building using large format black-and-white photographs and preparation of
22 the detailed historical context. The survey shall follow Secretary of the Interior
23 Guidelines.
- 24 3. Prior to demolition of the structures located at 109 North Myers Street and 112 A/B
25 Seagaze Drive, additional documentation of each structure shall be conducted by a
26 qualified historian after vegetation removal and prior to demolition. Good-quality
27 photographs of the building exterior shall be taken; however, a HABS-level survey is
28 not required.
3. Prior to the issuance of a grading permit, the applicant shall provide evidence of a
fulltime archaeological and Native American monitoring program during removal of all

1 existing landscape and hardscape, including the initial stages of site grading or
2 excavation within native soils per the following requirements:

3 a. Prior to the issuance of a building and/or grading permit, the applicant shall provide a
4 letter of verification to the Oceanside Planning Department stating that a qualified
5 archaeologist and Native American monitor have been retained to implement the
6 monitoring program. The requirement for archaeological monitoring shall be noted on
7 the grading plans. All persons involved in the archaeological monitoring of this
8 development shall be approved by the Planning Department prior to the first
9 preconstruction meeting. The applicant shall notify the Planning Department of the start
10 and end of construction.

11 b. The qualified archaeologist and Native American monitor shall attend any
12 preconstruction meetings to make comments and/or suggestions concerning the
13 archaeological and Native American monitoring program with the construction manager.

14 c. The qualified archaeologist and Native American monitor shall be present on site at all
15 times during grading of native soils.

16 d. When requested by the archaeologist or Native American monitor, the contractor shall
17 divert, direct or temporarily halt ground disturbing activities in the area of discovery to
18 allow evaluation of potentially significant archaeological and/or Native American
19 resources. The archaeologist or Native American monitor shall immediately notify the
20 Planning Department of such a finding at the time of discovery. The significance of the
21 discovered resource(s) shall be determined by the archaeologist or Native American
22 monitor, in consultation with the Planning Department and the Native American
23 community. The Planning Department must concur with the evaluation procedures
24 before grading activities are allowed to resume. For potentially significant historical
25 resources discovered during site development, a Research Design and Data Recovery
26 Program shall be prepared and carried out to mitigate impacts before grading activities
27 in the area of discovery are allowed to resume. Any human bones of Native American
28 origin shall be turned over to the appropriate Native American group for reburial.

e. All historical materials collected shall be cleaned, cataloged and permanently curated
with the San Diego Archaeological Center or other appropriate institution. All artifacts
shall be analyzed to identify function and chronology as they relate to the history of the

1 area. Faunal material shall be identified as to species, and specialty studies shall be
2 completed as appropriate. Additionally, any sites and/or features encountered during the
3 monitoring program shall be recorded on the applicable Department of Parks and
4 Recreation forms (DPR 523A/B, et al.) and submitted to the South Coastal Information
5 Center at San Diego State University and the San Diego Museum of Man with the final
6 monitoring results report.

7 f. Prior to the release of the grading bond, a monitoring results report and/or evaluation
8 report, if appropriate, which describes the results, analysis, and conclusions of the entire
9 archaeological and Native American monitoring program (with appropriate graphics and
10 photo documentation) shall be submitted to and approved by the Planning Department.
11 For significant archaeological or Native American resources, a Research, Design and
12 Data Recovery Program shall be included as part of the evaluation report. A mitigation
13 report for significant resources, if required, shall be submitted to and approved by the
14 Planning Department prior to the release of the grading bond.

15 4. During project construction, the construction contractor shall implement proper security
16 measures, such as locked fencing, patrols, and covering of exposed archaeological
17 features, to the satisfaction of the City enforcement officer. Security measures shall be
18 put into place during the initial construction phases of the project to protect the well
19 known historical areas from trespassers who are frequently known to loot sites prior to
20 or during treatment by professional archaeologists and/or culturally affiliated Native
21 Americans.

22 5. Prior to the relocation of the structure located at 102 North Pacific Street, the applicant
23 shall retain a qualified architectural historian to prepare a relocation plan and to oversee
24 the relocation, restoration and rehabilitation of the structure and to ensure that all work
25 follows the Secretary of the Interior's Standards.

26 6. In order to mitigate for the significant project impact to the historic structure located at
27 106 North Pacific Street, one of the following options shall be implemented by the
28 applicant:

a. **Relocation, Restoration and Adaptive Re-use.** The structure located at 106 North
Pacific Street shall be relocated and integrated into the proposed Oceanside Beach
Resort project, similar to the structure at 102 North Pacific Street, or shall be relocated

1 to another suitable location in downtown Oceanside. Under this option, the applicant
2 shall retain a qualified architectural historian to prepare a relocation plan and to oversee
3 the relocation, restoration and rehabilitation of the structure and to ensure that all work
4 follows the Secretary of the Interior's Standards. Implementation of this option to
5 relocate and preserve the historic structure at 106 North Pacific Street would reduce
6 impacts to below a level of significance.

7 **b. Historic Survey/Documentation.** In lieu of relocation, Historic American Building
8 Survey (HABS) documentation shall be prepared by a qualified historian to document
9 the history and architecture of the structure. The HABS survey shall include detailed
10 architectural drawings of the building, photo documentation of the interior and exterior
11 of the building using large format black-and-white photographs and preparation of
12 detailed historical context. The survey shall follow Secretary of the Interior guidelines.
13 However, since the site is eligible for listing on the California Register of Historic
14 Resources, and would be demolished under this option, documentation would not fully
15 mitigate project impacts to below a level of significance. Impacts would remain
16 significant and unavoidable.

- 17 7. Prior to demolition of the structures located at 109 North Myers Street and 112 A/B
18 Seagaze Drive, additional documentation of each structure shall be conducted by a
19 qualified historian after vegetation removal and prior to demolition. Good-quality
20 photographs of the building exterior shall be taken; however, a HABS-level survey is
21 not required.
- 22 8. Prior to commencement of any work on site, the applicant/City shall bring back to
23 the Oceanside Historic Preservation Advisory Commission, the HABS survey, the
24 photo documentation, and a complete relocation plan including the temporary re-
25 location plan of the house at 106 North Pacific Street for final review and approval.
26
27
28

1 PASSED AND ADOPTED Resolution No. 2007-H03 on October 30, 2007 by the
2 following vote, to wit:

3 AYES:

4
5 NAYS:

6 ABSENT:

7 ABSTAIN:

8

9

Lynn Paul Shoger
Oceanside Historic Preservation Advisory Commission

10

11 ATTEST:

12

13 Richard Greenbauer, Secretary

14

15 I, RICHARD GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory
16 Commission, does hereby certify that this is a true and correct copy of Resolution No. 2007-H?

17

18 Dated: October 30, 2007

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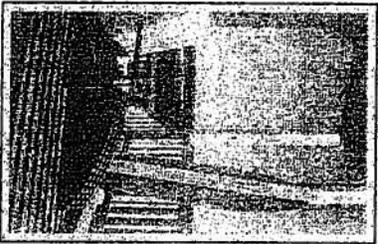
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ARCHITECTS

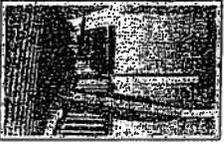
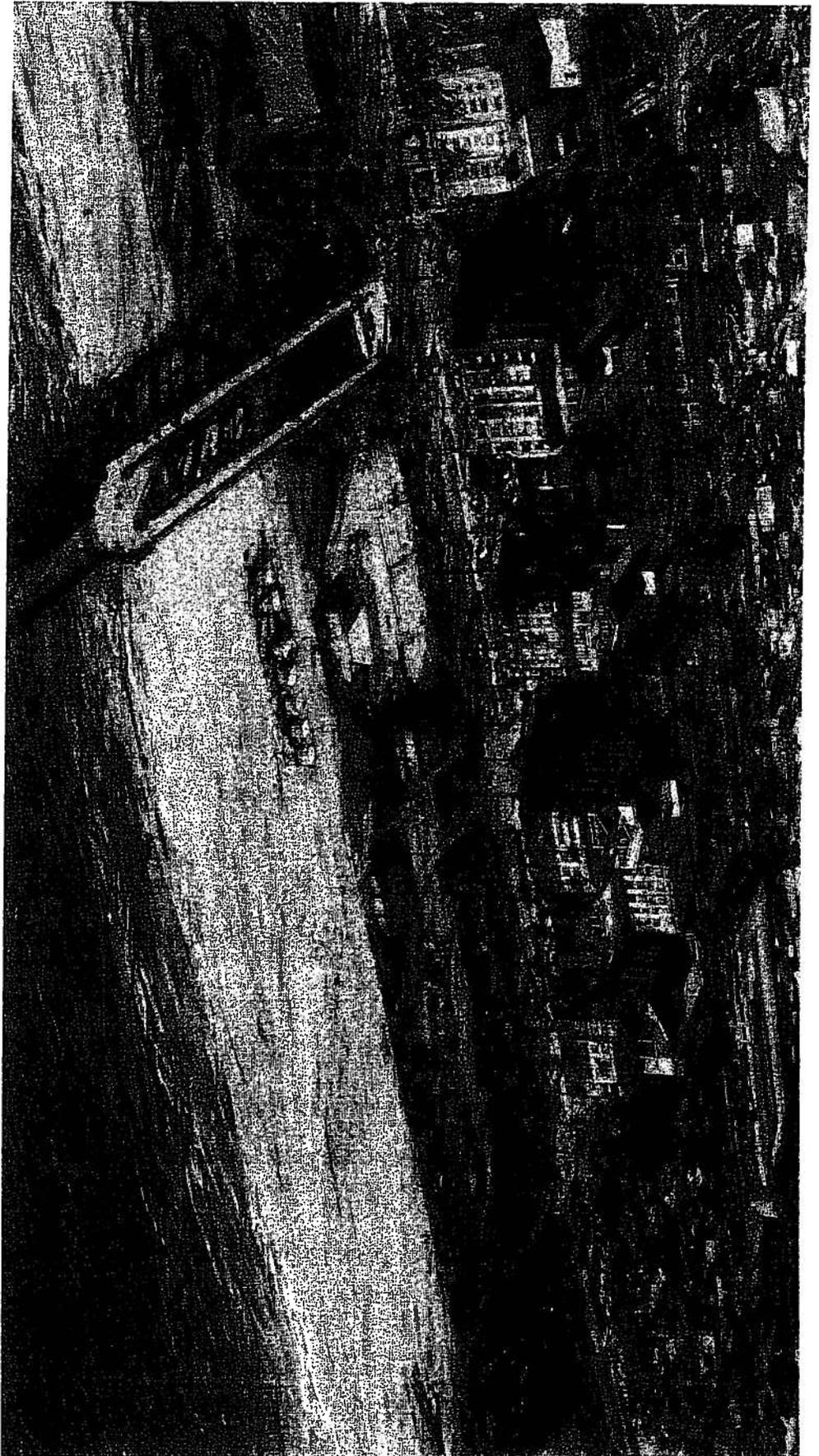


OCEANSIDE

BEACHFRONT RESORT

OCEANSIDE, CALIFORNIA

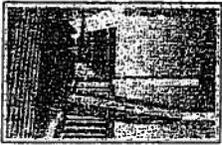
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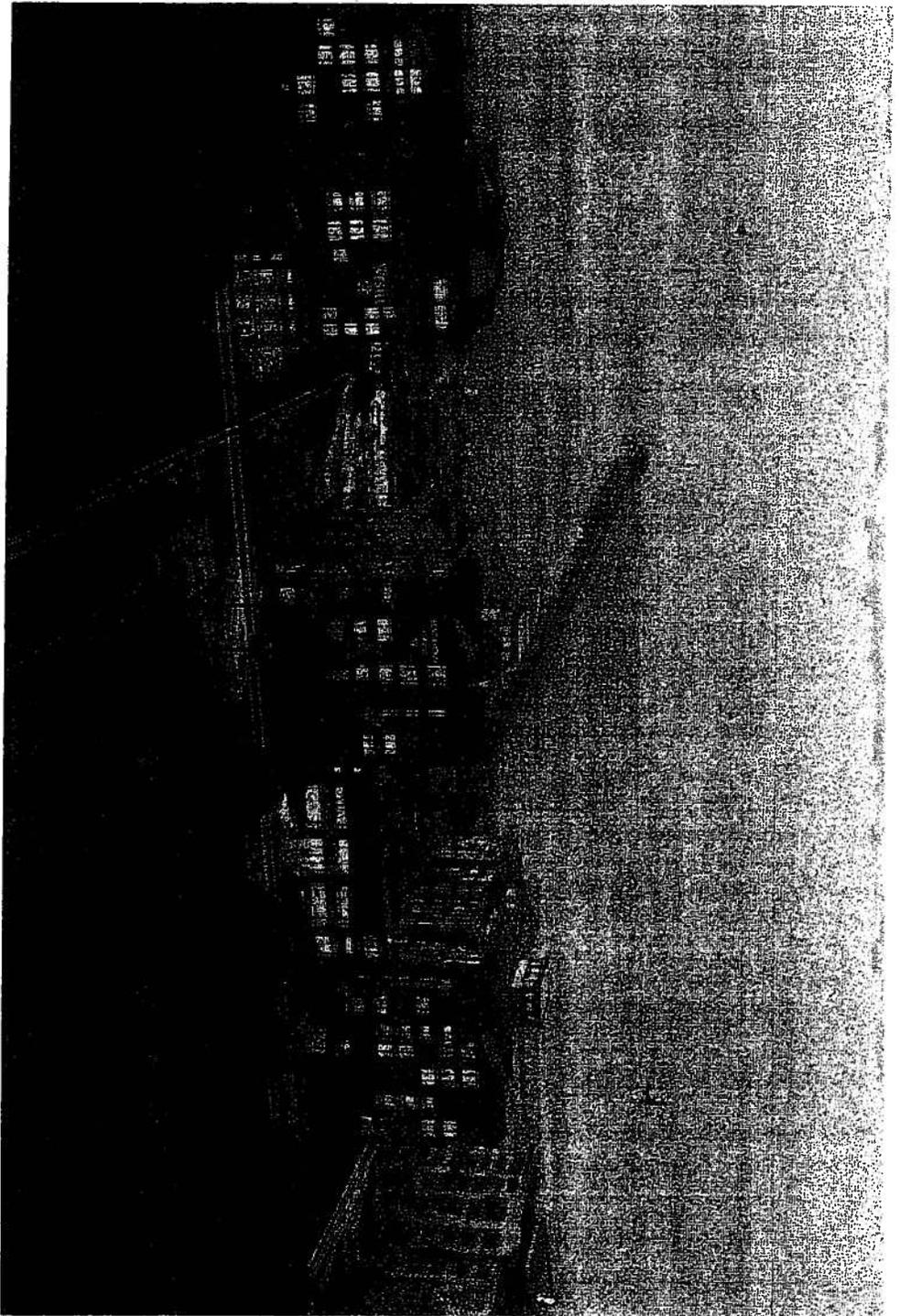
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Concept by *James R. Thompson*
1950 James R. Thompson



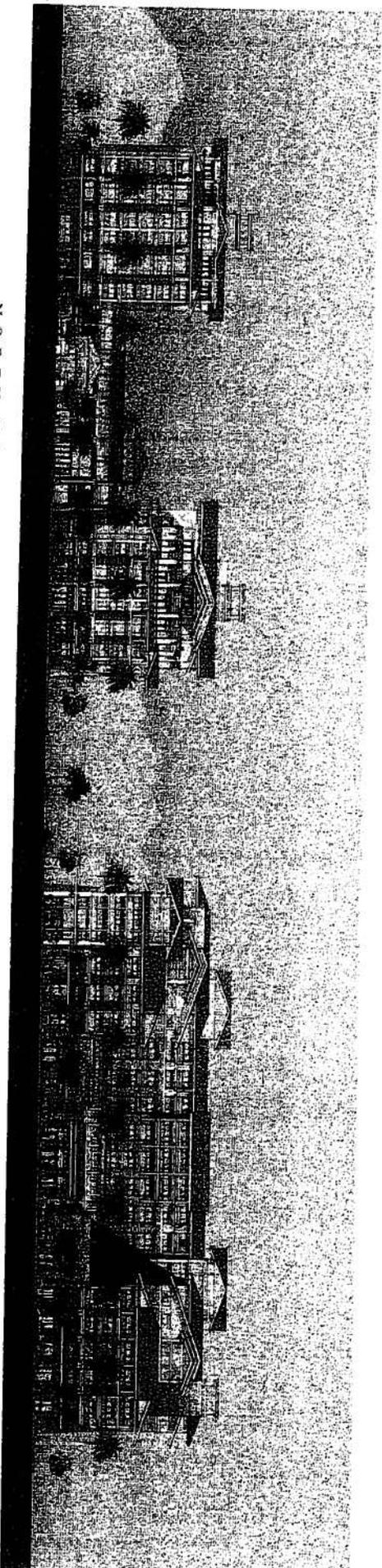
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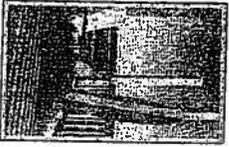
Architectural rendering of a building facade, showing a modern design with a prominent tower and a series of horizontal bands.

West Elevation



NORTH BLOCK

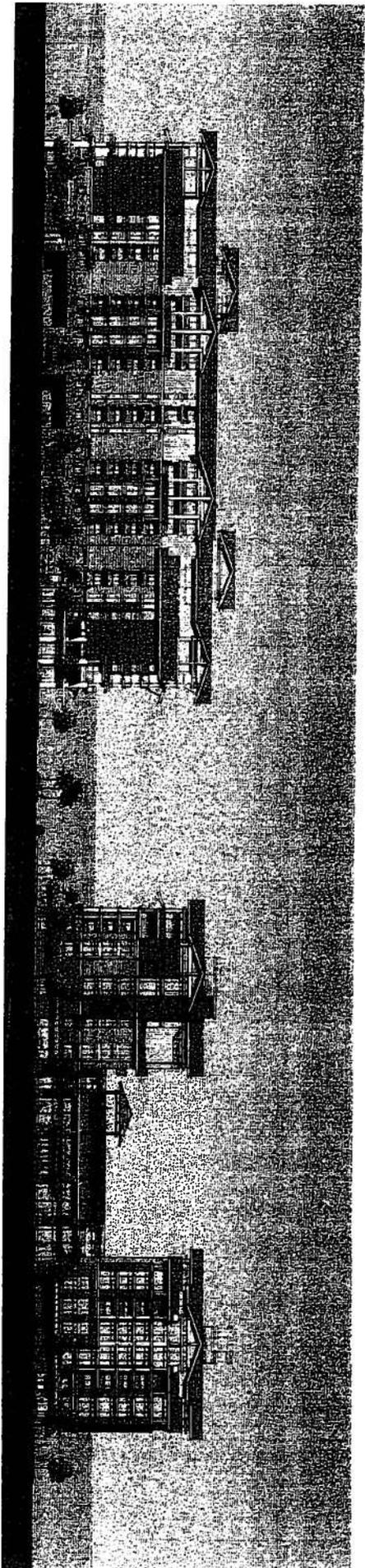
SOUTH BLOCK



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East Elevation



SOUTH BLOCK

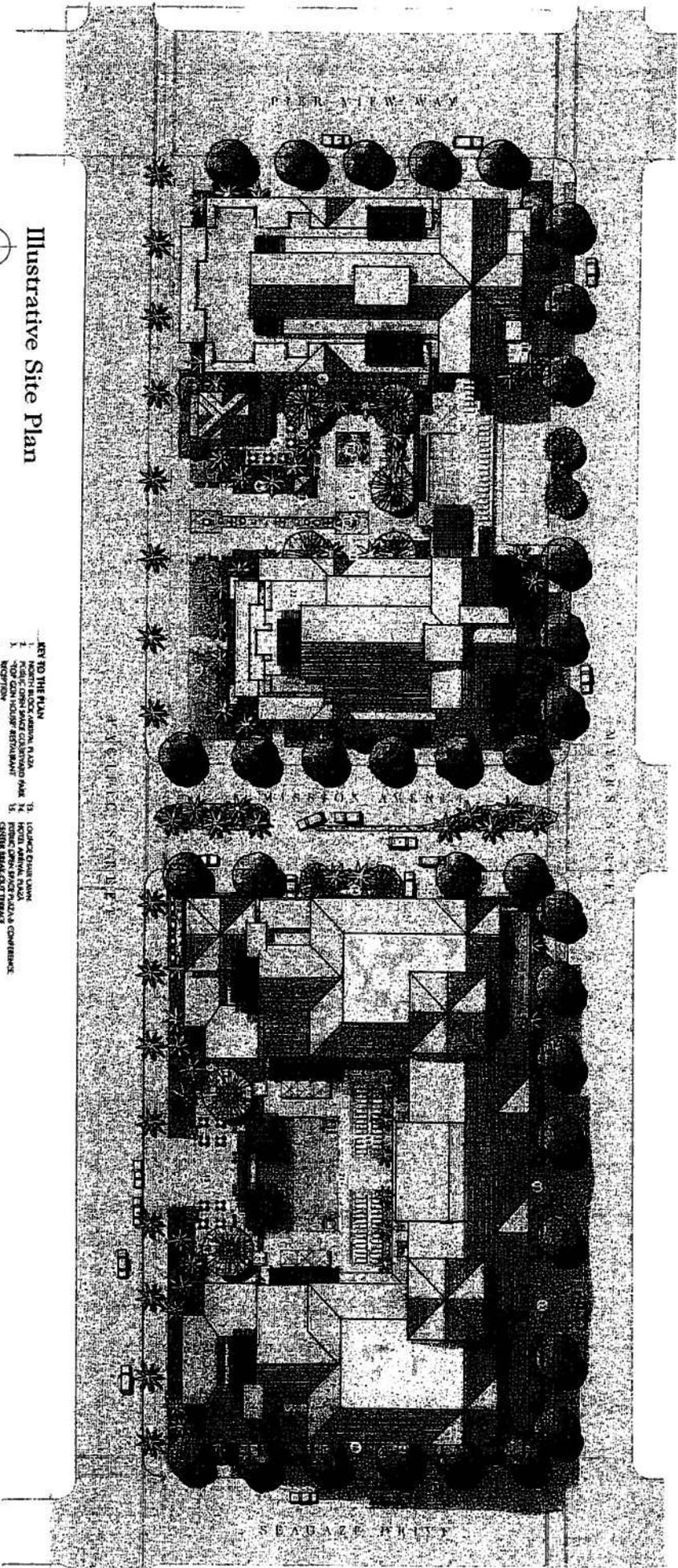
NORTH BLOCK



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Illustrative Site Plan



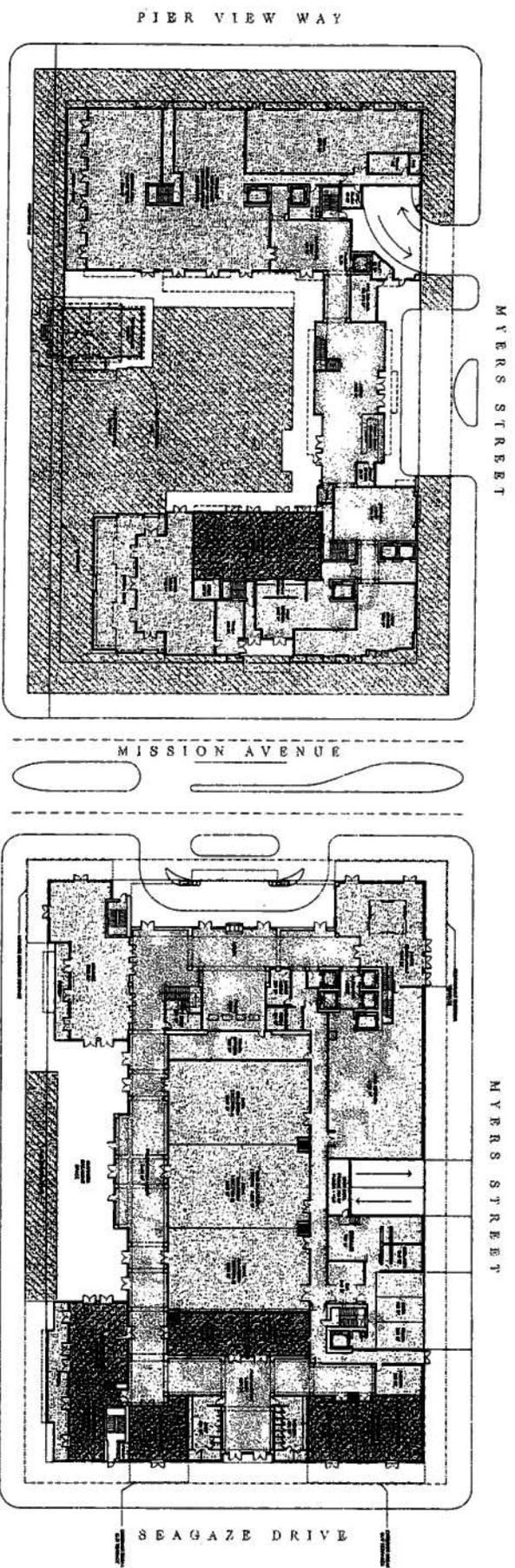
- KEY TO THE PLAN**
- 1. HOTEL FRONT PORCH
 - 2. HOTEL REAR PORCH
 - 3. HOTEL LOBBY
 - 4. HOTEL RESTAURANT
 - 5. HOTEL BAR
 - 6. HOTEL CONFERENCE ROOM
 - 7. HOTEL OFFICE
 - 8. HOTEL SUITE
 - 9. HOTEL ROOM
 - 10. HOTEL SERVICE AREA
 - 11. HOTEL STORAGE
 - 12. HOTEL MECHANICAL
 - 13. HOTEL ELECTRICAL
 - 14. HOTEL PLUMBING
 - 15. HOTEL FIRE
 - 16. HOTEL ELEVATOR
 - 17. HOTEL STAIR
 - 18. HOTEL ROOF
 - 19. HOTEL TERRACE
 - 20. HOTEL DRIVEWAY
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 - 100. HOTEL DRIVEWAY



OCEANSIDE

BEACHFRONT RESORT

Architectural Design: SH ARCHITECTS
 1000 SAN JUAN ISLAND BLVD, SUITE 200
 SEASIDE, CA 94134
 Phone: (415) 435-1000
 Fax: (415) 435-1001
 Website: www.sharchitects.com



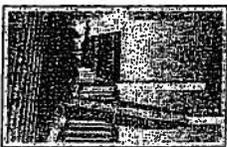
North Block - Level 1

| | |
|-------------------------|-----------|
| EXTERIOR OPEN SPACE | 21,150 SF |
| INTERIOR PUBLIC AMENITY | 1,828 SF |
| TOTAL OPEN SPACE | 22,978 SF |
| SITE AREA | 28,488 SF |
| PERCENT SITE COVERAGE | 80.000 SF |
| | 28.488 SF |

South Block - Level 1

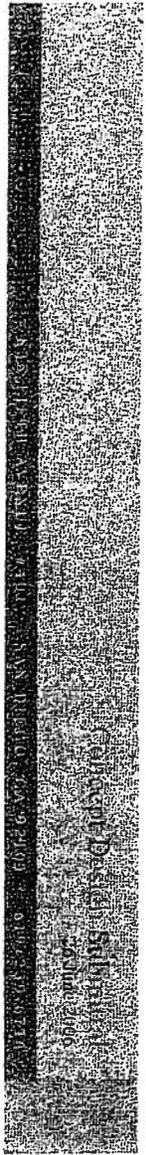
| | |
|-------------------------|-----------|
| EXTERIOR OPEN SPACE | 14,841 SF |
| INTERIOR PUBLIC AMENITY | 5,281 SF |
| TOTAL OPEN SPACE | 20,122 SF |
| SITE AREA | 42,892 SF |
| PERCENT SITE COVERAGE | 46.936 SF |
| | 17.44% |

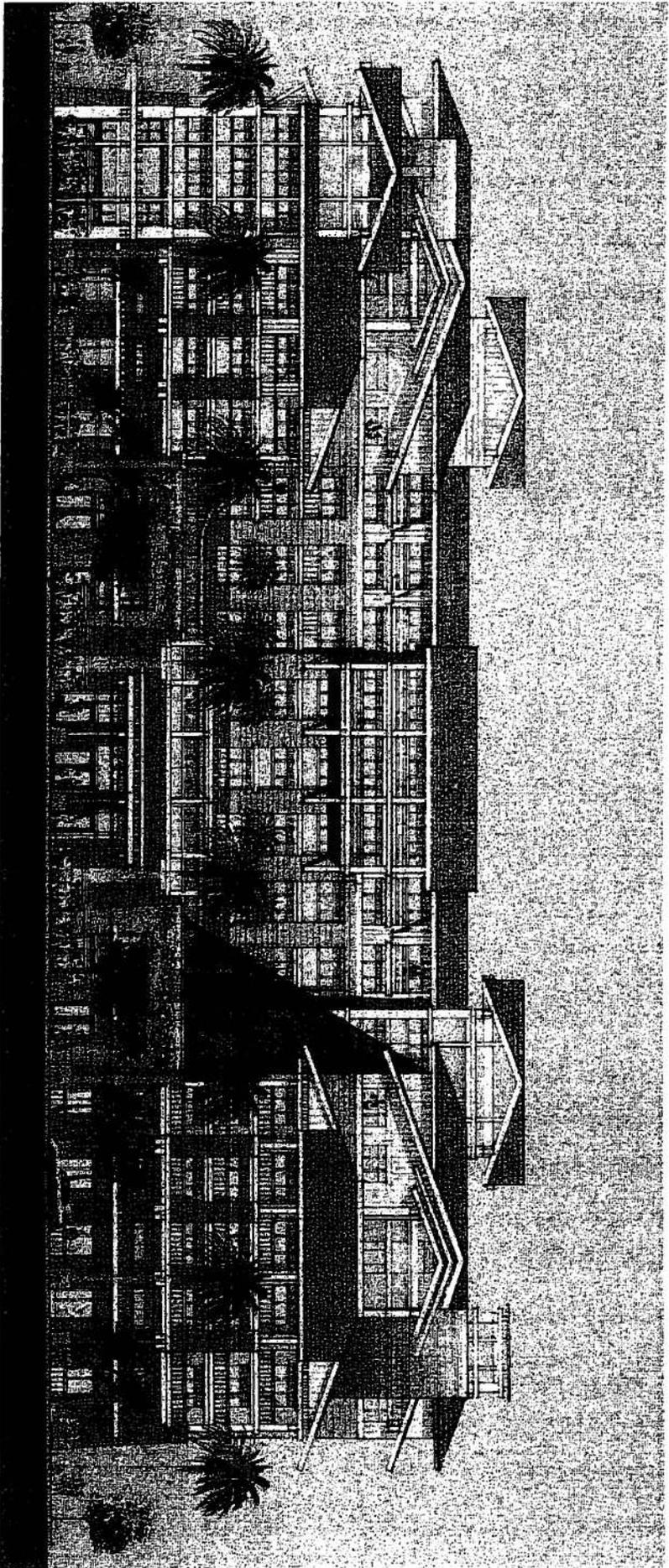
-  INTERIOR PUBLIC AMENITY
-  OPEN PUBLIC SPACE



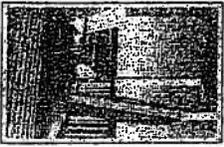
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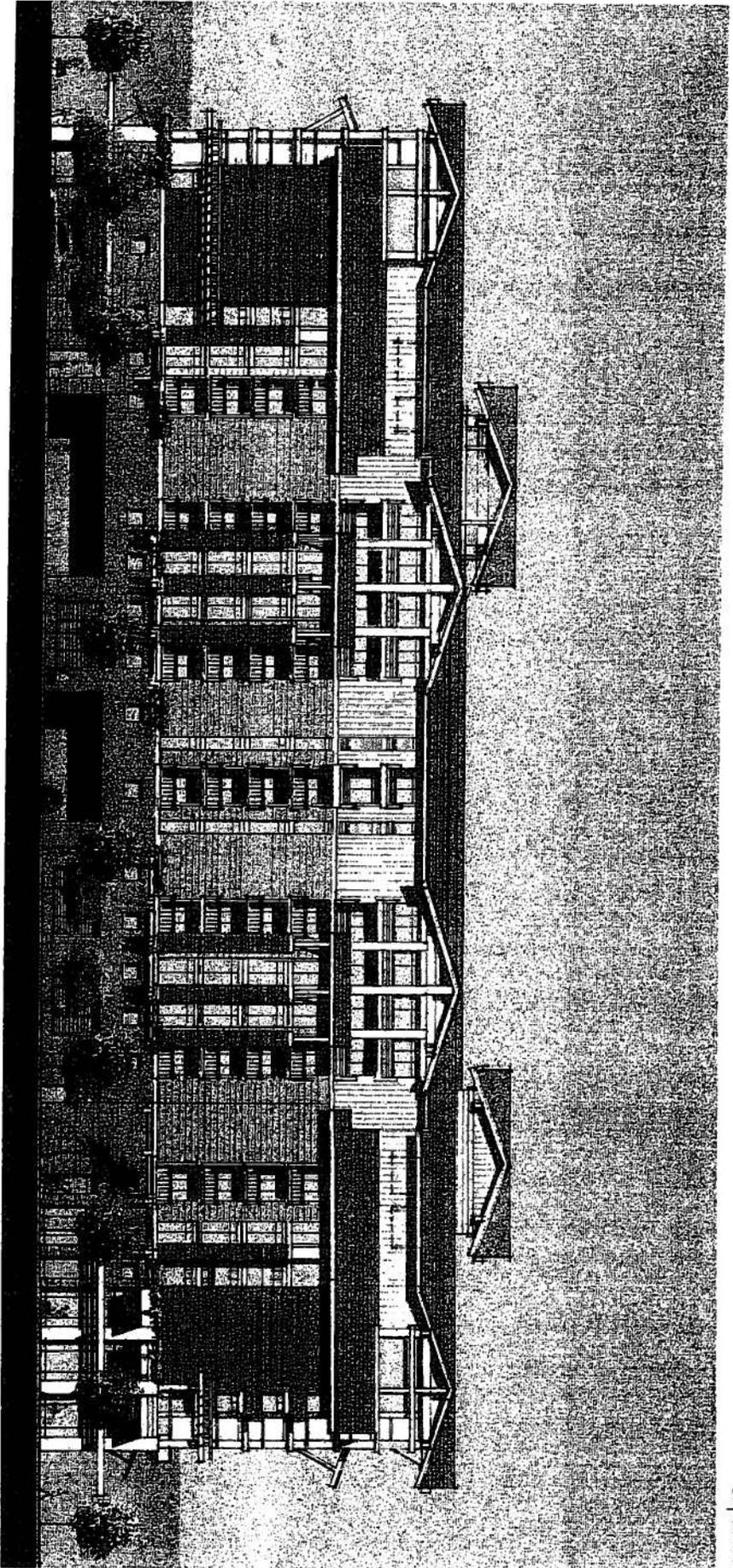
South Block - West Elevation



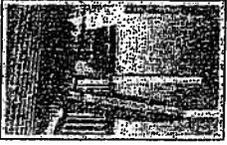
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1001 SAN DIEGO AVENUE, SUITE 200
SAN DIEGO, CALIFORNIA 92108
TEL: 619.594.2100
WWW.SPARCHITECTS.COM

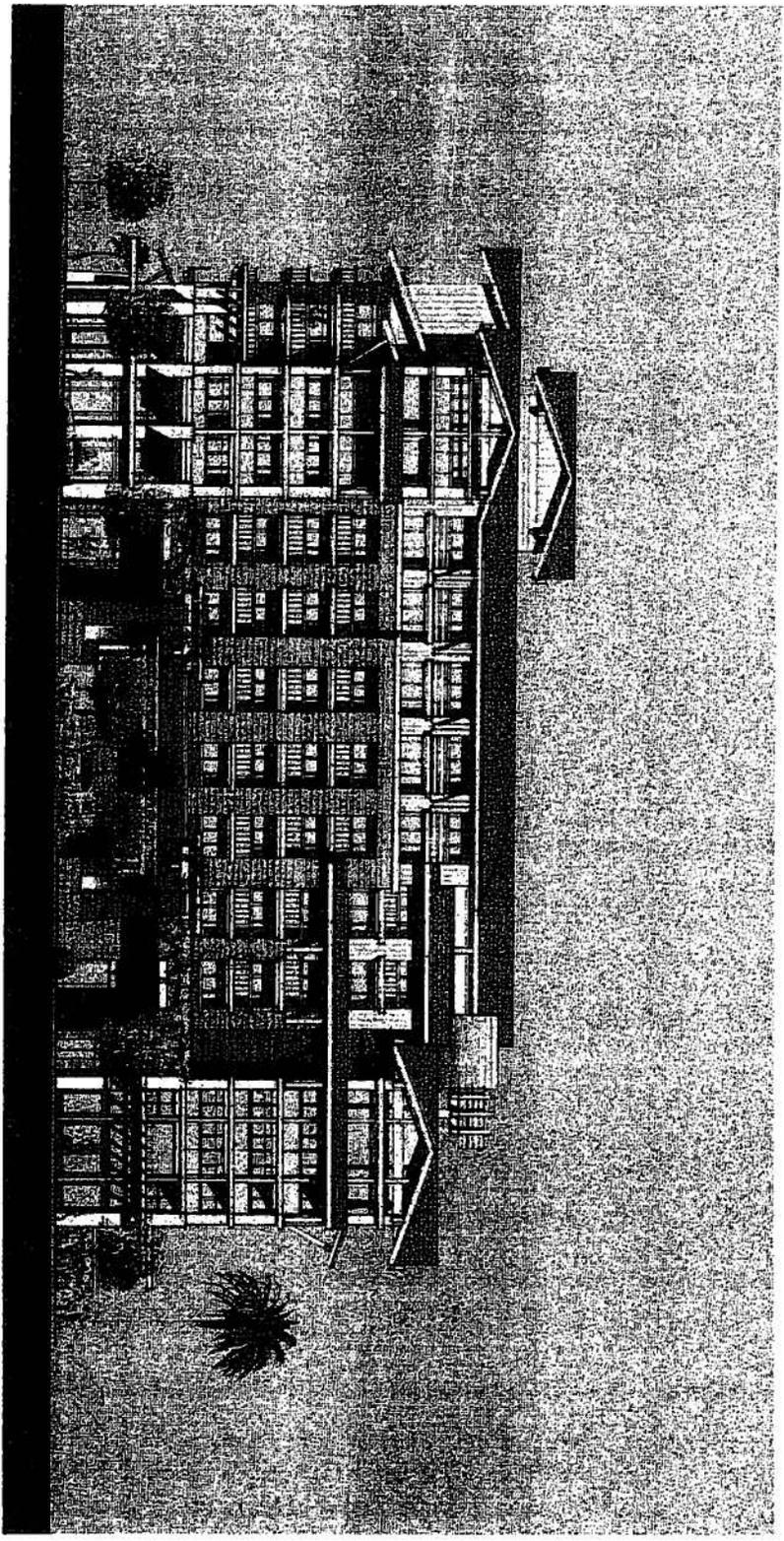


South Block - East Elevation



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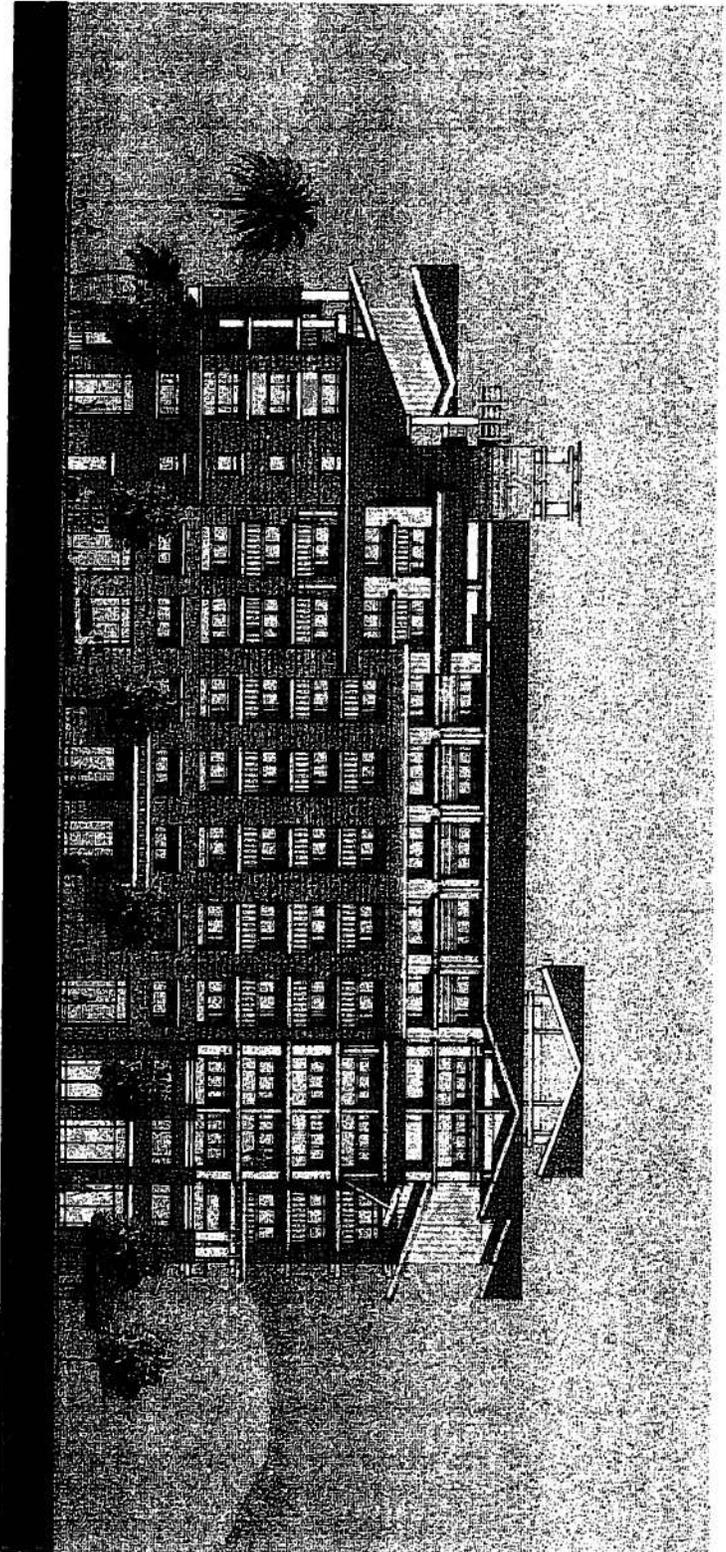


South Block - North Elevation

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South Block - South Elevation



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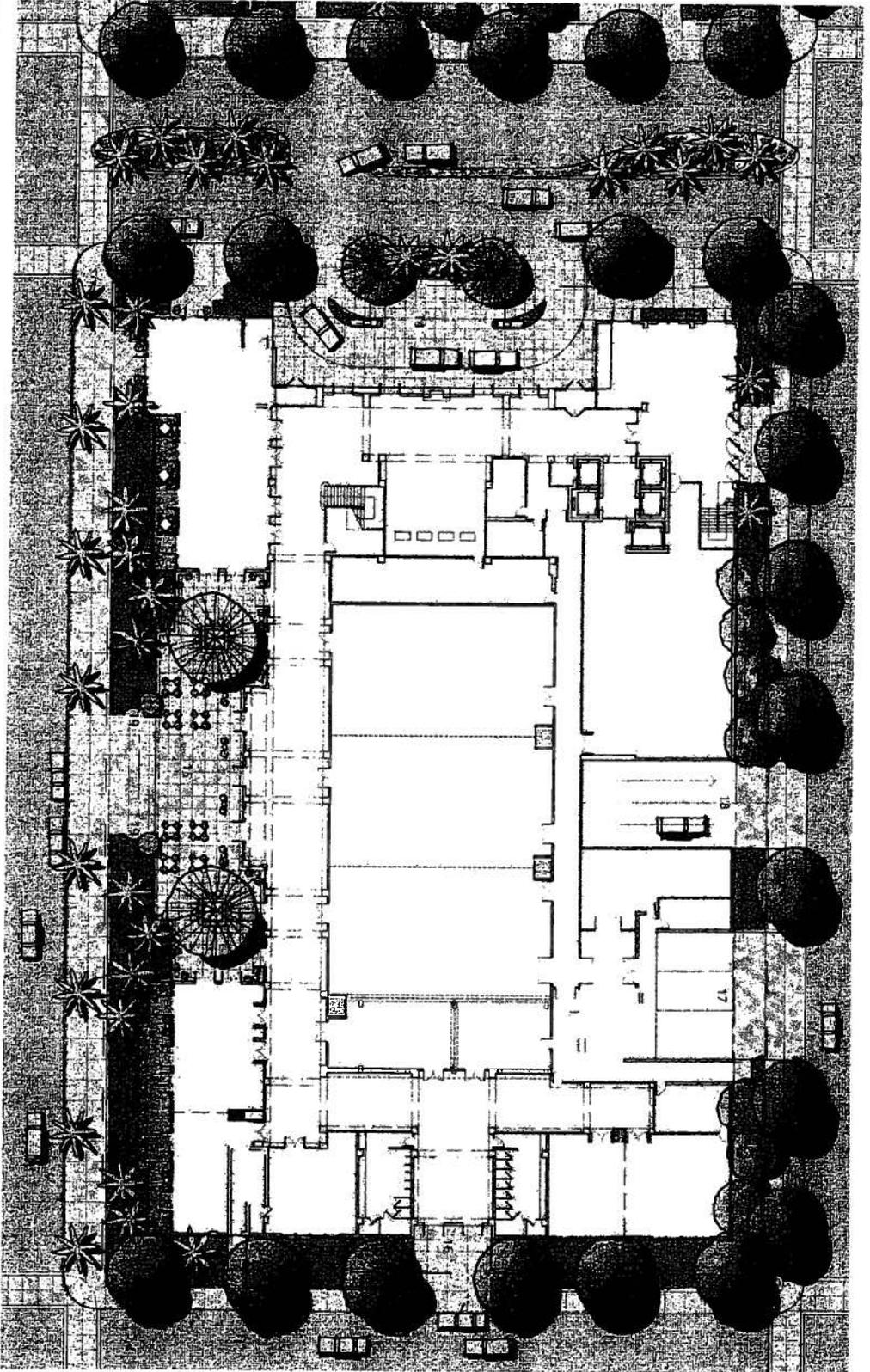
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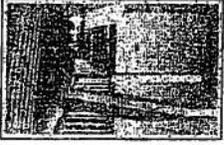
BEACHFRONT RESORT



South Block - Landscape Plan

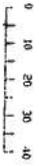
- KEY TO THE PLAN**
1. NORTH BLOCK ARRIVAL PLAZA
 2. NORTH BLOCK COURTYARD PARK
 3. TOP CLIM HOUSE, RESTAURANT
 4. DINING TERRACE
 5. RESTAURANT WAITING TERRACE
 6. PALM TREES (TYP)
 7. GARDEN PLANTINGS
 8. LIV POND
 9. WATER RUNNEL WITH BUBBLE FTS
 10. TORCHING ROOM BREAKOUT TERRACE
 11. MEETING ROOM BREAKOUT TERRACE
 12. RESTAURANT/ SUNSHINE ROOM
 13. HOTEL ARRIVAL PLAZA
 14. PUBLIC OPEN SPACE PLAZA & CONFERENCE
 15. DAY SPA ARRIVAL TERRACE
 16. SERVICE DRIVE
 17. GARAGE ENTRY
 18. THEMED PLANTER URN ON PEDESTAL
 19. THEMED PLANTER URN ON PEDESTAL

Concept: Esham Submittal
29 Jun 2004



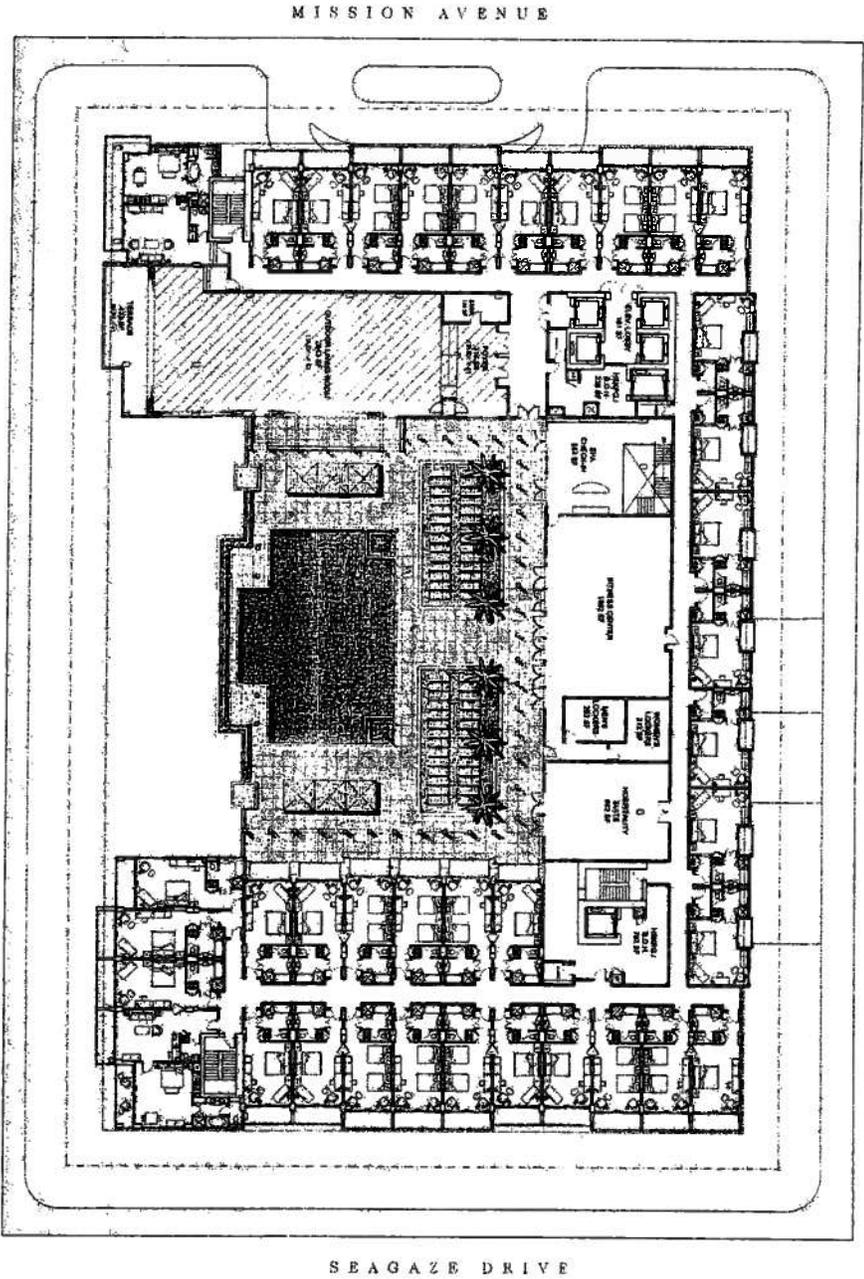
OCEANSIDE

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South Block Pool Deck

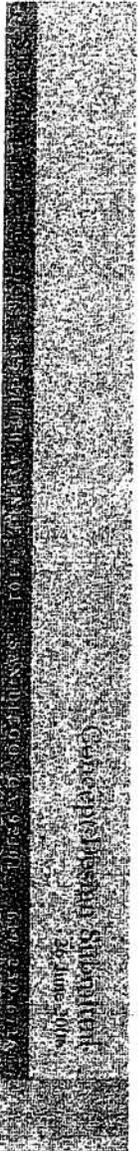
PACIFIC STREET



MISSION AVENUE

MYERS STREET

SEAGAZE DRIVE



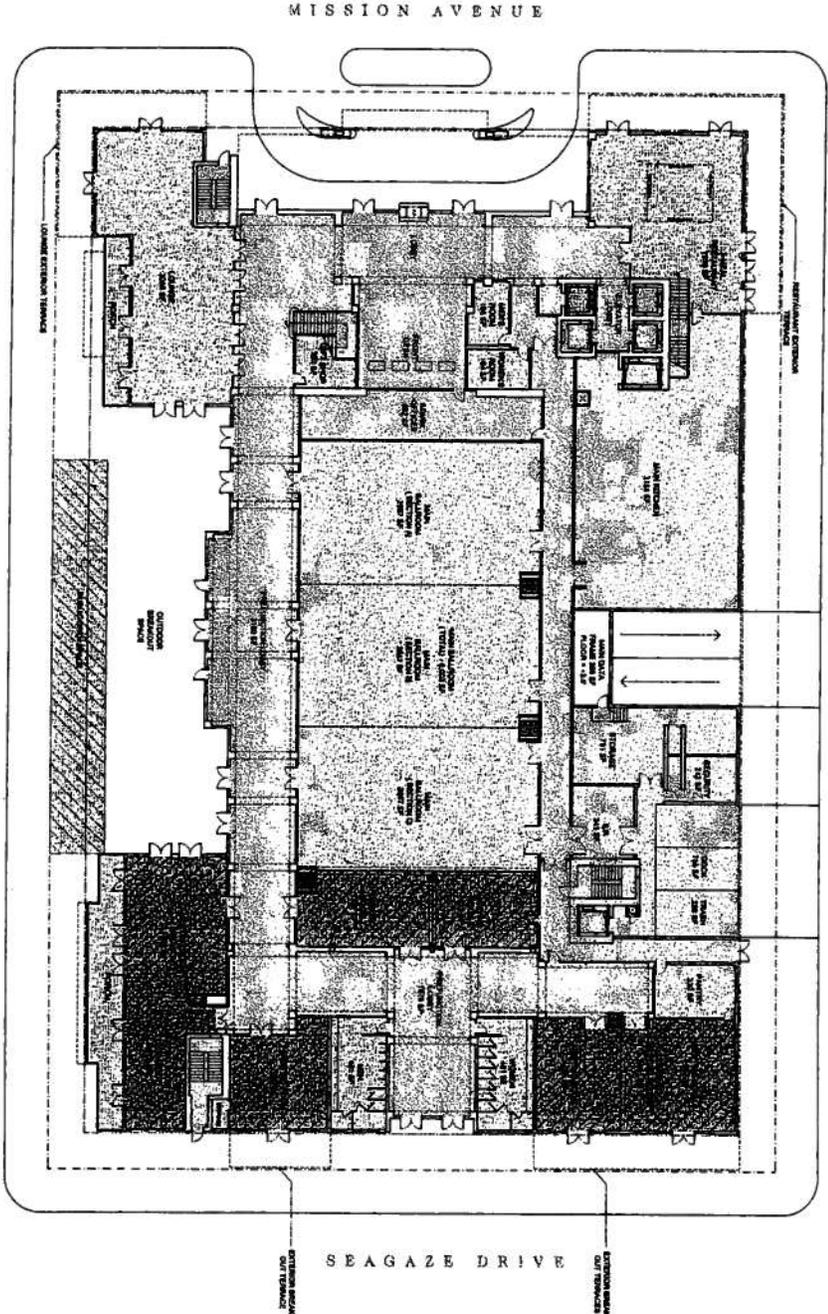
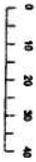
Conceptual Situation
25 June 2016



OCEANSIDE

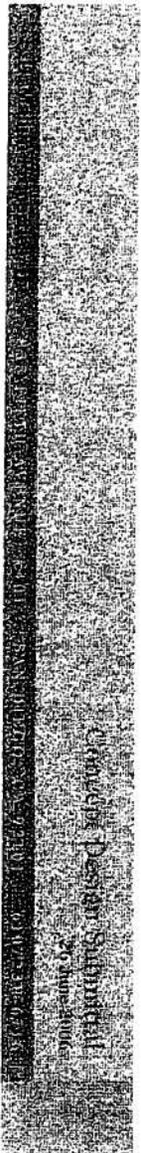
BEACHFRONT RESORT

South Block - Level 1



| | |
|-------------------------|-----------|
| EXTERIOR OPEN SPACE | 1,849 SF |
| INTERIOR PUBLIC AMENITY | 9,282 SF |
| TOTAL OPEN SPACE | 10,941 SF |
| SITE COVERAGE | 45,292 SF |
| SITE AREA | 80,000 SF |
| PERCENT SITE COVERAGE | 75.48% |

-  INTERIOR PUBLIC AMENITY
-  OPEN PUBLIC SPACE



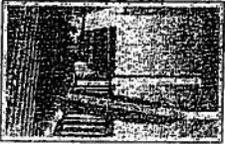
Kindred Design Studio
2000-11000

MYERS STREET

MISSION AVENUE

PACIFIC STREET

SEAGAZE DRIVE

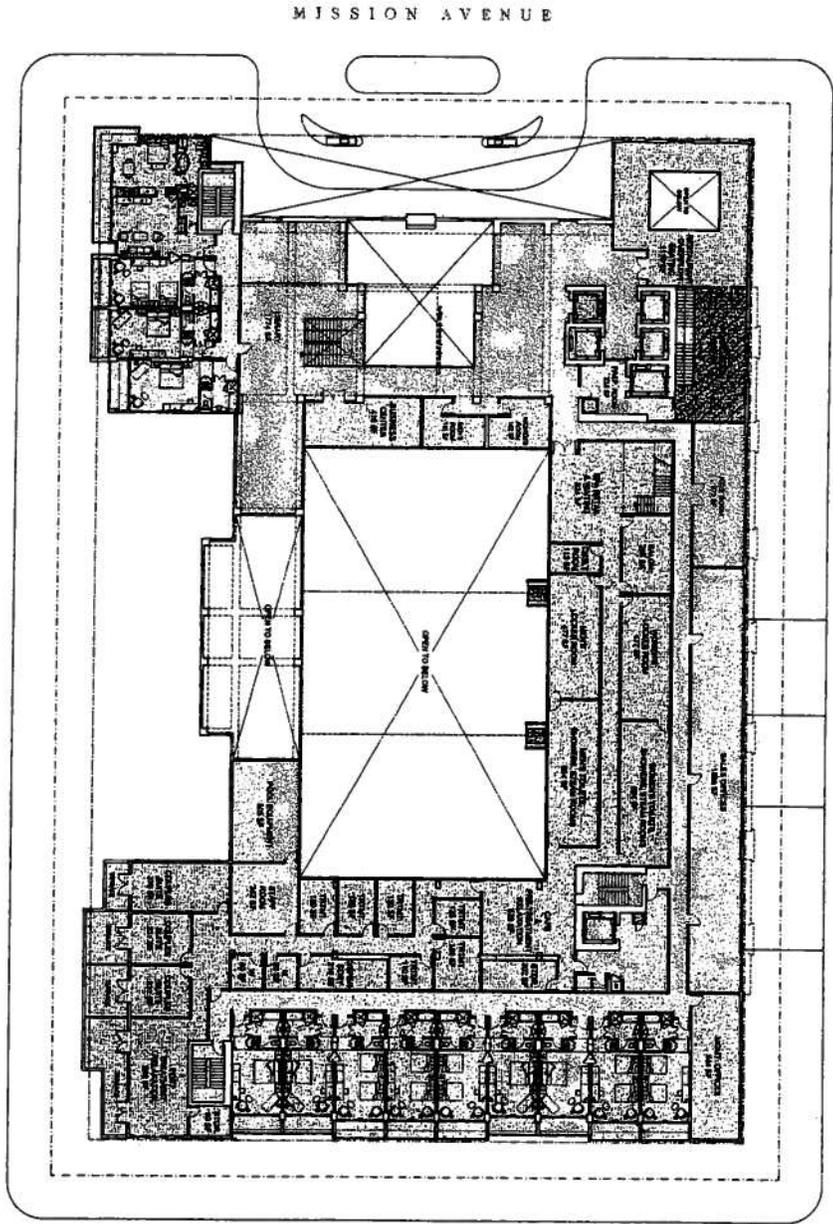


OCEANSIDE

BEACHFRONT RESORT

South Block - Level 2

PACIFIC STREET



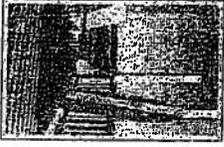
MISSION AVENUE

MYERS STREET

SEAGAZE DRIVE

ANTHONY PUBLIC AGENCY

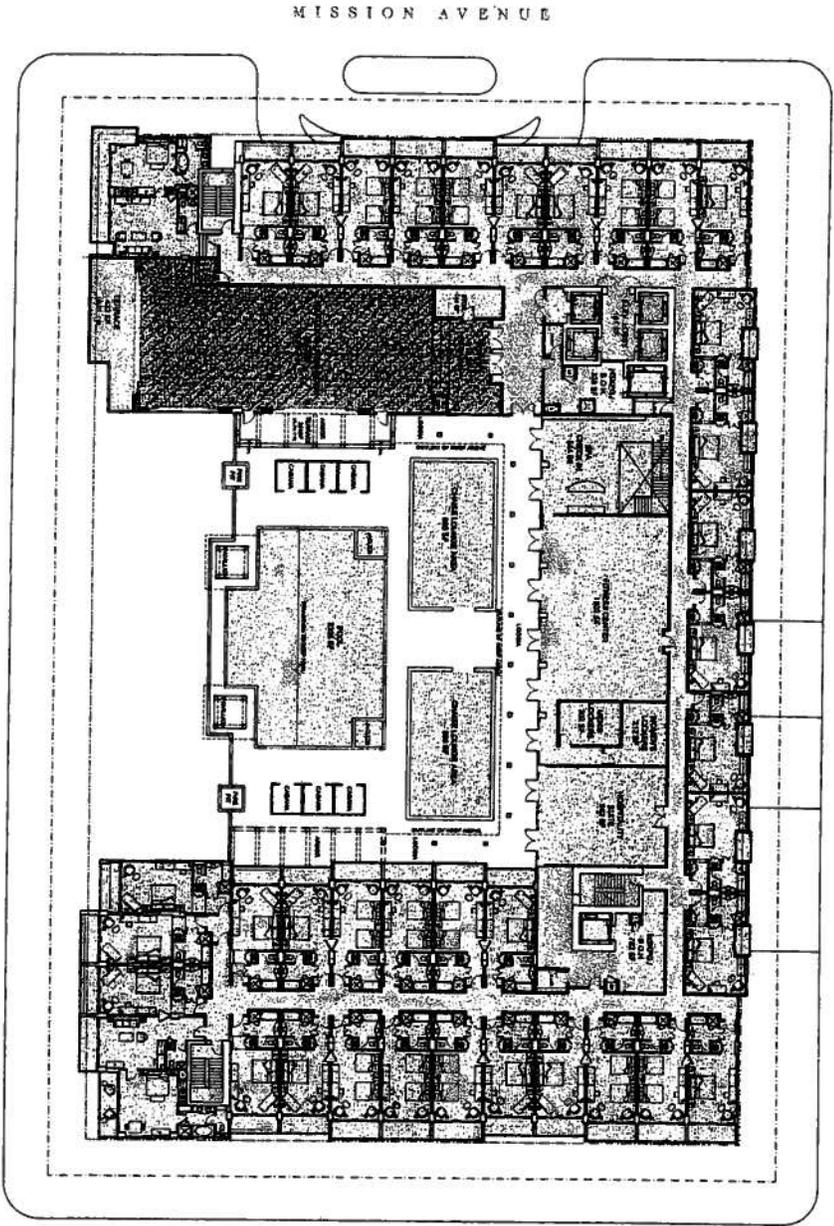
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 10/11/11 10:30 AM



OCEANSIDE

BEACHFRONT RESORT

South Block - Level 3
35 Standard Rooms, 3 Suites

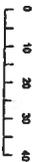


MYERS STREET

MISSION AVENUE

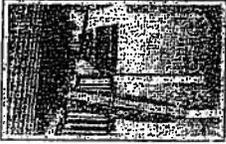
SEAGAZE DRIVE

PACIFIC STREET



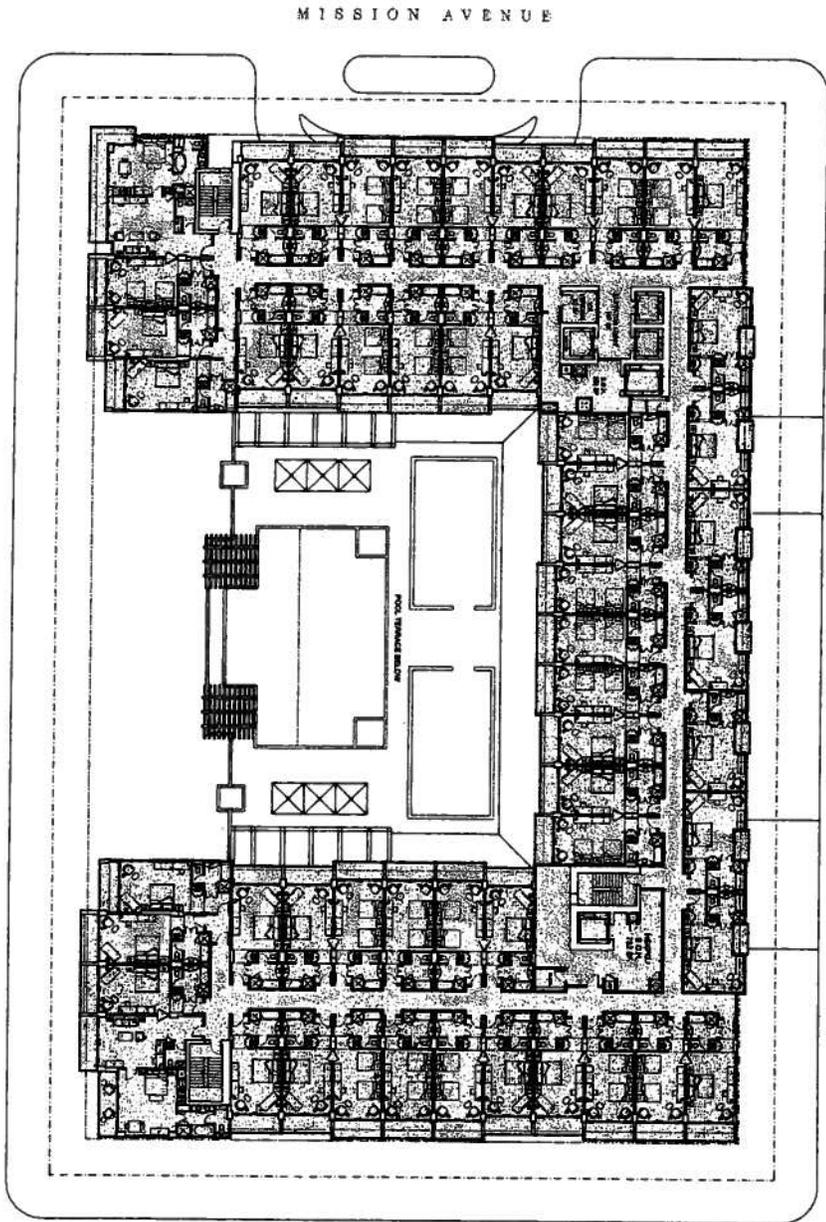
INTERIOR PUBLIC AMENITY



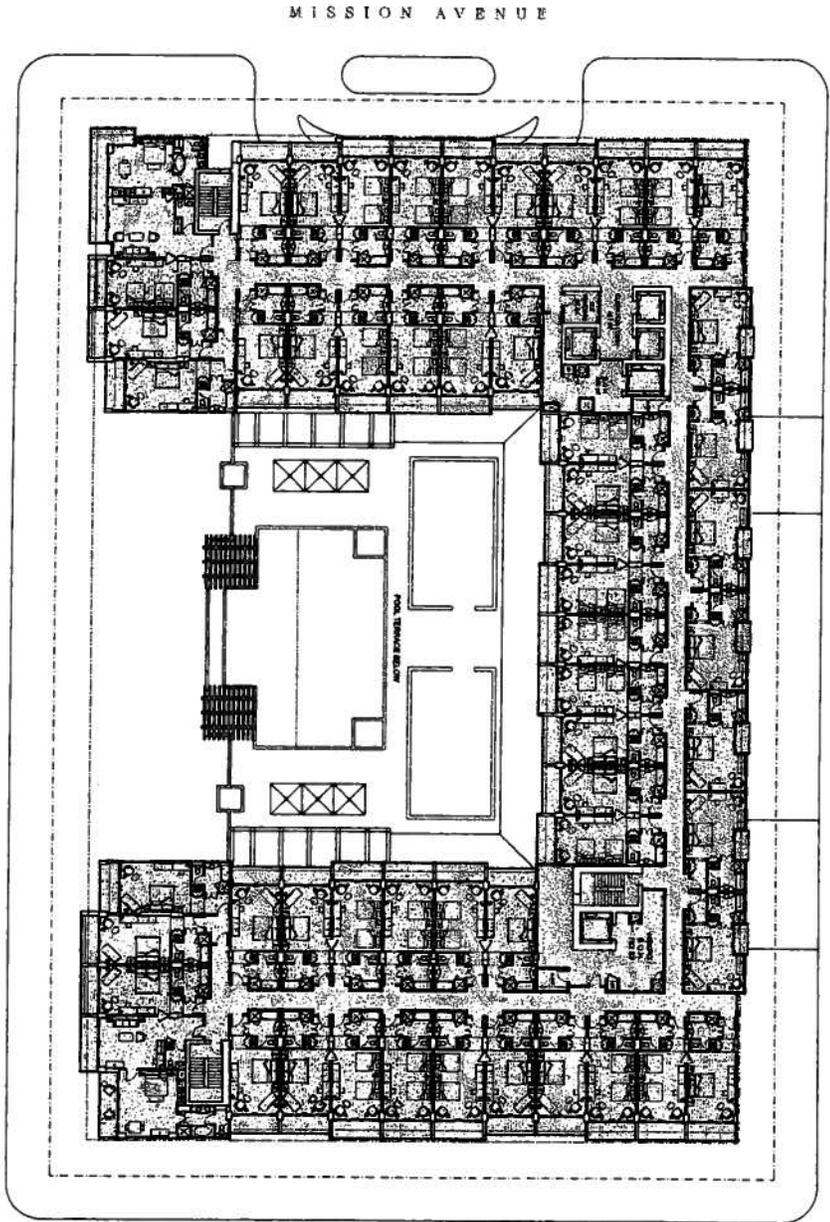


OCEANSIDE
BEACHFRONT RESORT

South Block - Level 4
53 Standard Rooms, 2 Suites



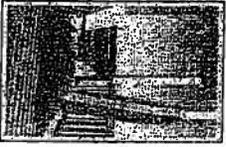
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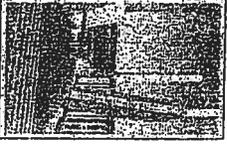


South Block - Level 5
47 Standard Rooms, 5 Suites

OCEANSIDE

BEACHFRONT RESORT

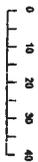
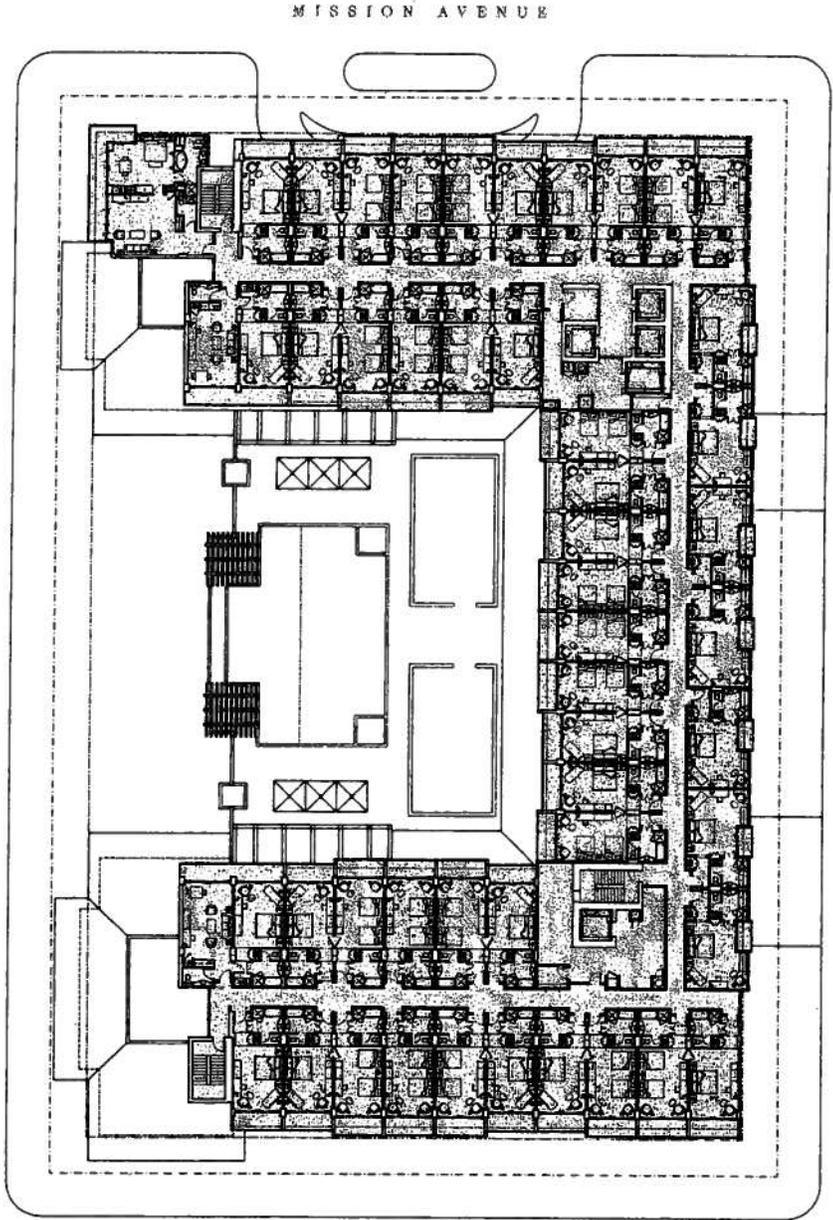




OCEANSIDE

BEACHFRONT RESORT

South Block - Level 6
39 Standard Rooms, 6 Suites



MYERS STREET

SEAGAZE DRIVE

PACIFIC STREET

MISSION AVENUE

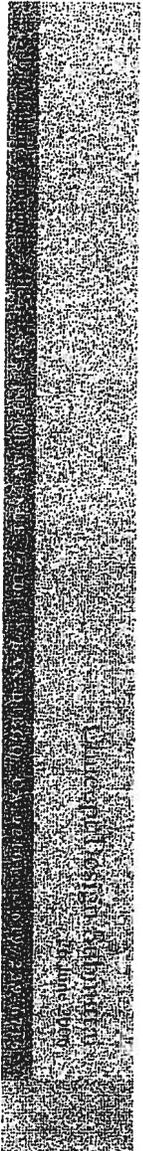
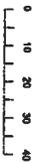


OCEANSIDE

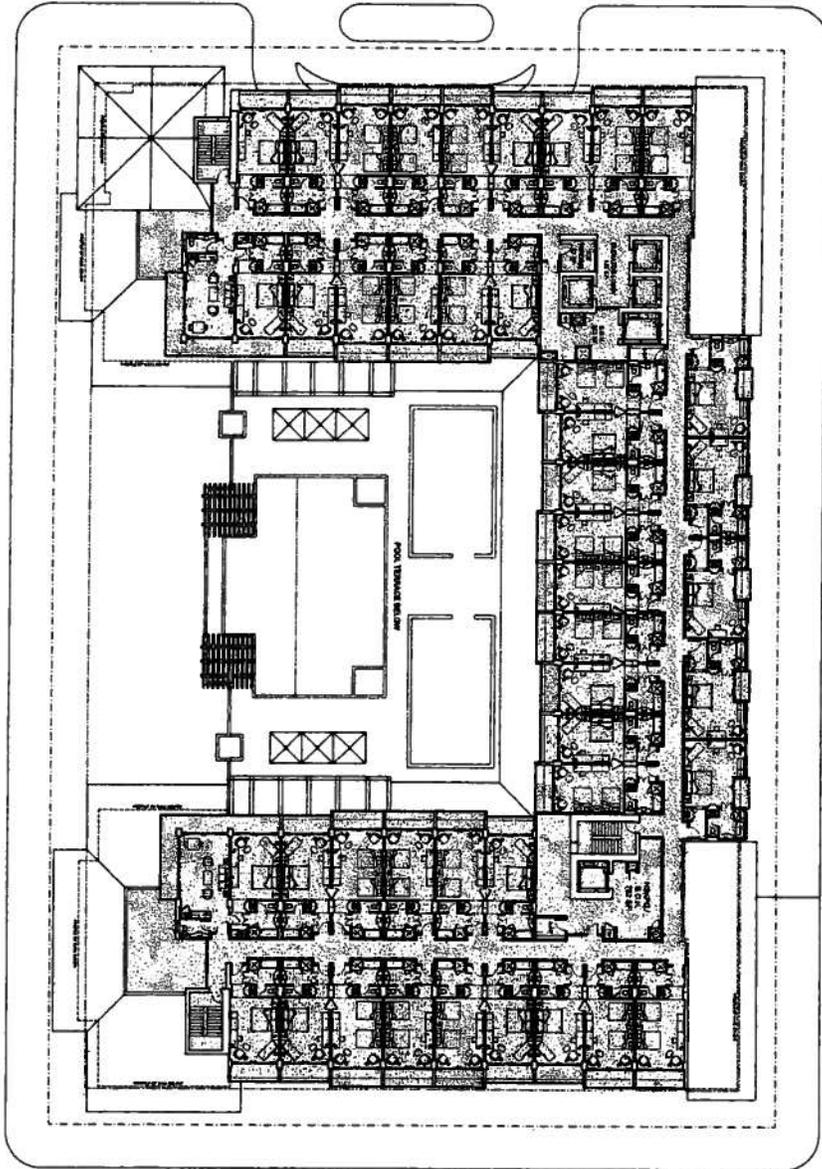
BEACHFRONT RESORT

South Block - Level 7
41 Standard Rooms, 2 Suites

PACIFIC STREET



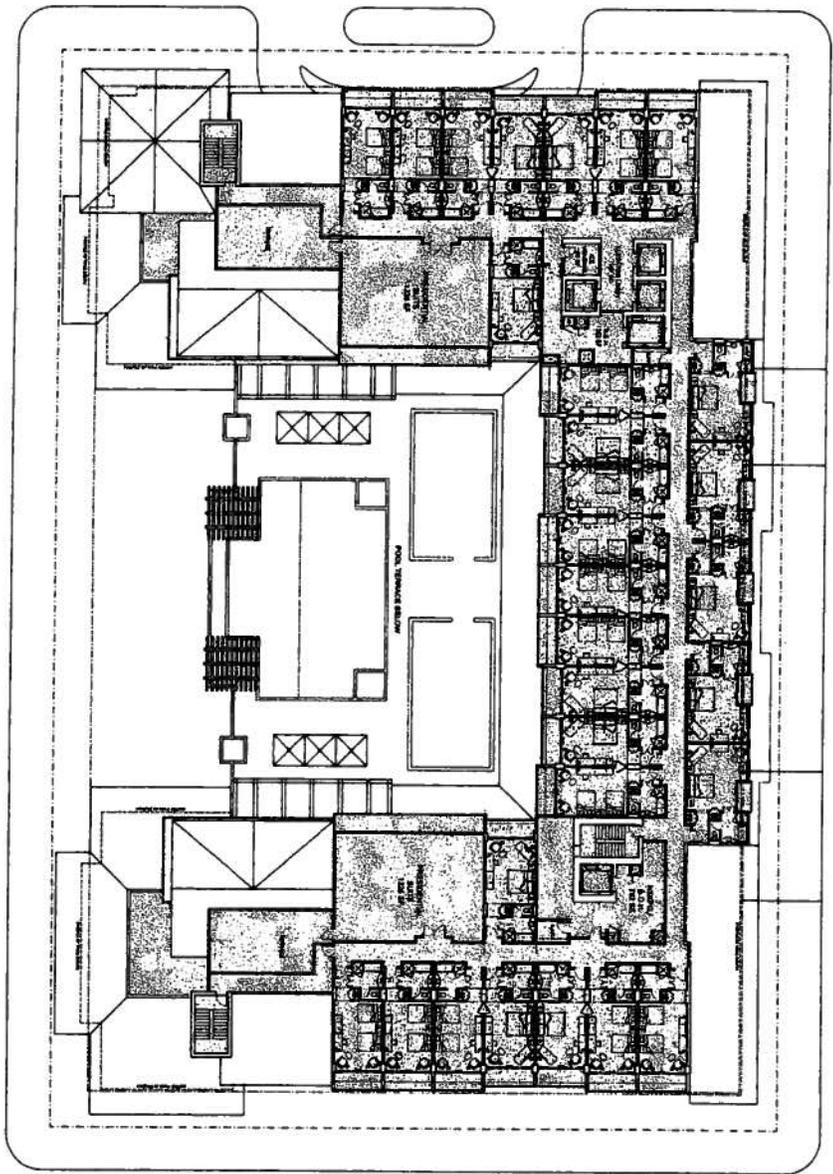
MISSION AVENUE



MYERS STREET

SEAGAZE DRIVE

MYERS STREET



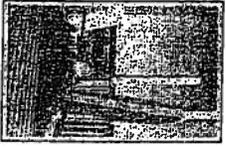
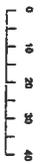
MISSION AVENUE

SEAGAZE DRIVE

South Block - Level 8

25 Standard Rooms, 2 Presidential Suites

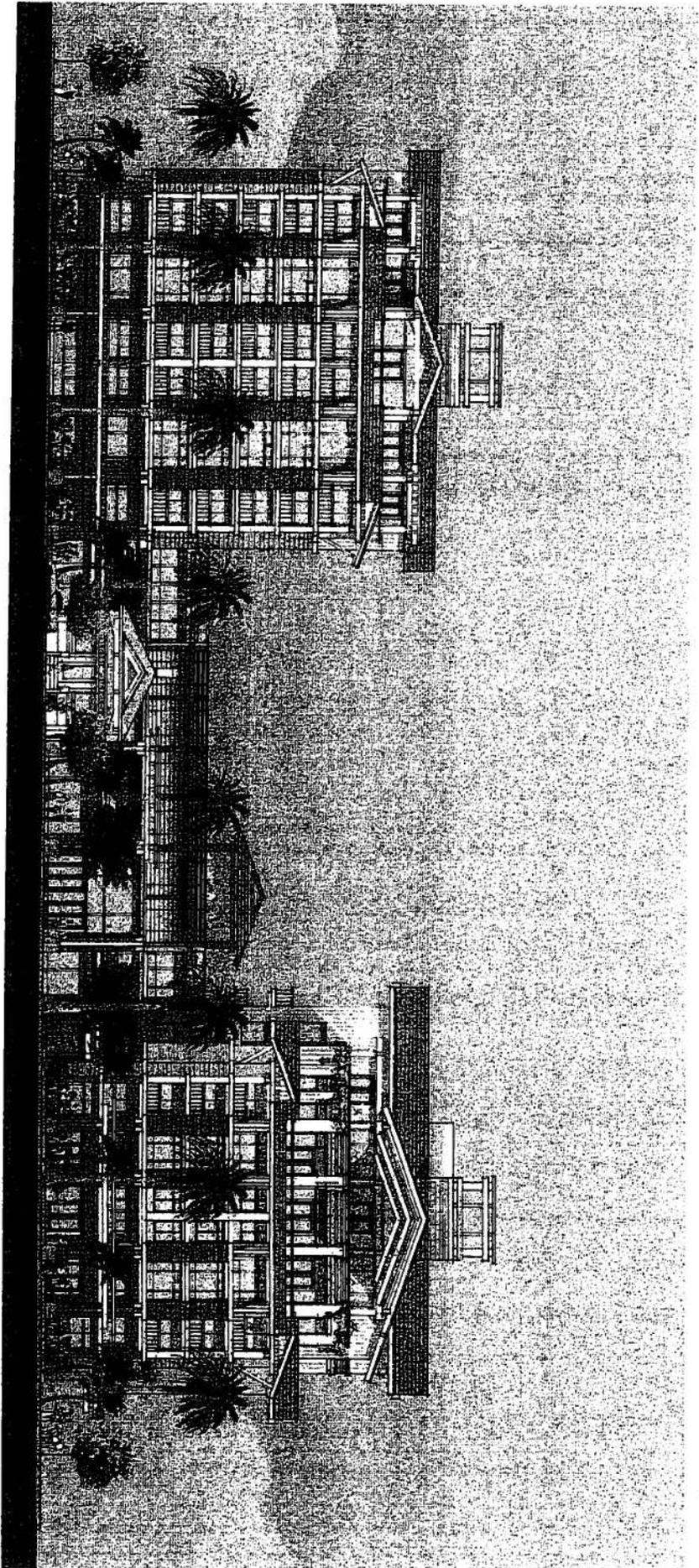
PACIFIC STREET



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BEACHFRONT RESORT





North Block - West Elevation



OCEANSIDE

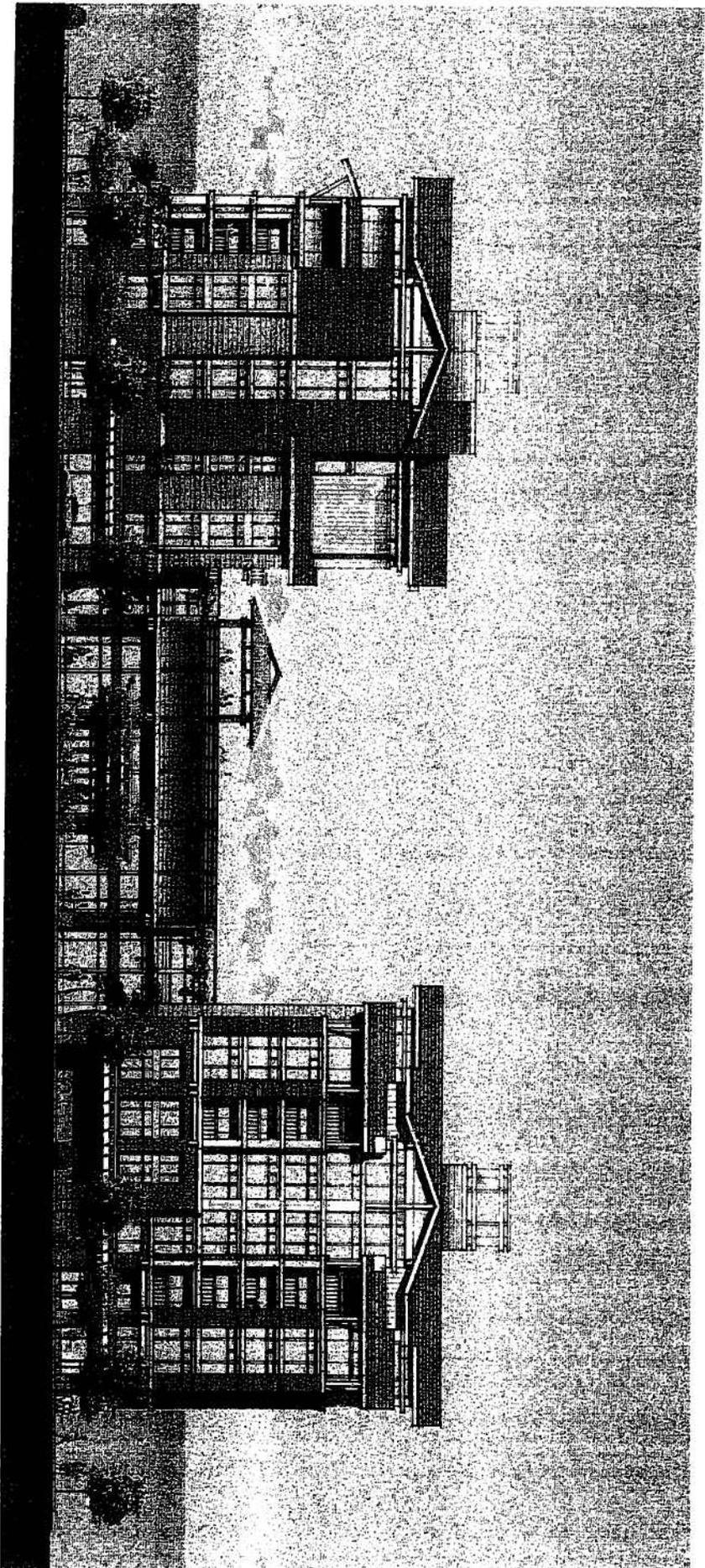
BEACHFRONT RESORT



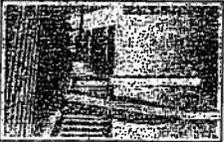
DESIGNED BY SP ARCHITECTS

DATE: 11/11/11

SCALE: 1/8" = 1'-0"



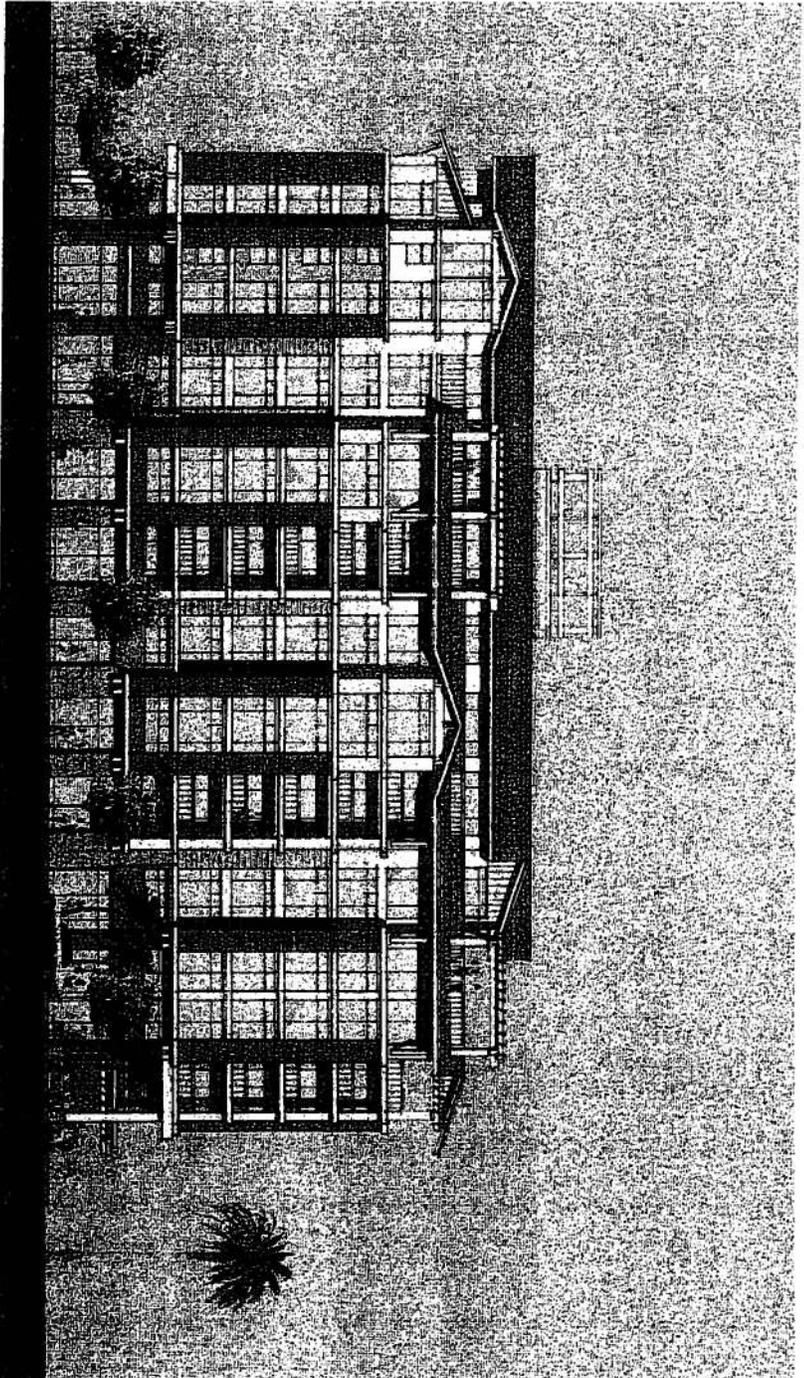
North Block - East Elevation



OCEANSIDE
BEACHFRONT RESORT



SP ARCHITECTS
1000 AVENUE 100, SUITE 100
SAN ANTONIO, TEXAS 78205
TEL: 214.343.1000
WWW.SPARCHITECTS.COM



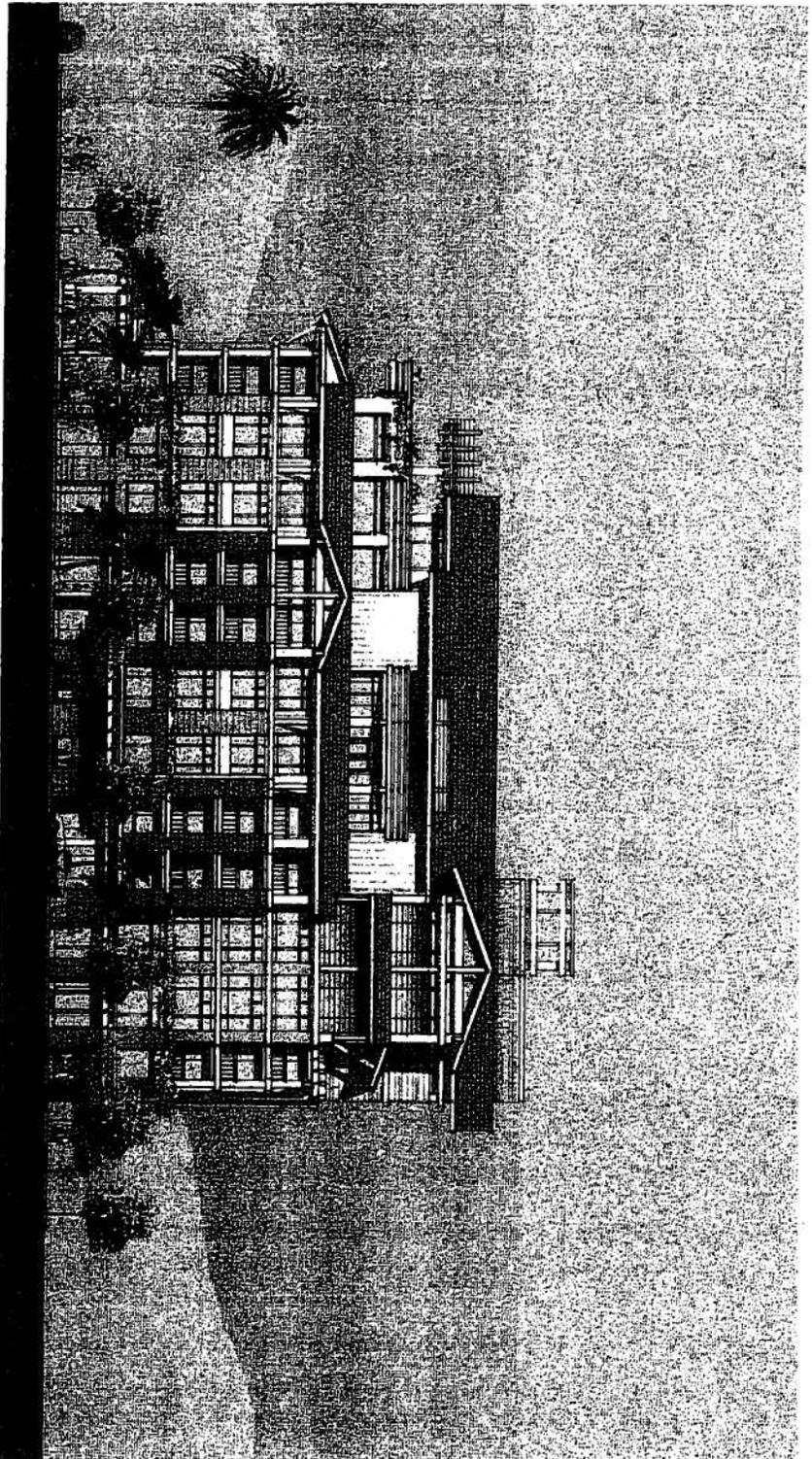
North Block - North Elevation



OCEANSIDE

BEACHFRONT RESORT

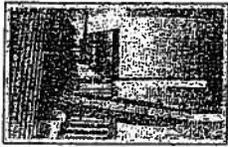


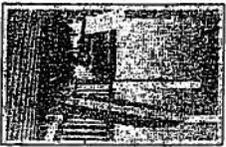


North Block - South Elevation

OCEANSIDE

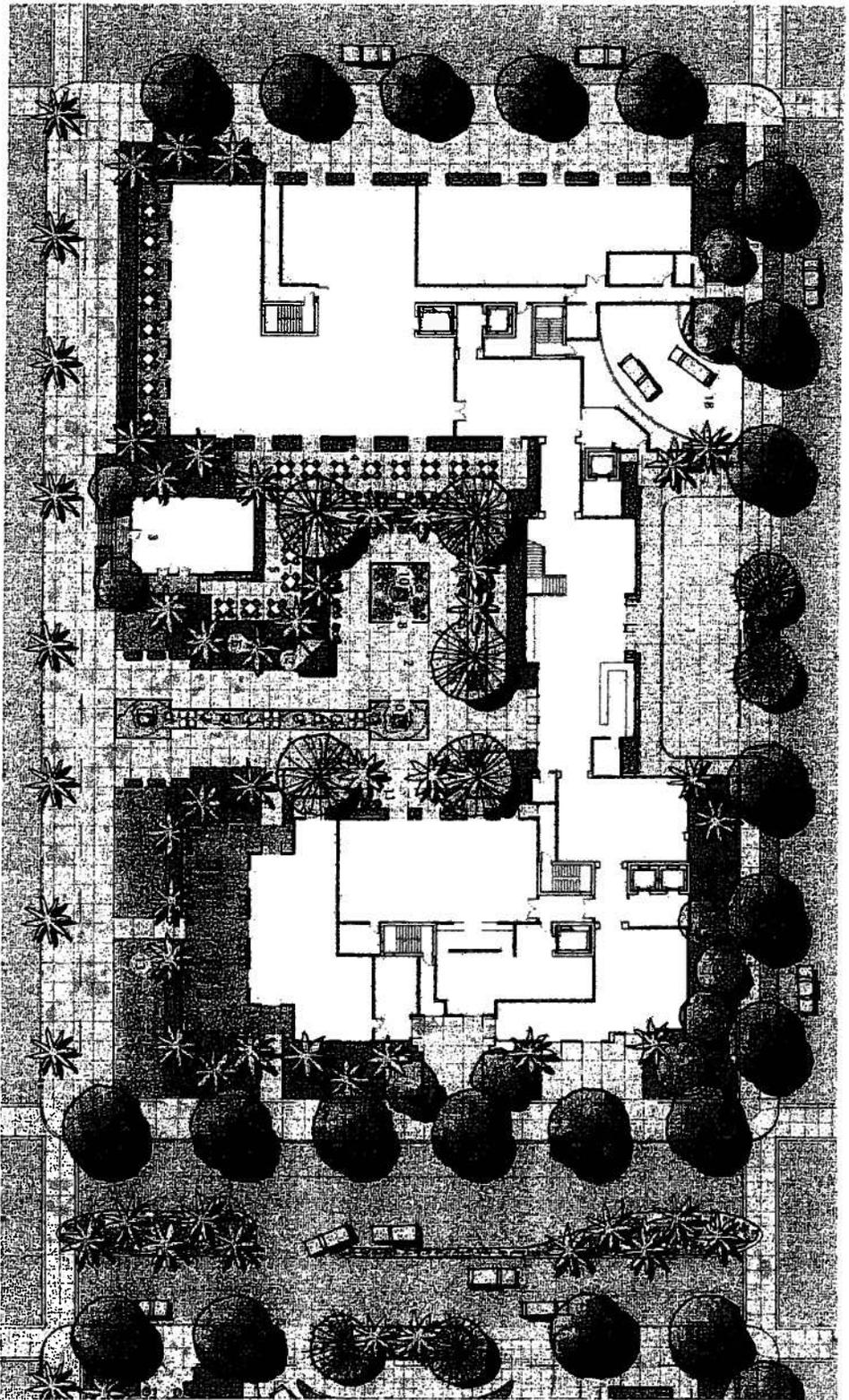
BEACHFRONT RESORT





OCEANSIDE

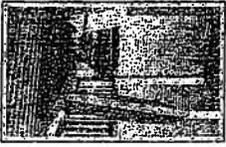
BEACHFRONT RESORT



North Block - Landscape Plan

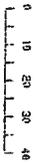
- KEY TO THE PLAN**
1. NORTH BLOCK ARRIVAL PLAZA
 2. PUBLIC OPEN SPACE COURTYARD PARK
 3. TOP GUN HOUSE RESTAURANT
 4. RECEPTION
 5. DINING TERRACE
 6. OUTDOOR DINING TERRACE
 7. PALM TREES (TYP)
 8. CARBON PLANTINGS
 9. LIVE POND
 10. WATER RUNNEL WITH BUBBLE FETS
 11. TORCHIERE FOUNTAIN URNS
 12. MEETING ROOM BREAKOUT TERRACE
 13. REFRESHMENT / SUNDRY BASK
 14. LOUNGE CHAIR LAWN
 15. HOTEL ARRIVAL PLAZA
 16. PUBLIC OPEN SPACE PLAZA & CONFERENCE
 17. DAY SPA ARRIVAL PLAZA
 18. SERVICE DRIVE
 19. GARAGE ENTRY
 20. THIRDED PLANTER URN ON PROSTAL



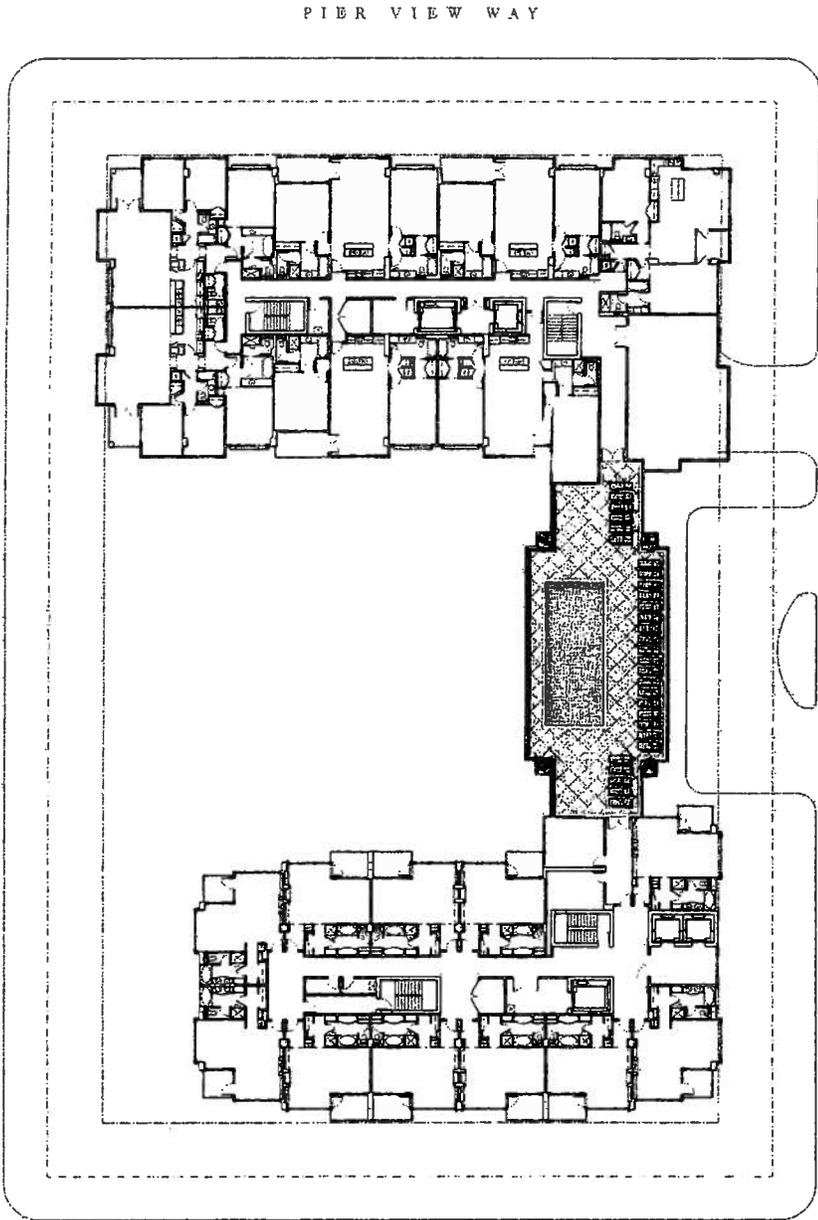


OCEANSIDE

BEACHFRONT RESORT



North Block Pool Deck



PIER VIEW WAY

MYERS STREET

MISSION AVENUE

PACIFIC STREET



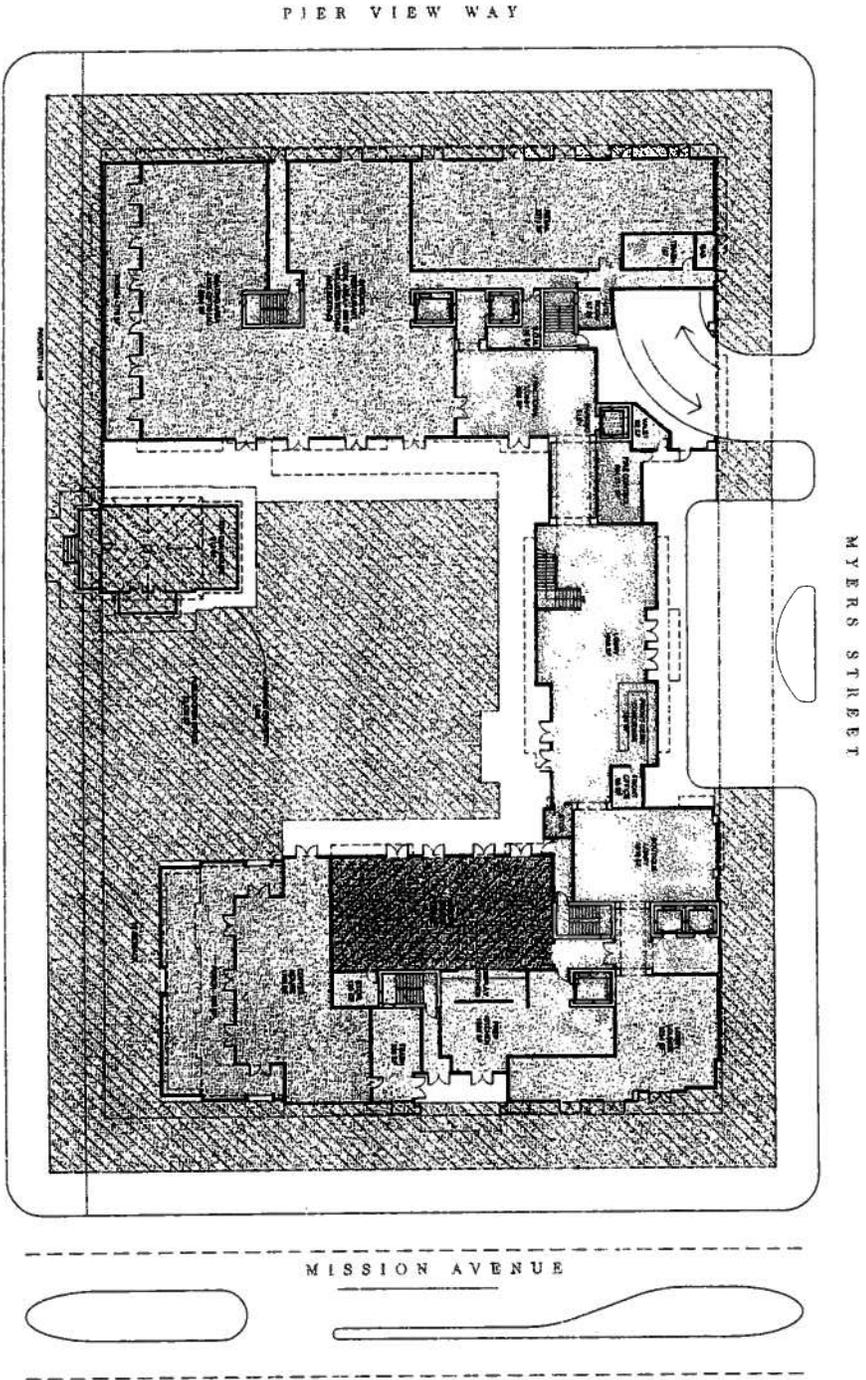
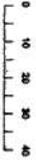
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2500 1st Avenue, Suite 200
San Francisco, CA 94133



OCEANSIDE

BEACHFRONT RESORT

North Block - Level 1



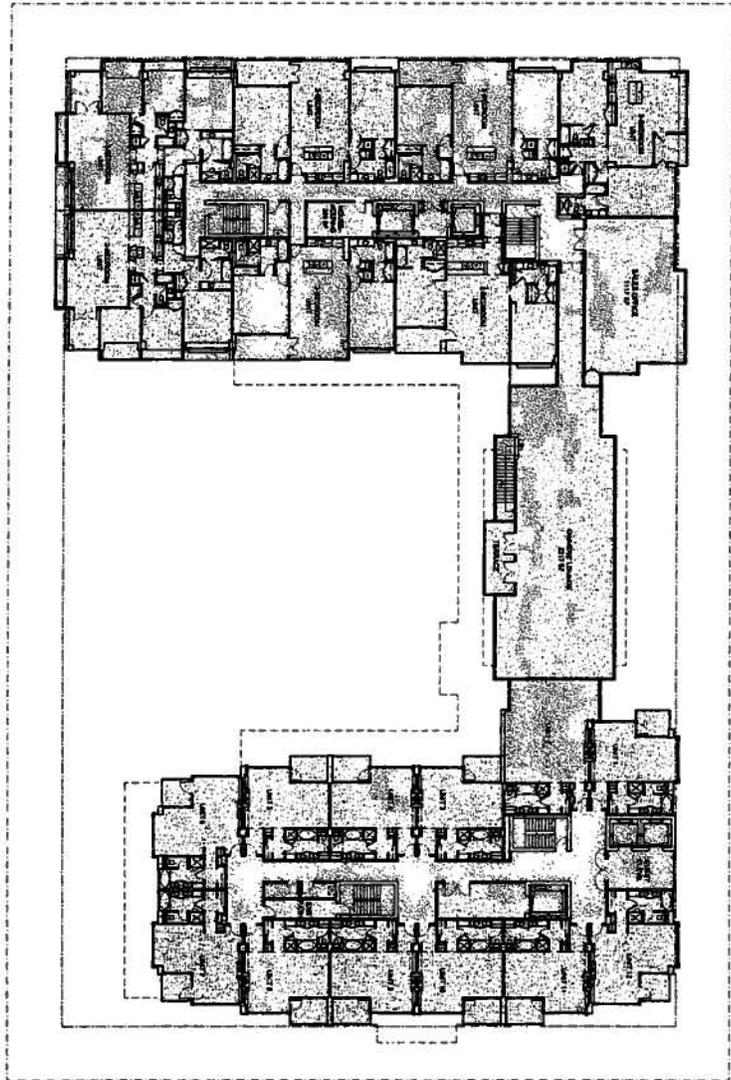
| | |
|-------------------------|-----------|
| EXTERIOR OPEN SPACE | 23,150 SF |
| INTERIOR PUBLIC AMENITY | 1,928 SF |
| TOTAL OPEN SPACE | 25,078 SF |
| SITE COVERAGE | 28,888 SF |
| SITE AREA | 80,000 SF |
| PERCENT SITE COVERAGE | 44.48% |

 INTERIOR PUBLIC AMENITY
 OPEN PUBLIC SPACE



MYERS STREET

PIER VIEW WAY

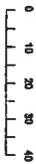


MISSION AVENUE

PACIFIC STREET

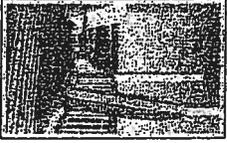
North Block - Level 2

5 2-BR Fractionals/Timeshare, 2 3-BR Fractionals/Timeshare,
12 Boutique Suites, Owners' Lounge and Sales Offices

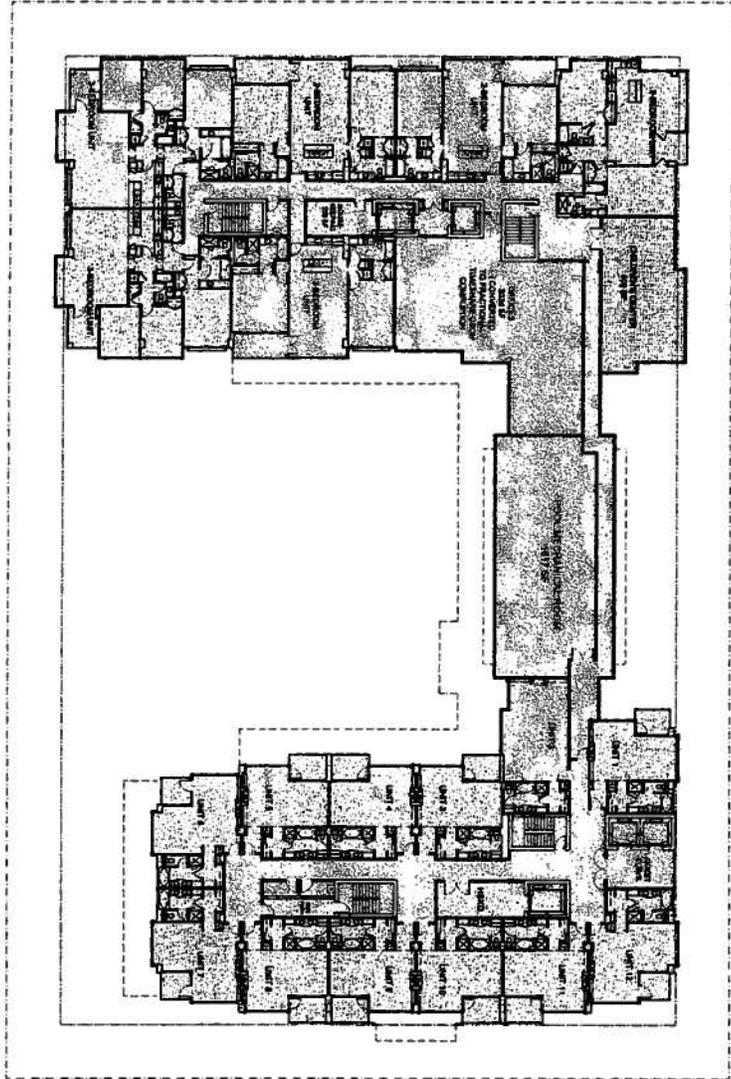


OCEANSIDE

BEACHFRONT RESORT



MYERS STREET



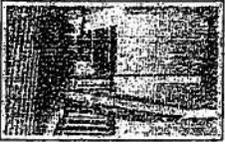
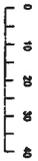
PIER VIEW WAY

MISSION AVENUE

PACIFIC STREET

North Block - Level 3

4 2-BR Fractionals/Timeshare, 2 3-BR Fractionals/Timeshare,
12 Boutique Suites, Children's Center, Offices and Pool Mechanical

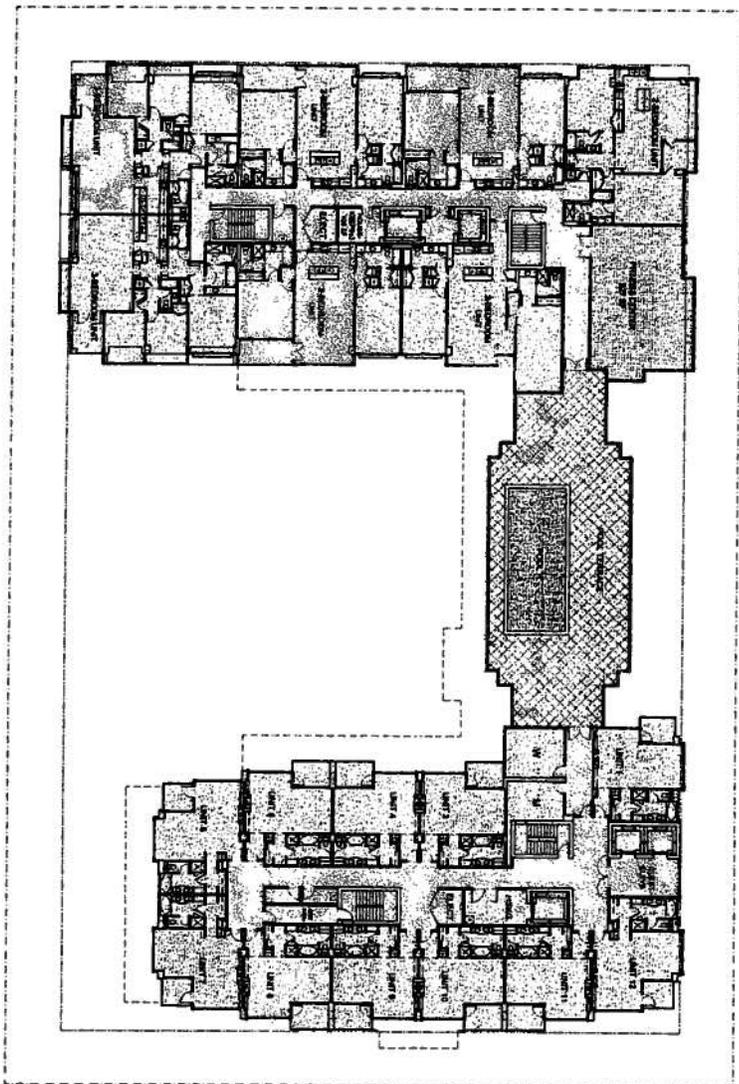


OCEANSIDE
BEACHFRONT RESORT



MYERS STREET

PIER VIEW WAY

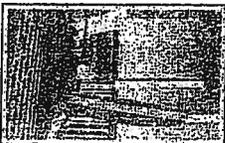
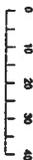


MISSION AVENUE

PACIFIC STREET

North Block - Level 4

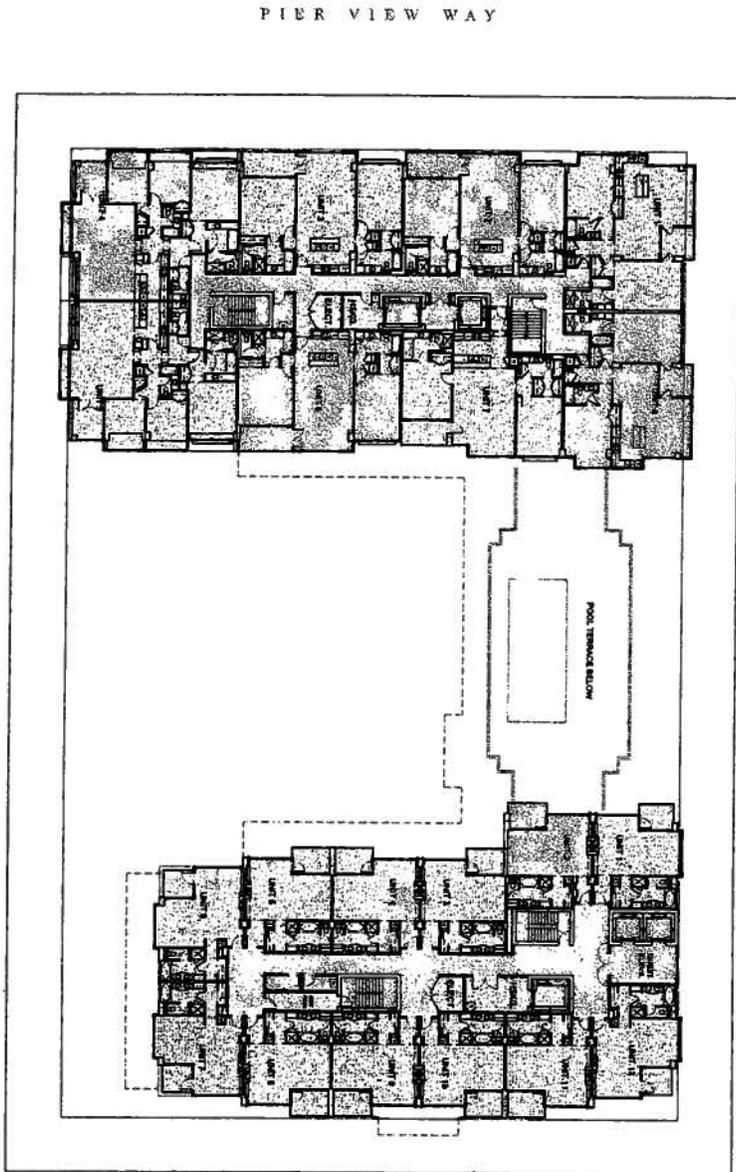
5 2-BR Fractionals, 7 Timeshare, 2 3-BR Fractionals, 7 Timeshare
11 Boutique Suites, Pool Terrace and Fitness Center



OCEANSIDE
BEACHFRONT RESORT



MYERS STREET



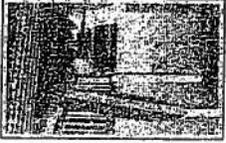
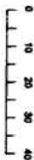
PIER VIEW WAY

MISSION AVENUE

North Block - Level 5

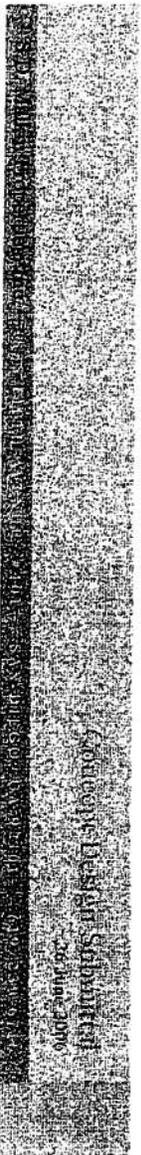
6 2-BR Fractionals/Timeshare, 2 3-BR Fractionals/Timeshare,
and 12 Fractional, Timeshare or Boutique Suites

PACIFIC STREET

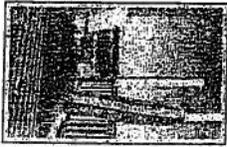


OCEANSIDE

BEACHFRONT RESORT



Conrad P. Desjarlais, Schubert
26 June 2006

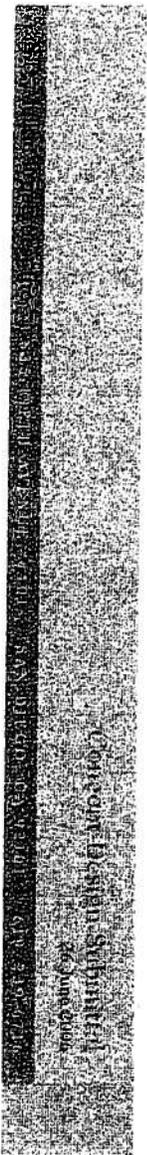


OCEANSIDE

BEACHFRONT RESORT

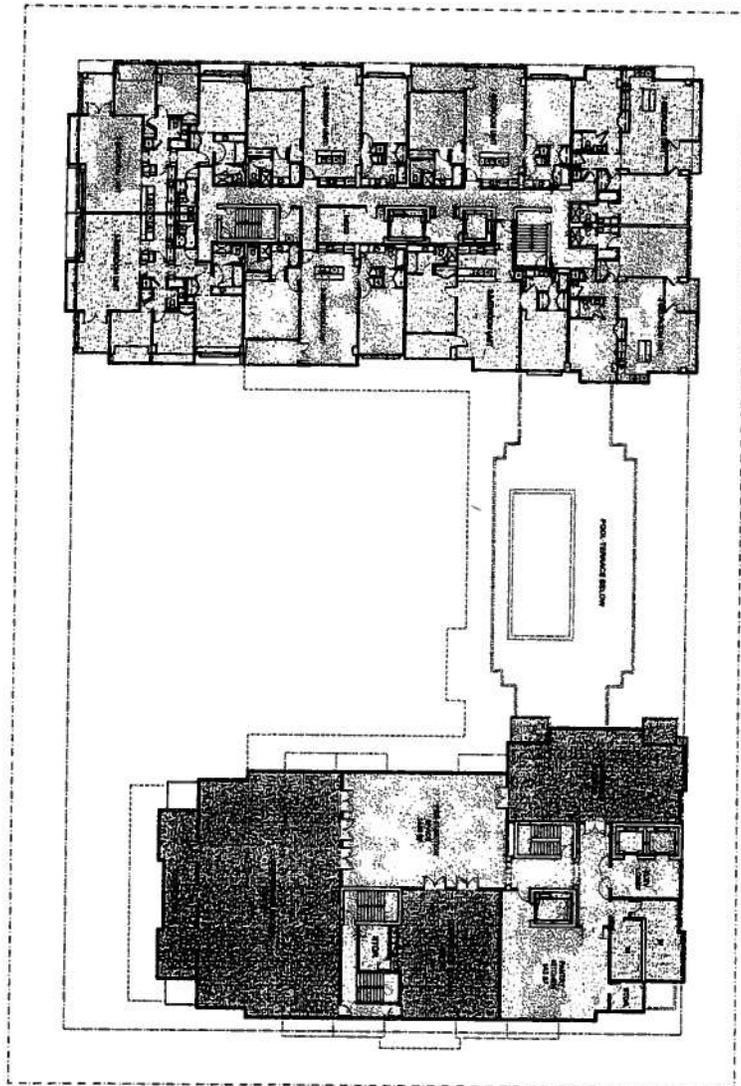
North Block - Level 6
 6 2-BR Fractionals/Timeshare, 2 3-BR Fractionals/Timeshare,
 and Executive Meeting Facility

PACIFIC STREET



Concept Design Submitted
 26 June 2008

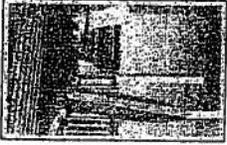
PIER VIEW WAY



MISSION AVENUE

MYERS STREET

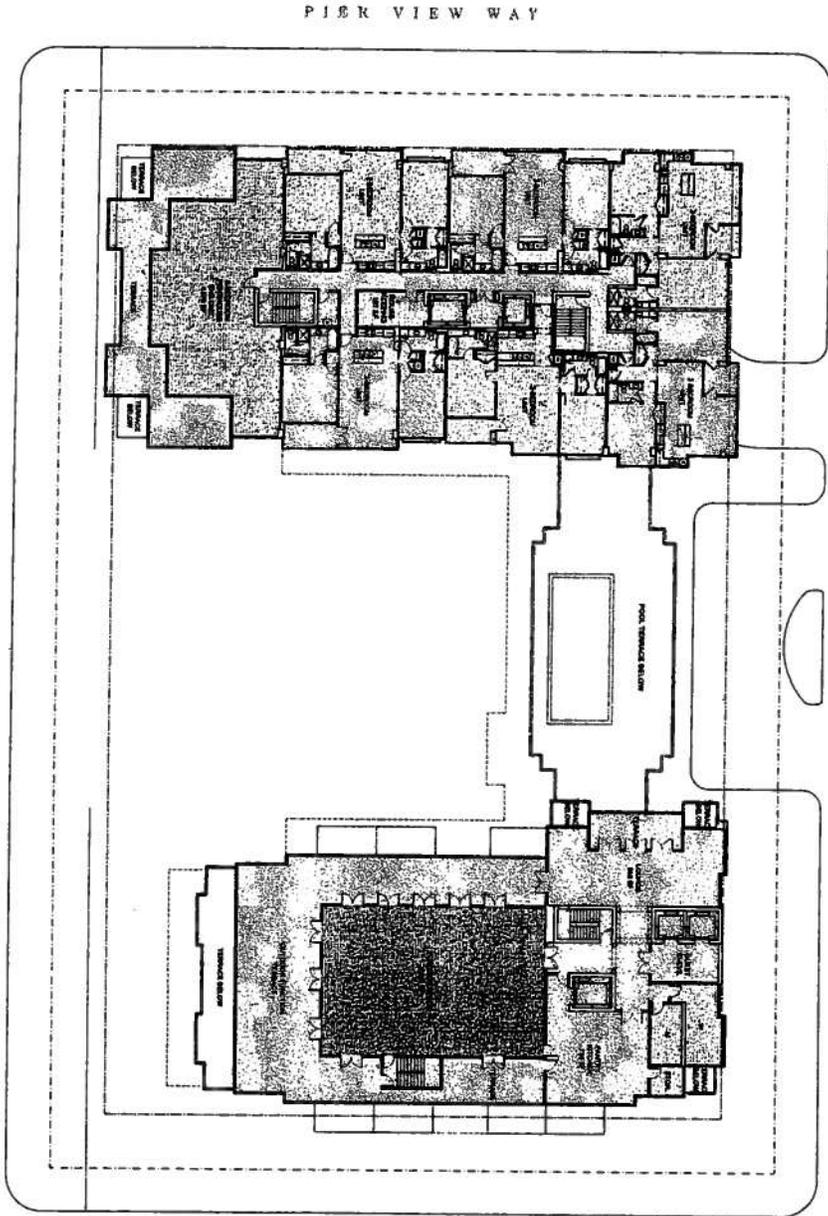




OCEANSIDE

BEACHFRONT RESORT

North Block - Level 7
 6 2-BR Fractionals/Timeshare, 1 3-BR Fractional/Timeshare,
 Function Room, Function Terrace, Lounge and Pantry Kitchen



Concept Design Submitted
 26 June 2006
 101 SAN DIEGO AVENUE, SAN DIEGO, CA 92108

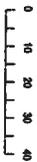


OCEANSIDE

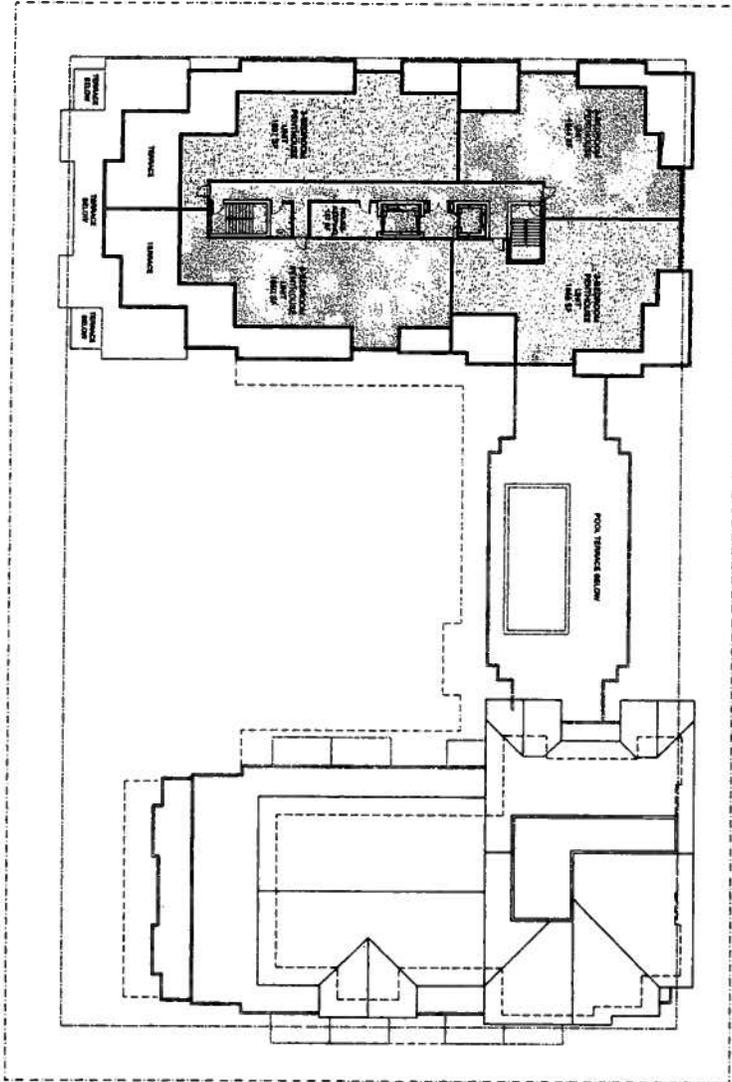
BEACHFRONT RESORT

North Block - Level 8
4 3-BR Fractionals/Timeshare

PACIFIC STREET



PIER VIEW WAY



MISSION AVENUE

MYERS STREET

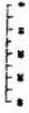


OCEANSIDE

BEACHFRONT RESORT



Upper Parking Level

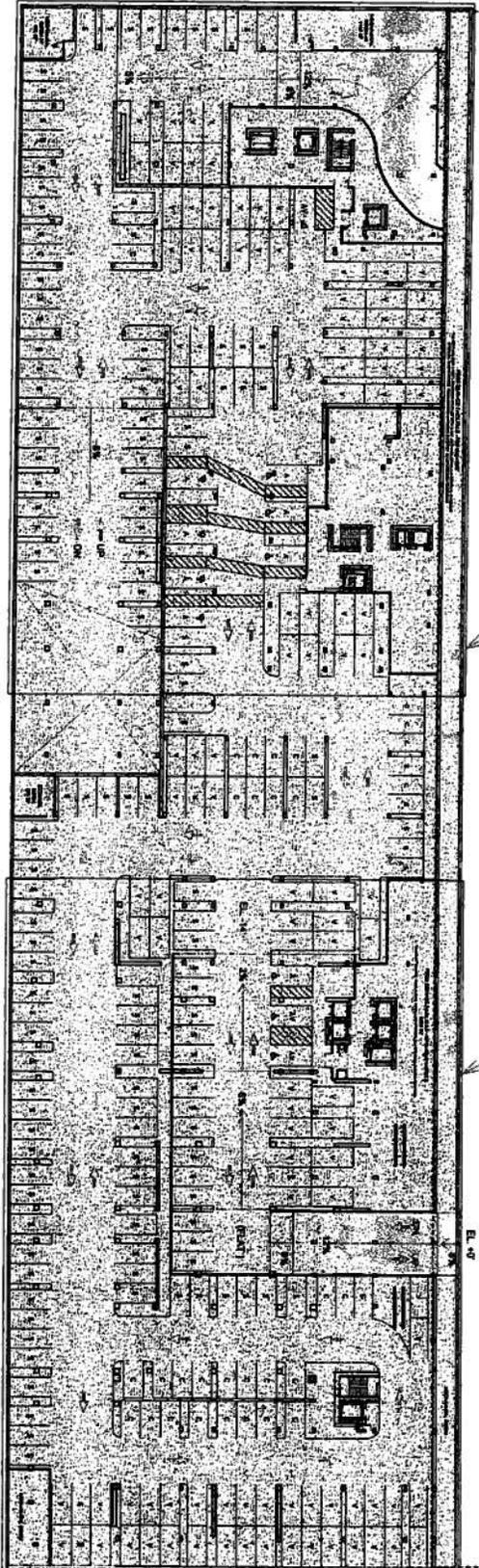


| | | |
|-----------------|-----|-------|
| STANDARD SPACES | 158 | (47%) |
| COMPACT SPACES | 33 | (11%) |
| HANDICAP SPACES | 11 | (4%) |
| VALET SPACES | 111 | (38%) |
| TOTAL: | 291 | |

MISSION AVENUE

PACIFIC STREET

PIER VIEW WAY



PROPERTY LINE

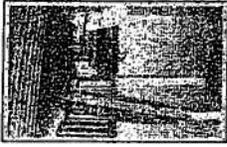
MYERS STREET

PROPERTY LINE

POTENTIAL EXPANSION FOR FUTURE ALTERNATE PARKING LAYOUT

EL. +9'

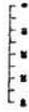
SEAGAZE DRIVE



OCEANSIDE

BEACHFRONT RESORT

Lower Parking Level

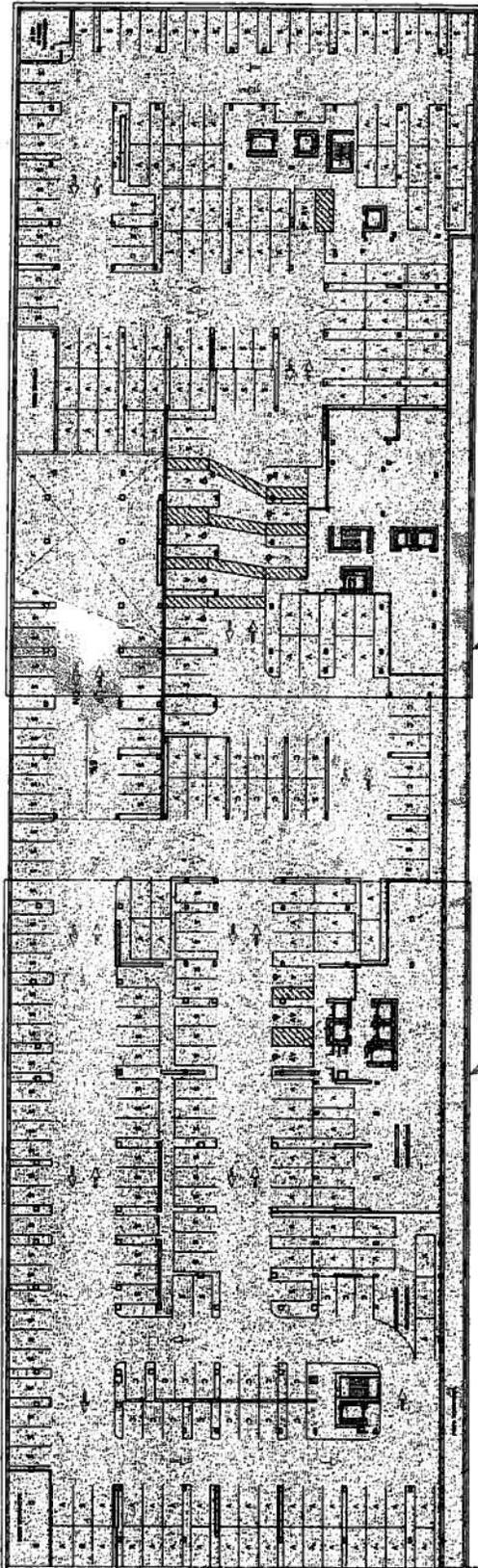


| | |
|------------------|-----------|
| STANDARD SPACES: | 151 (42%) |
| COMPACT SPACES: | 24 (11%) |
| HANDICAP SPACES: | 11 (5%) |
| VALET SPACES: | 51 (14%) |
| TOTAL: | 318 |

MISSION AVENUE

PACIFIC STREET

PIER VIEW WAY



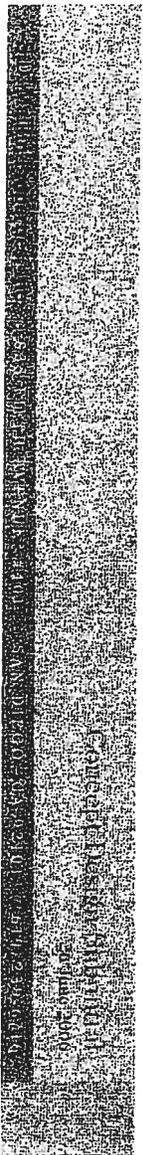
PROPERTY LINE

MYERS STREET

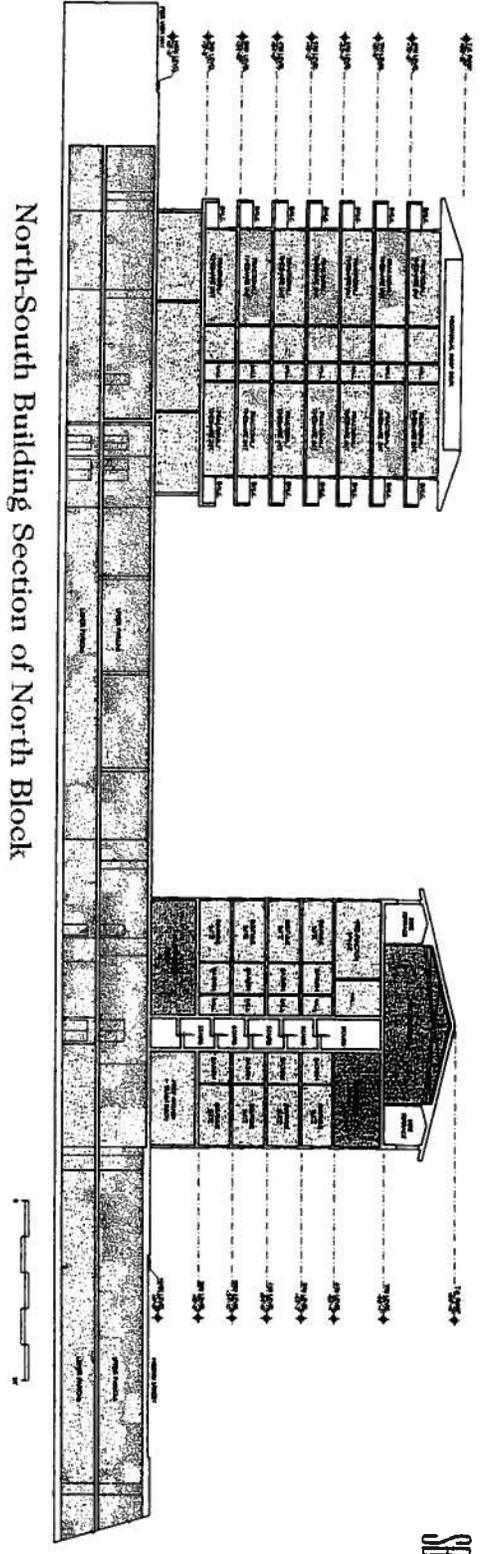
PROPERTY LINE

POTENTIAL EXPANSION FOR FUTURE
ALTERNATE PARKING LAYOUT

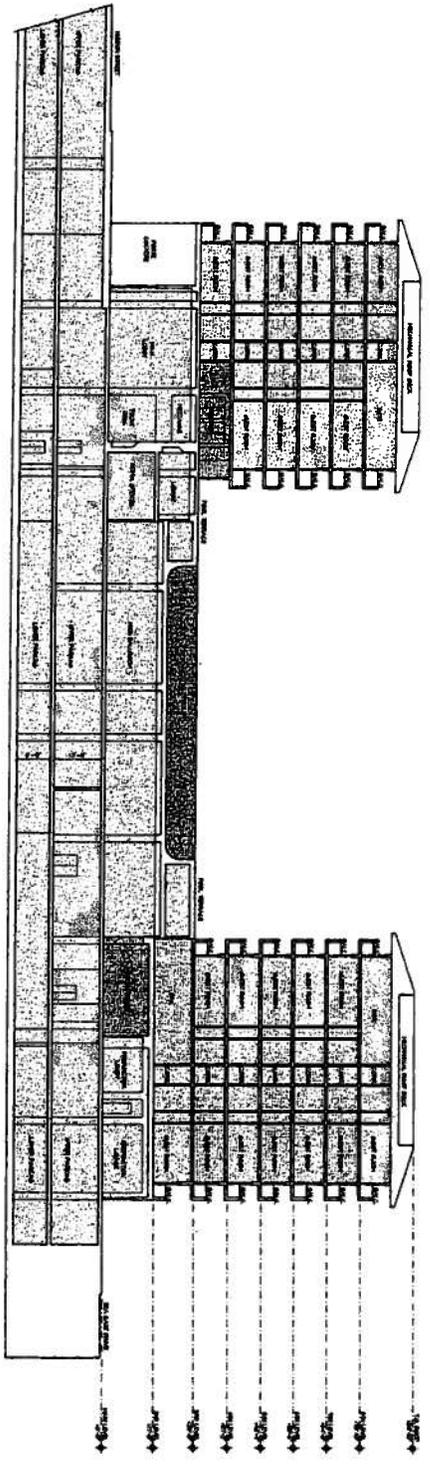
SEAGAZE DRIVE



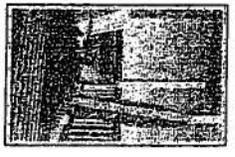
CRANEFIELD DESIGN ARCHITECTS
3000 15th Avenue, Suite 200
San Francisco, CA 94115
Tel: (415) 774-2333
Fax: (415) 774-2334



North-South Building Section of North Block



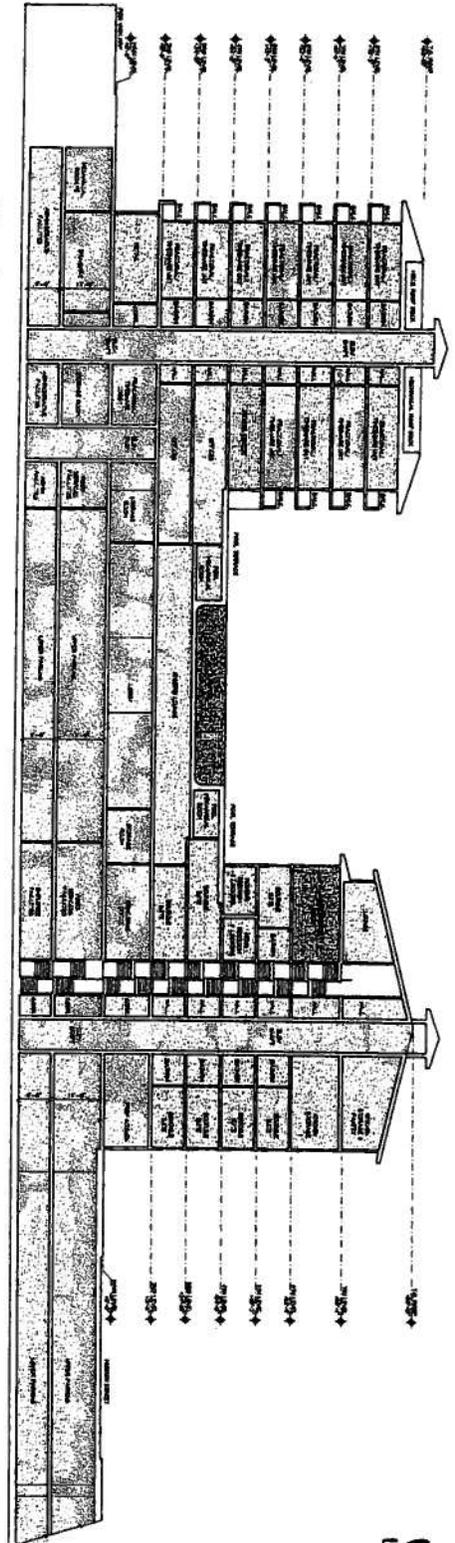
North-South Building Section of South Block



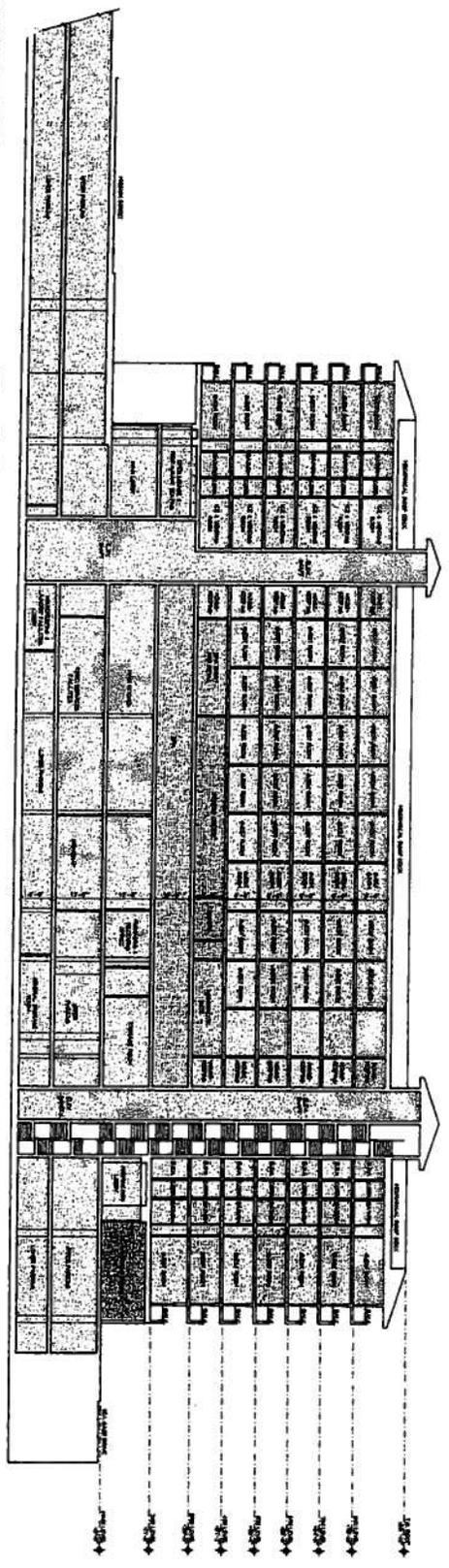
OCEANSIDE

BEACHFRONT RESORT





North-South Building Section of North Block

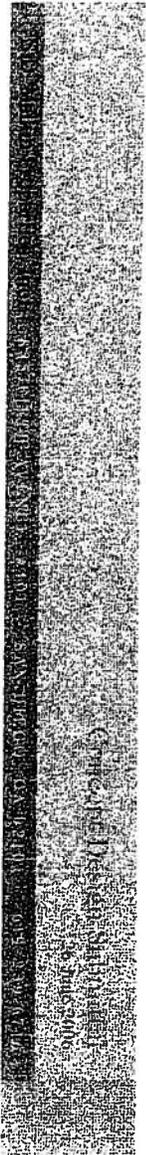


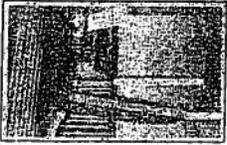
North-South Building Section of South Block



OCEANSIDE

BEACHFRONT RESORT

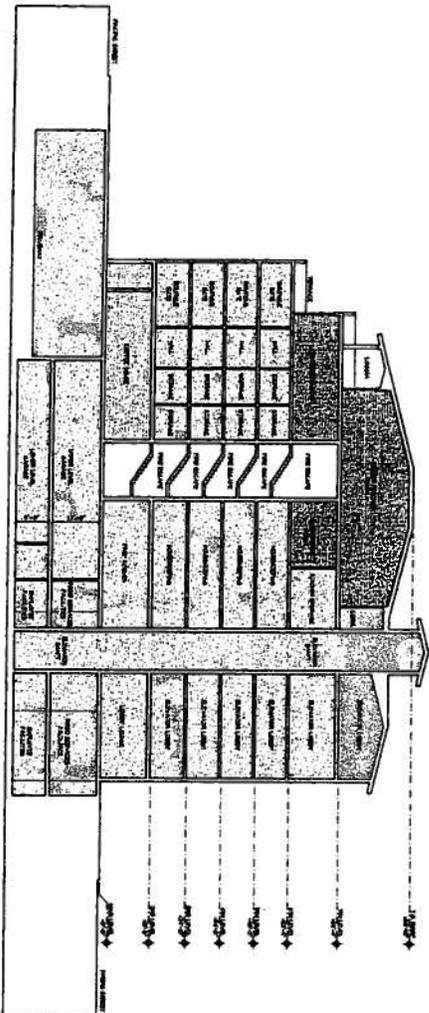




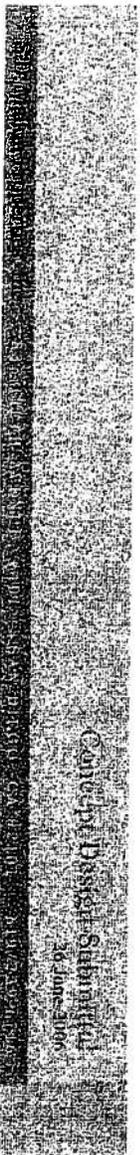
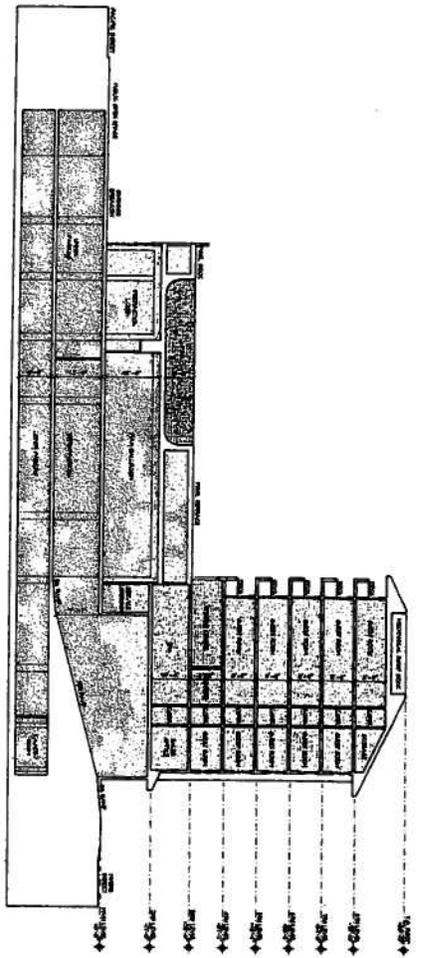
OCEANSIDE

BEACHFRONT RESORT

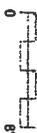
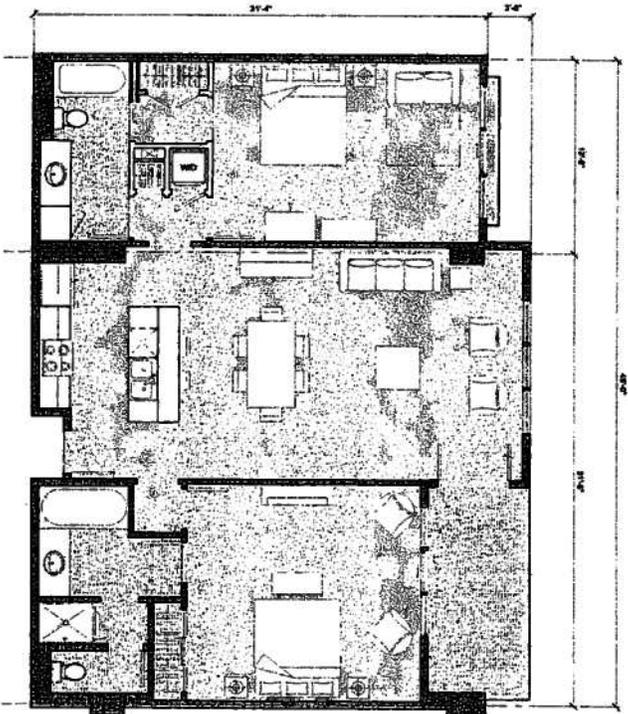
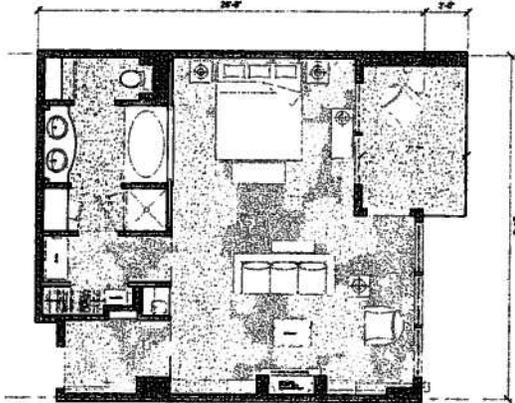
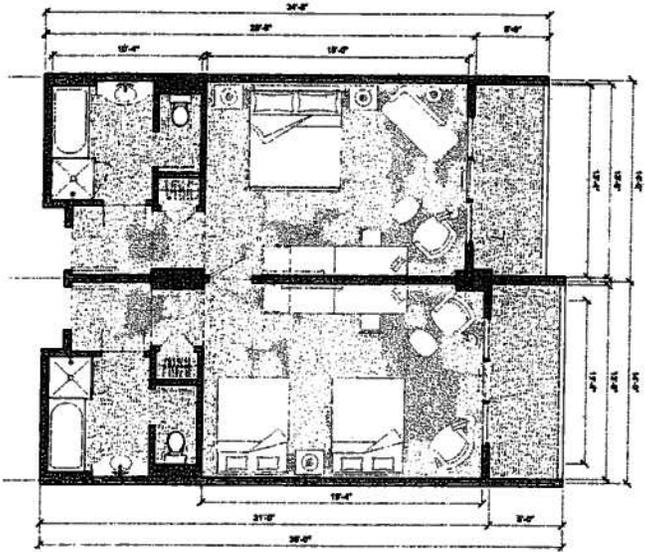
West-East Building Section of North Block Boutique Tower



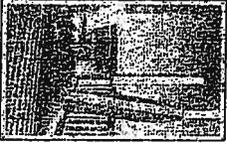
West-East Building Section of South Block



Concept Design Submitted
26 June 2006



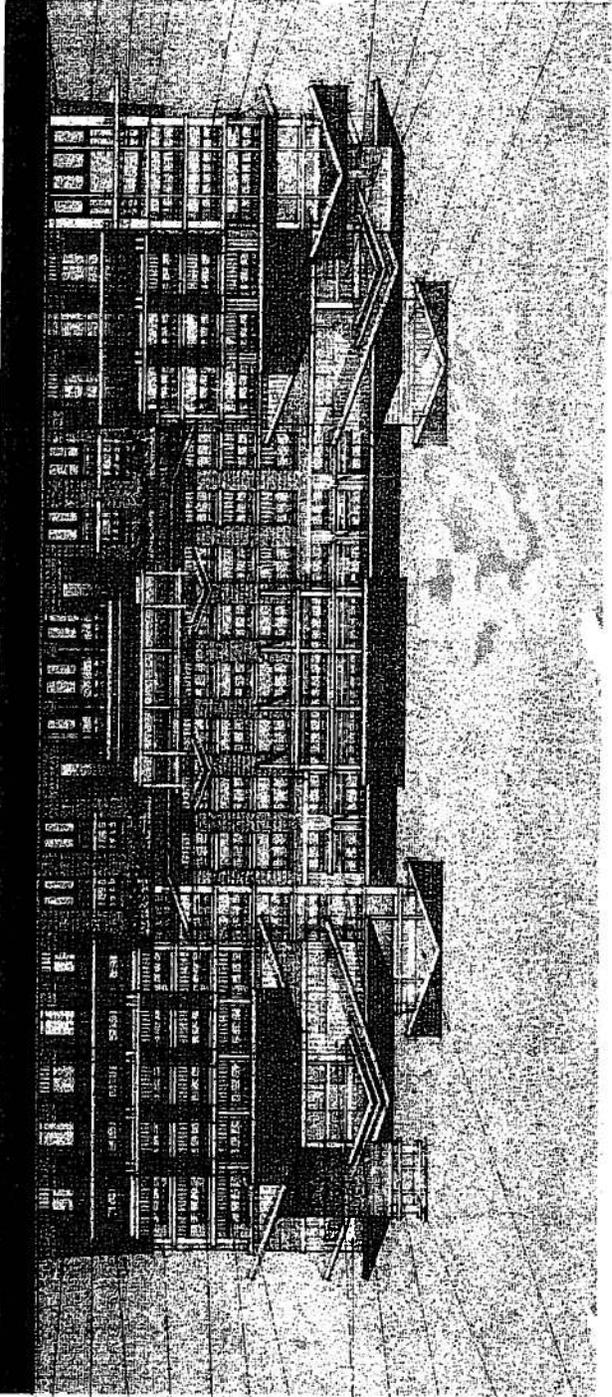
Typical Hotel Guestroom, Boutique Suite and Fractional/Timeshare Unit Plans



OCEANSIDE
BEACHFRONT RESORT

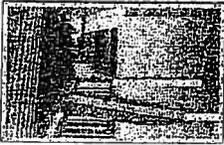


- BOARD & BATTEN SIDING (ALTERNATE: BOARD ON BOARD)
- HORIZONTAL LAP SIDING
- CEDAR SHINGLE ROOF
- SUITE BALCONIES
- CEDAR SHINGLE SIDING MITERED AT CORNERS (ALTERNATE 2 WIDE THEN 2 NARROW COURSES)
- DECORATIVE BRACE
- GLASS RAILINGS
- METAL WINDOW SYSTEM WHERE GLASS RAILINGS OCCUR
- HEAVY TIMBER DOUBLE COL
- 2 STORY HIGH PORCH
- BATTERED CEDAR SHINGLES MITERED AT CORNERS
- CUT STONE WITH THIN ACCENT COURSE OF SPLIT FACE STONE



- METAL & GLASS ARTICULATION AT ELEVATOR TOWER & BALCONIES BELOW
- LIGHTED WOOD LATTICE ACCENT AT TOP OF STAIR TOWER
- HORIZONTAL LAP SIDING AT TOP FLOOR BALCONIES
- GABLED ARBOR
- BOARD & BATTEN SIDING (ALT. BOARD ON BOARD)
- DECORATIVE WOOD BRACES
- TYPICAL RAILING - VERTICAL STILES
- GABLED ARBOR AT PAVILIONS
- FIRE POT AT TERRACE EDGE
- RECESSED SPA TERRACES
- WOOD ARBOR
- SINGLE STORY PORCH AT MEETING ROOMS

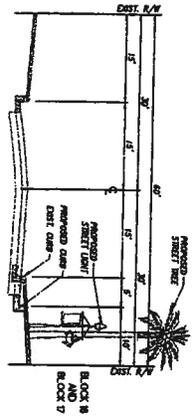
Material Callouts - South Block - West Elevation (N.T.S.)



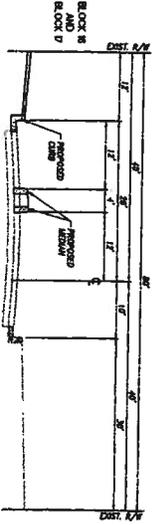
OCEANSIDE

BEACHFRONT RESORT

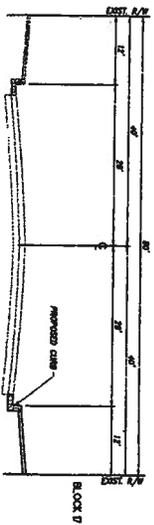




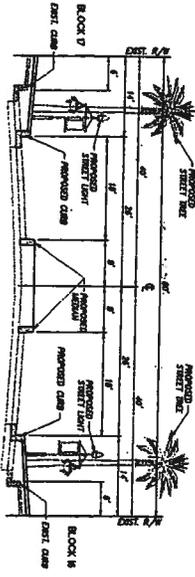
SECTION A-A MYERS STREET
NO SCALE



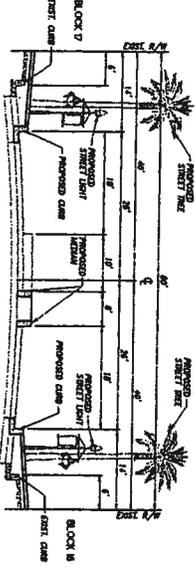
SECTION B-B PACIFIC STREET
NO SCALE



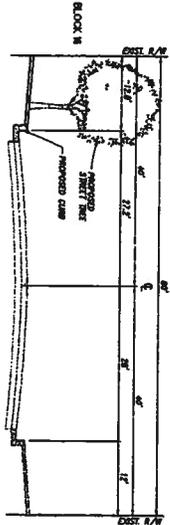
SECTION C-C PIER VIEW WAY
NO SCALE



SECTION D-D MISSION AVENUE
NO SCALE



SECTION E-E MISSION AVENUE
NO SCALE



SECTION F-F SEAGRAZE DRIVE
NO SCALE

PROJECT: OCEANSIDE BEACHFRONT RESORT



PROJECT DESIGN CONSULTANTS
711 S. Beach, Suite 200
San Diego, CA 92101
(619) 231-0291

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PRELIMINARY

TENTATIVE LUMP SUM CONTRACT
OCEANSIDE BEACHFRONT
RESORT
THE CITY OF OCEANSIDE, CALIFORNIA

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SEE SHEET 3

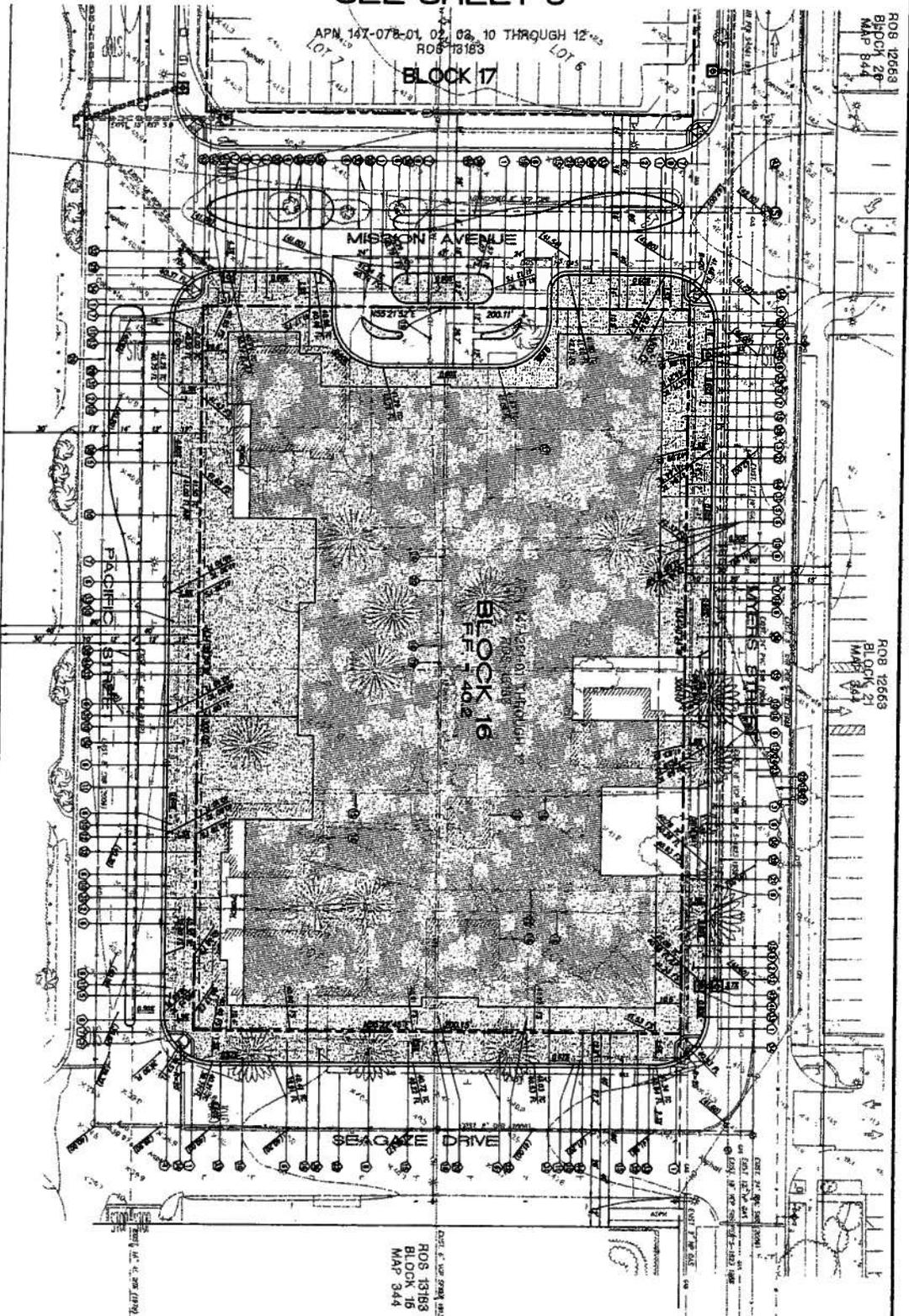
APN 147-078-01, 02, 03, 10 THROUGH 12
 R08 13183
BLOCK 17

R08 12663
 BLOCK 20
 MAP 344

R08 12663
 BLOCK 21
 MAP 344

R08 13183
 BLOCK 16
 MAP 344

R08 13183
 BLOCK 16
 MAP 344



- CONSTRUCTION NOTES**
1. EXIST. CURB & GUTTER TO BE REMOVED
 2. EXIST. SIDEWALK TO BE REMOVED
 3. EXIST. DRIVEWAY TO BE REMOVED
 4. EXIST. DRIVEWAY TO BE RECONSTRUCTED
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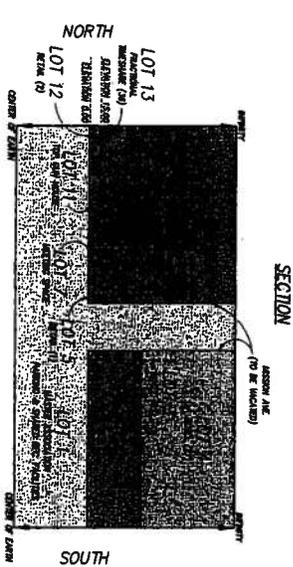
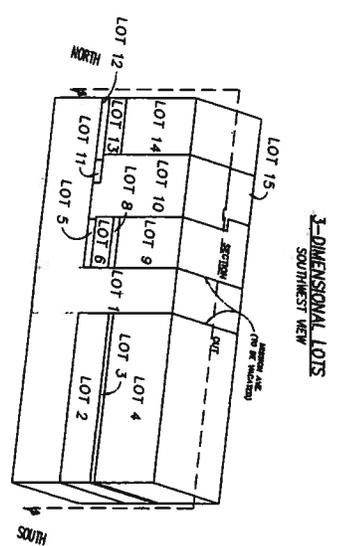
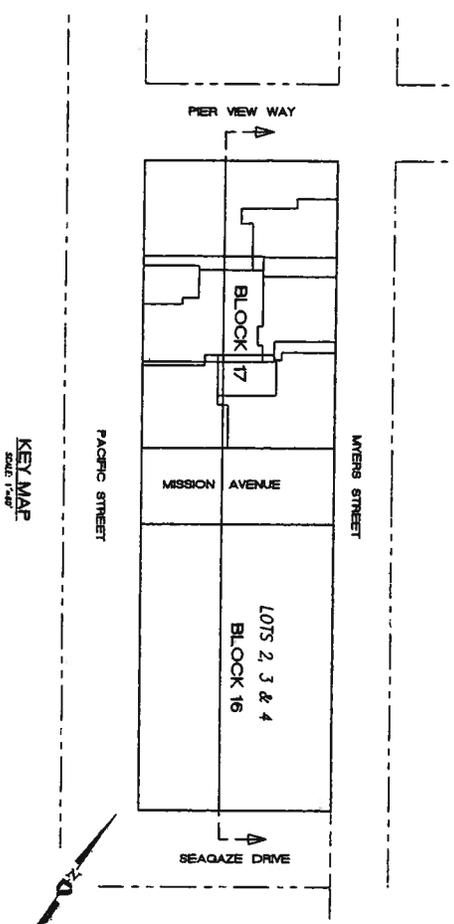
PROJECT DESIGN CONSULTANTS
 1111 S. BAY BLVD. SUITE 200
 OCEANSIDE, CA 92081
 (760) 431-1111
 WWW.PDCON.COM

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| 1 | 01/15/2010 | PRELIMINARY |
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| 3 | 01/15/2010 | PRELIMINARY |
| 4 | 01/15/2010 | PRELIMINARY |
| 5 | 01/15/2010 | PRELIMINARY |
| 6 | 01/15/2010 | PRELIMINARY |

PRELIMINARY

TEMPORARY AND EXISTING CONDITIONS / SITE PLAN (AS-BUILT)
OCEANSIDE BEACHFRONT RESORT
 THE CITY OF OCEANSIDE, CALIFORNIA

1. Last updated: 01/15/2010, 09:00 AM. No. 20, 2008 8:11 AM



PROJECT DESIGN CONSULTANTS
 701 S. Beach, Suite 100, San Diego, CA 92108
 (619) 551-1111

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TITLE: **THIRTYONE LOTS - 3D PLAN**
OCEANSIDE BEACHFRONT RESORT
 THE CITY OF OCEANSIDE, CALIFORNIA

SHEET: **6**
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PRELIMINARY