



AGENDA NO. 2

STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: September 4, 2012

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REQUEST FOR THE CITY OF OCEANSIDE TO ENTER INTO A MILLS ACT PROPERTY CONTRACT AGREEMENT WITH LARRY BECK, PROPERTY OWNER OF THE LOCALLY DESIGNATED HISTORIC RESOURCE LOCATED AT 618 SOUTH FREEMAN STREET AND HISTORICALLY REFERRED TO AS THE RUTHERFORD PROPERTY SITUATED WITHIN THE TOWNSITE NEIGHBORHOOD – APPLICANT: LARRY BECK**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2012-H04 recommending approval for the City of Oceanside to enter into a Mills Act Property Contract Agreement to the City Planner for final action.

PROJECT DESCRIPTION AND BACKGROUND

The subject site under consideration is referred to as the Rutherford property, and is legally described as Lot 12, Block 43 of the Bryans Addition which was the first recorded subdivision of the lot back in 1885. The subject lot traded hands several times up until 1926 when it was developed by Ed and Annie Rutherford with a 926-square foot Craftsman Bungalow style residence. The current property owner Mr. Larry Beck has requested to enter into a 10-year Mills Act Property Contract agreement with the City of Oceanside.

The Craftsman Bungalow style residence remains fully intact as originally developed with the exception of a small addition constructed in 1944 on the rear of the house and a second addition connecting the house to the detached single car garage located on the rear of the property in 2010. In all, the additions added approximately 500 square feet to the 924-square foot house. The front portion of the house was recently restored in 2010 with like materials and new paint. Although the single-family residence has

been modified from its original construction, the additions and restorations to the residence has not altered the structures original historic fabric established during its original construction dating back to 1926. Establishment of a Mills Act Contract with the property owner will afford him the ability to affect restoration and rehabilitation of the Historic Resource for a period of 10 years and in return Mr. Beck will be granted a property tax reduction.

Site Review: The proposed site under consideration is for a locally designated historic resource that holds a zoning designation of (RS), Single-Family Residential, and a General Plan Land Use designation of (SFD-R), Single-Family Residential Detached. The subject resource is part of an enclave of residences constructed by a single builder and all within the 600 block of Freeman. The project site is a rectangular, relatively flat parcel that is fully landscaped and developed as a single-family residence.

Surrounding land uses within the 600 Block of Freeman include similar Bungalow Style single-family residences, with Single-Family Residential to the east and north, a mix of Commercial land uses to the west, and a Religious Assembly and School type land use to the south. The resource under consideration is situated on the east side of South Freeman Street between Minnesota Avenue to the north, Wisconsin Avenue to the south, Ditmar Street to the east and South Coast Highway to the west within the Townsite neighborhood.

Project Description: The project application is comprised of one component: A request to enter into a Mills Act Property Contract Agreement, a preservation incentive for Owner-occupied designated historical resources to restore, repair, and/or rehabilitate the property in return for a reduction in their annual property tax bill.

The project is subject to the following Government Code, Ordinances, and City policies:

1. City Code Chapter 14A
2. California Government Code , Article 12, Section 50280

ANALYSIS

KEY PLANNING ISSUES

1. City Code Chapter 14A Compliance

Key Issues:

1. Is this property designated on any federal, state, county, or city register as a Historic Resource; and,
2. Is the subject property owner-occupied; and,

3. Does the maintenance, repair, rehabilitation, and/or restoration plan meet the standards to qualify for reassessment of the historic property?

DISCUSSION:

Under the criterion of the City's Historic Preservation Code, the State of California Register of Historical Resources, and CEQA, the property has been determined to possess local historical significance and maintains integrity based upon the structures location, materials, workmanship, and feeling. (See Exhibit A, Cultural Resource Report for 618 South Freeman Street) Under CEQA, the subject resource qualifies for listing under the architectural aspect of Criterion C. As for the 500 square feet of room additions constructed in 1944 and 2010, and maintaining the historical integrity of the original structure, it has been determined that the new additions if removed in the future would reveal the essential form and integrity of the historic property and its environment and would be unimpaired. The City Council took action to locally designate the proposed structure and property based upon the previous stated criterion.

The property owner Larry Beck has provided staff with appropriate documentation that the property is owner-occupied, and subject to the City Planner approval of the maintenance, repair, rehabilitation, and/or restoration plan, the property will be entitled to qualify for reassessment of the historic property, pursuant to Chapter 3, Page 2, of Division 1 of the California Revenue and Taxation Code.

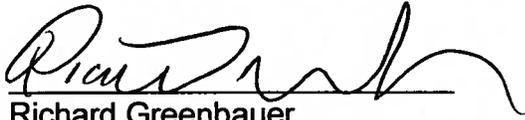
ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the proposed project is covered by the "General Rule" Article 5; Section 15061 (b) (3), that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2012-HXX recommending approval for the City of Oceanside to enter into a Mills Act Property Contract Agreement to the City Planner for final action.

PREPARED AND SUBMITTED BY:



Richard Greenbauer
Senior Planner

RG/fil

Attachments:

1. OHPAC Resolution No. 2012-H04
2. Exhibit A, Cultural Resources Report for the Evaluation Study And Historical Designation of 618 South Freeman Street and Dated December 2010.
3. Rehabilitation/Restoration/Maintenance Plan and Timeline
4. Historic Property Tax Adjustment Worksheet

OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2012-H04

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION OF THE CITY OF OCEANSIDE,
CALIFORNIA RECOMMENDING APPROVAL OF A REQUEST TO
ENTER INTO A MILLS ACT PROPERTY CONTRACT ON CERTAIN REAL
PROPERTY LOCATED IN THE CITY OF OCEANSIDE

APPLICATION NO.: MILLS ACT PROPERTY CONTRACT
APPLICANT: Larry Beck
LOCATION: 618 South Freeman Street

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 to enter into a Mills Act Property Contract with the City of Oceanside under the provisions of the Historical Preservation Ordinance (82-41) Chapter 14 A for the following property:

The single-family residence located at 618 South Freeman Street that has been designated as a Local Historic Resource.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 4th day of September, 2012, conduct a duly advertised public hearing as prescribed by law to consider said request.

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

FINDINGS:

1. The 618 South Freeman Street locally designated historic resource is a good, local example of modest Craftsman architecture, displaying many features common to this style and making it eligible to receive a property tax reduction..
2. That the resource has retained its historic integrity by possessing the following aspects that convey and maintain its significance as a local historic resource:
 - a) The resource has remained the same since construction in 1926; therefore, retaining its location element for integrity purposes.

1 b) The building contains a sufficient degree of the workmanship used in its
2 execution; therefore, illustrating that the building possesses a workmanship
3 element for integrity purposes.

4 c) The house retains its Craftsman style feeling; therefore, retaining its feeling
5 element for integrity purposes.

6 3. That application of the Secretary of the Interior's Standards to the resource at 618
7 South Freeman Street has determined the following:

8 a) The use of resource as a residence remains unchanged.

9 b) The historic character of the residence has been retained and preserved.
10 Distinctive materials have not been removed and the character defining
11 relationships of the building were not altered, and all additions to the residence
12 lie behind the house and are out of public view.

13 c) The addition to the house does not alter the physical record of the building's
14 time, place, and use.

15 d) Historic changes to the house were not present prior to construction of the
16 additions.

17 e) All materials, features, finishes, construction techniques, and examples of
18 craftsmanship were preserved or restored.

19 f) All deteriorated historic features were repaired and/or restored.

20 g) Chemical and physical treatments were not used.

21 h) Archeological resources are not present.

22 i) Construction of the addition did not destroy historic materials, features, spaces,
23 and spatial relationships that characterized the original building. The addition,
24 while sympathetic in style, is discernible from the existing construction in
25 terms of lineal footprint and the introduction of different door styles and
26 window shapes. The addition design does not replicate that of the existing
27 house and further is compatible in feeling, scale, and mass.

28 j) If the addition were to be removed in the future, the essential form and integrity
29 of the historic property and its environment would be unimpaired.

1 k) The Rehabilitation/Restoration/Maintenance Plan and Timelines to affect said
2 plan are consistent with the intent of established Mills Act Property Contract
3 Program for the City of Oceanside.

4 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
5 Advisory Commission does hereby recommend approval to the City Planner to enter into a
6 Mills Act Property Contract Agreement with the property owner Larry Beck for the property
7 located at 618 South Freeman Street, a Local Designated Historic Resource.

8 PASSED AND ADOPTED Resolution No. 2012-H04 on September 4, 2012 by the
9 following vote to wit:

10 AYES:

11 NAYES:

12 ABSTAIN:

13 ABSENT:

14
15
16 ATTEST:

Greg Root, Chairman
Oceanside Historic Preservation
Advisory Commission

17
18
19 _____
Richard T. Greenbauer, Secretary

20 I, RICHARD T. GREENBAUER, Secretary of the Oceanside Historic Preservation Advisory
21 Commission, hereby certify that this is a true and correct copy of Resolution No. 2012-H04.

22
23 Dated: September 4, 2012
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**CULTURAL RESOURCES REPORT
FOR
THE EVALUATION STUDY AND HISTORICAL DESIGNATION OF
618 S. FREEMAN STREET, OCEANSIDE, CALIFORNIA 92054**

**Prepared for:
The City of Oceanside
Planning Department
300 N. Coast Highway
Oceanside, California 92054
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**Submitted by:
Larry Beck
618 S. Freeman Street
Oceanside, California 92054**

**Prepared by:
Archaeos
11209 Golden Birch Way
San Diego, California 92131
(858) 549-2181**

**Ruth C. Alter, M.A.
Principal**

Archaeos Job #1139

APPROVED BY THE
December, 2010
CITY COUNCIL

this 20TH day of APRIL 20 11

CASE No. H/1-0000/ CC RESO: 11-R0343-1

SIGNED 

I. INTRODUCTION

This report details the findings of the evaluation study conducted for the proposed designation of the single-family residence located at 618 S. Freeman Street, Oceanside, California 92054 (Figures 1 and 2). The objective of this study was to determine the historical and architectural significance of the building in terms of eligibility for nomination to the Oceanside Cultural Resources Inventory and to the California Register of Historical Places as defined by the California Environmental Quality Act. The building addition made to the rear of the house was analyzed for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well.

PROJECT LOCATION

The subject property is located in Section 26, Township 11 South, Range 5 West, on the USGS 7.5' San Luis Rey quadrangle (Figure 2). The legal description of the property is Lot 12, Block 43 of Bryans Addition; the Assessor's Parcel Number is 150-302-11. The building is situated on the east side of S. Freeman Street between Minnesota Avenue to the north, Wisconsin Avenue to the south, Ditmar Street to the east and S. Coast Highway to the west.

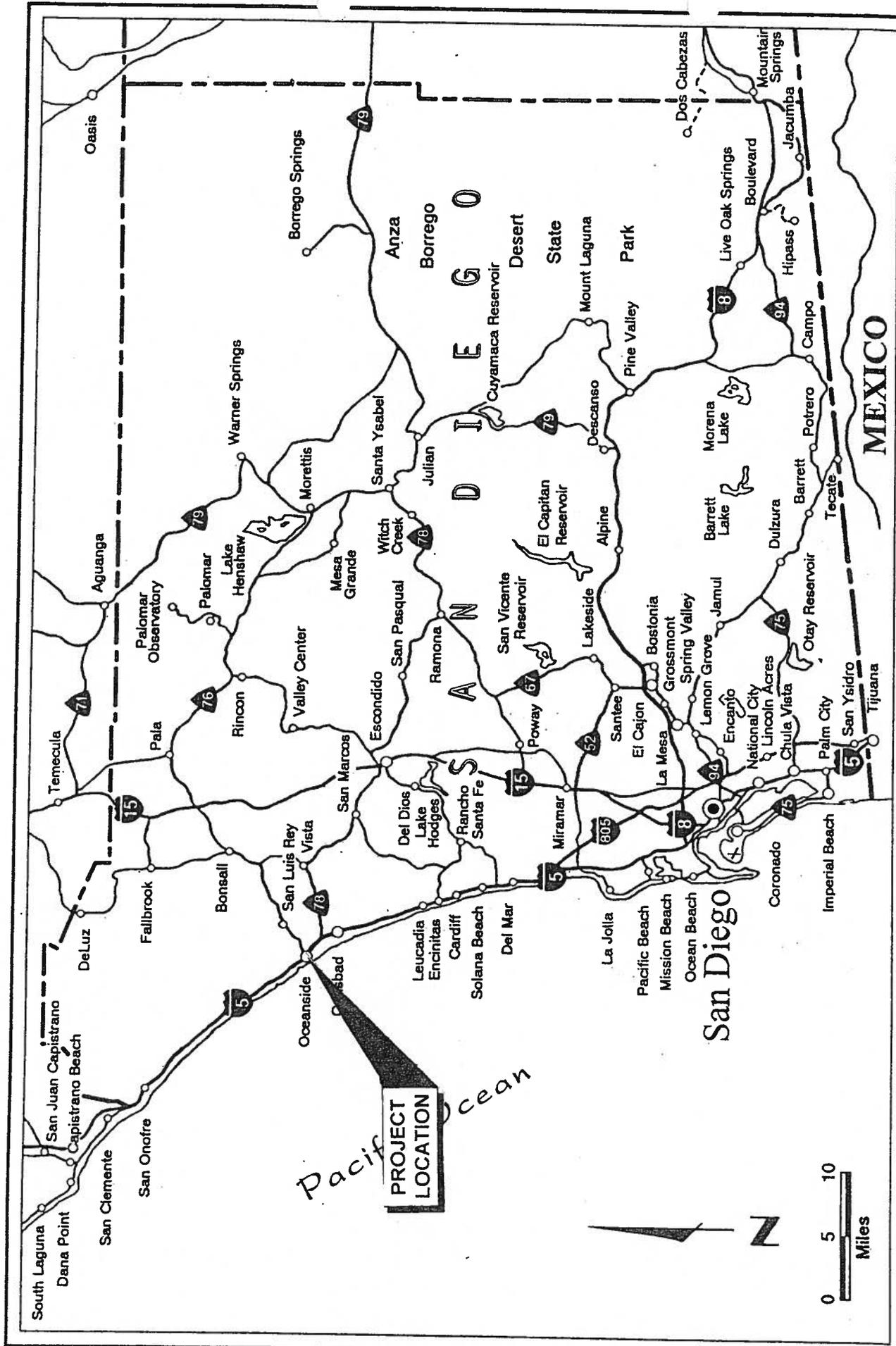
II. HISTORICAL BACKGROUND

The subject resource is located in Bryan's Addition, one of Oceanside's older residential neighborhoods. It is particularly important for its association with the architectural development of the city from the period of 1924 through 1929.

In 1883, Andrew Jackson Myers (variously "Meyers"), a storekeeper residing in San Luis Rey, filed for, and was granted 160 acres located south of Rancho Santa Margarita by the U.S. government as a homestead tract. The subject parcel was included in this tract. Mr. Myers then hired Cave Johnson Coutts to survey the land for subdivision into lots. Mr. Myers also gave 20 acres to the California Southern Railroad, wholly owned by the Santa Fe Railroad, for use as a rail corridor in order to encourage development of the area (*Blade Tribune* 1978; Van Deerlin 1946). This railroad right-of-way exists to the present day.

By the end of 1883, the railroad lines were established, and by 1885, a railroad station had been constructed at what is now the intersection of Mission Avenue and N. Cleveland Street (Van Deerlin 1946). With this accomplished, Myers actively promoted the sale of lots in the tract.

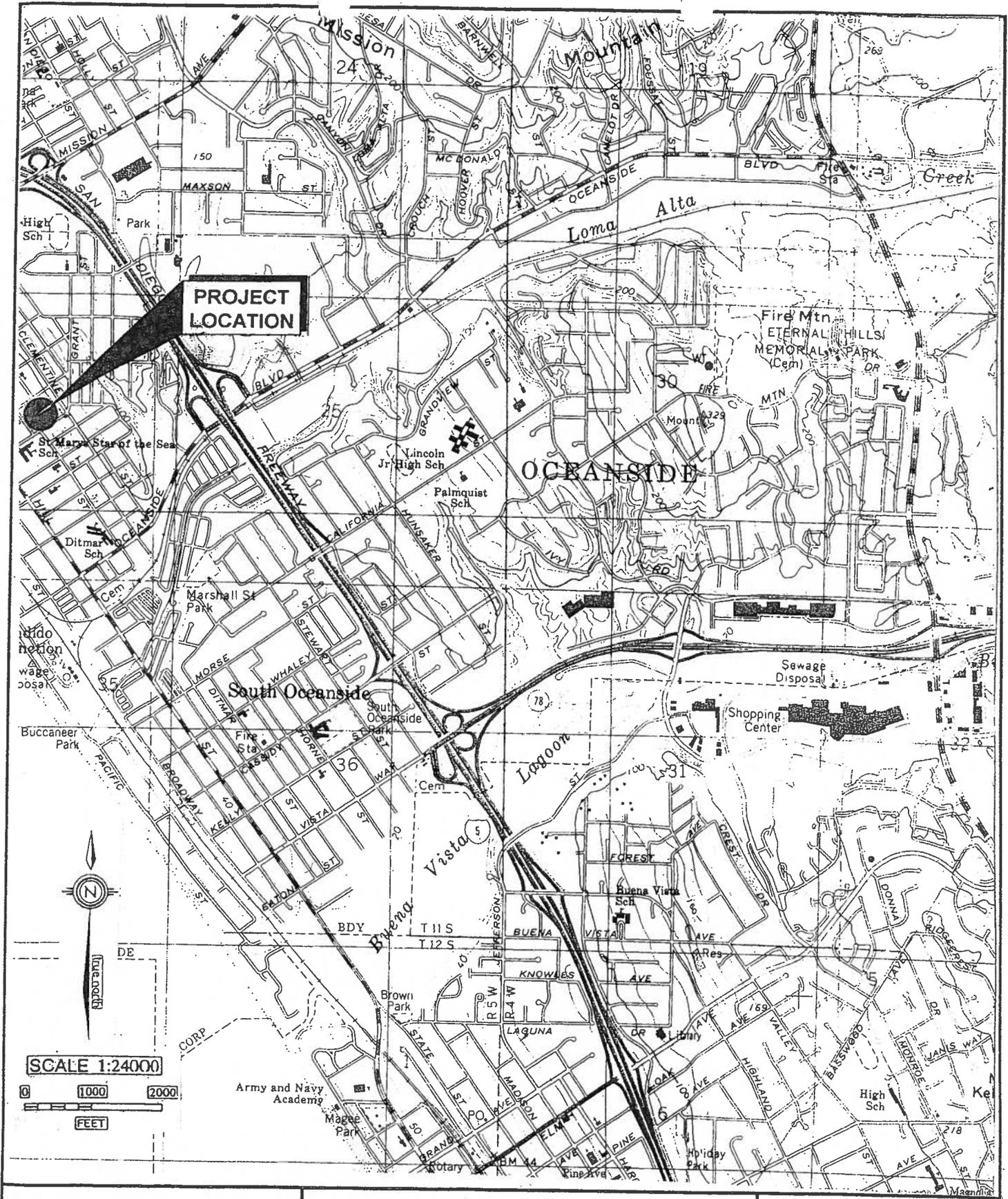
About the same time, another San Luis Rey resident, J. Chauncey Hayes, a prominent jurist became interested in Myer's land promotion. Hayes had actually practiced law long before being admitted to the California Bar in 1890 (Sully and Bigelow 1988:30). As a judge, he had authored the San Luis Rey Statutes, which accorded him powers virtually identical to that of the former



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Regional location in San Diego County

Figure 1



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Project location on USGS
 7.5' San Luis Rey quadrangle

Figure 2

Spanish alcades. Hayes described himself as “a law unto myself” (Sully and Bigelow 1988:30). Mr. Hayes acquired 1,240 acres in present-day South Oceanside and Carlsbad (Sully and Bigelow 1988). Approximately 300 of these acres were immediately adjacent to Myers holdings. When he, Coutts, and Myers decided they needed to name their fledgling town, Hayes wanted to name it either “La Playa” (The Beach) or “Orilla del Mar” (Shore of the Sea) (Barnard 1969). As owner of the townsite, Myers overrode Hayes and chose “Ocean Side, which Hayes changed to “Oceanside” when he applied for the town’s first post office.

Oceanside was incorporated in 1888 at the height of its first economic boom (1887-1890), which was fueled by land sales promoted by Hayes, and the arrival of the railroad. The population at the time numbered approximately 1,000 residents. Businesses included one furniture store, two livery stables, several merchandise stores, two blacksmiths, one harness shop, three restaurants, three grocery stores, one lumber yard, one drug store, two bakeries, one hardware store, a barber shop, one large and two small hotels, two banks, one wood coal yard, three doctors, two lawyers, and five real estate firms (Carpenter, no date, manuscript on file at the San Diego Historical Society Archives). Retirees were also abundant. Four years later in 1892, in the midst of the economic “bust,” the population dropped to about 450 residents.

From the late 1880s until about 1915, much of Oceanside’s economic, residential, and civic life focused on the areas closest to the railroad. As more people acquired automobiles and the roadway system in and around the city developed, the city expanded. The commercial district grew to the north and east, and residential neighborhoods developed beyond (Bibb and Flanigan 1997). In particular, the focus of business migrated north and eastward to Hill Street, which after 1915, was a segment of the coast highway, U.S. 101 (Bibb and Flanigan 1997). Businesses catering to the road and its travelers flourished. These included café-style restaurants, hotels, motor courts, gas stations, and auto repair facilities.

The community grew slowly, but steadily until World War II. An important draw for Oceanside has always been its climate and beaches. In the early years, Midwesterners in particular took advantage of the railroad to escape brutal winters and humid summers; later with the advent of cars and roads, many Los Angeles residents built weekend homes in Oceanside or drove down to summer rentals on the beach. During World War II, the population swelled as the families of Marines stationed at Camp Pendleton moved to be close to their loved ones. Many of these young families stayed on after the war ended, with new subdivisions of tract houses springing up to accommodate them. Military personnel and their families, as well as retirees continue to be a significant element in the population.

III. METHODS AND RESULTS

Background studies consisting of archival research conducted at the San Diego Historical Society Archives, review of the 1992 Oceanside historic inventory, a field check and documentation of the building by Ruth C. Alter, Archaeos principal, in December, 2010, and examination of the

chain of title and Tax Assessor's records including the Residential Building Record (RBR), were conducted as part of the project. Primary, Continuation, and Building, Structure and Object forms for the resource were completed and appear in this report as Appendix A.

DESCRIPTION OF RESOURCE

The resource is an example of a small Craftsman bungalow-style single-family residence (Figure 3). The wood framed, rectangular one story building has a medium pitched, front gabled, composition shingled roof with narrow open eaves and exposed rafters. The roof ridges are crested and a horizontal louvered vent sits beneath the front gable apex. The shiplap-clad house has a symmetrical front facade and rests on a concrete foundation. Wood edge boards define the corners of the house. A shouldered stucco end chimney is located on the south side wall. A recently constructed addition is located behind the original house and links the dwelling to the formerly detached single-car garage at the rear of the property.

The majority of the windows are original to the building and consist of single and paired, rectangular wood framed double hungs with multi-paned uppers and are set inside wide wood trim. Two front focal double hung windows flank the entry door; the multi-paned uppers are original, the lower panes have been replaced with safety glass.

Primary access to the building is from the sidewalk, along a central concrete walkway, up three pier walled concrete steps, to the concrete floored, three quarter length, half walled shiplap-clad porch. Two round columns on simple plinths support the front gabled porch roof. Low brick planters run along the front portions of the porch. The original wide single Craftsman-style wood entry door has an upper glass pane with multiple lites.

The original single-car garage takes access from a short concrete driveway off the alley located east of the property. The garage roof is front gabled and the walls are clad with shiplap siding. The original wood sliding garage door has been retained.

Landscaping consists of well-maintained front and rear lawns and flower beds. The side yards and a portion of the rear of the yard are enclosed by high wood fencing and by the garage. The landscaping is in excellent condition. The Residential Building Record describes the architectural attributes and workmanship of the house as average. The house has been maintained and has been restored to excellent condition.

The current owner restored the front of the house as part of the 2010 project, which also added the new portion of the house. Views of the house prior to restoration are shown in Figure 4. The addition, which is completely obscured from public view, enclosed a previous breezeway between an older small addition constructed in 1974, the rear of the existing house, and the garage. It includes bump outs on the north and south sides of the house, a new patio leading out into the back yard, and a new pergola-covered patio on the south side of the house, and a gable-covered porch on the east side of the house.



West facade, looking east

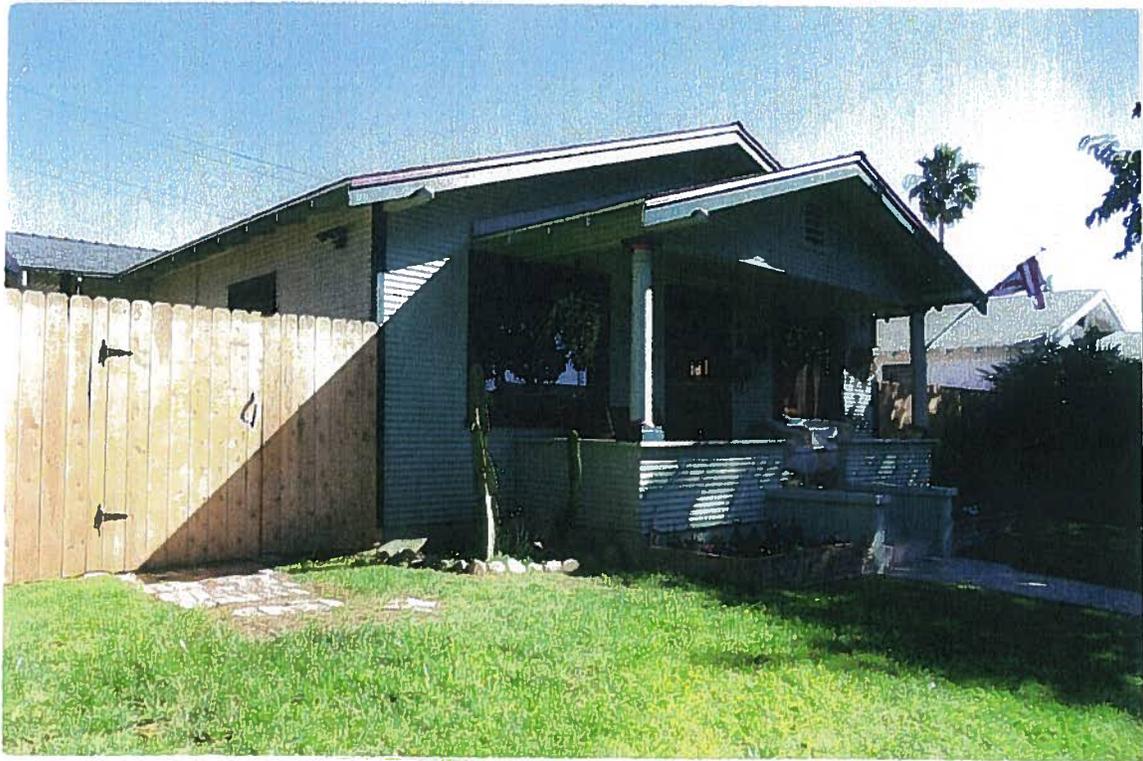
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San Diego, CA 92131

Views of 618 S. Freeman Street

Figure 3



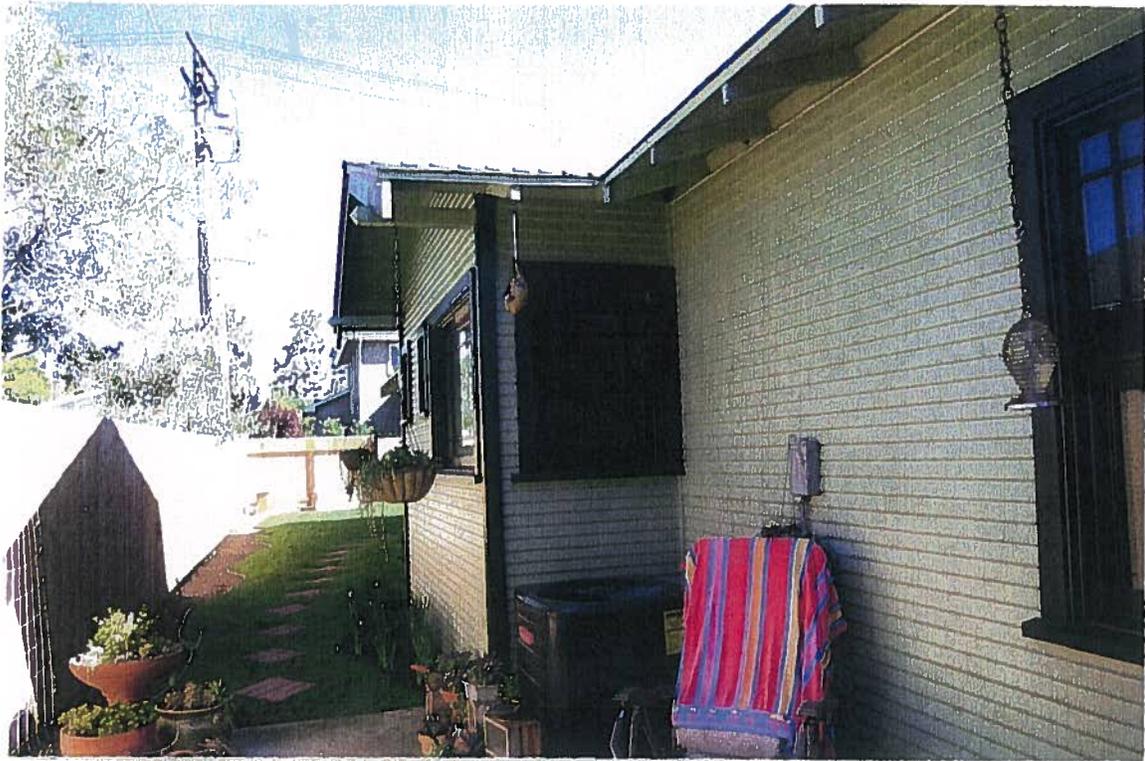
West and south facades, looking northeast



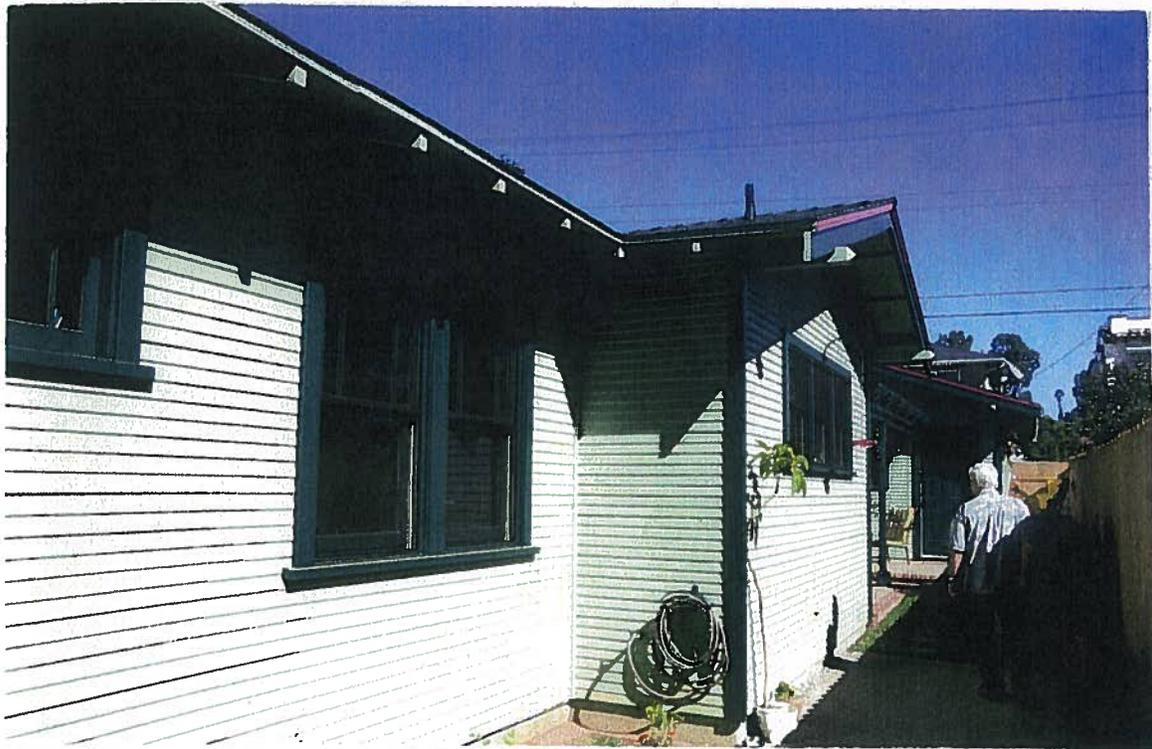
North and west facades, looking southeast

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San Diego, CA 92131

Views of 618 S. Freeman Street continued



North facade, looking southeast



South facade, looking north east

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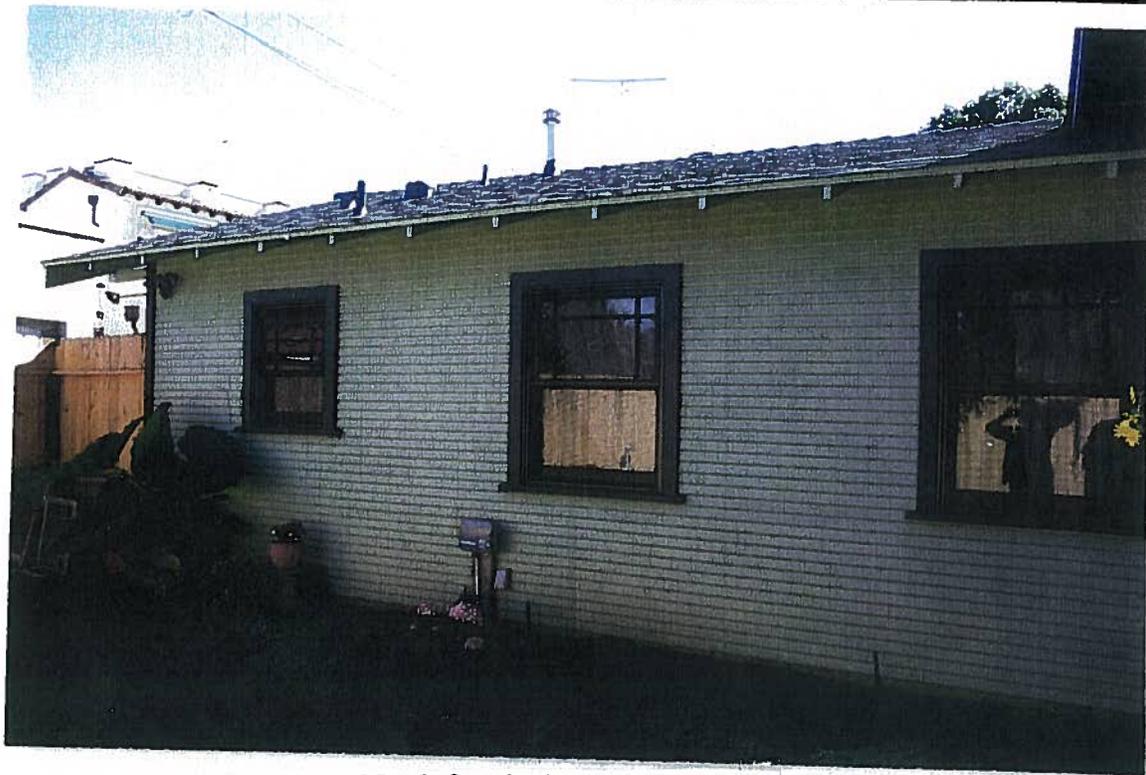
East facade, looking west



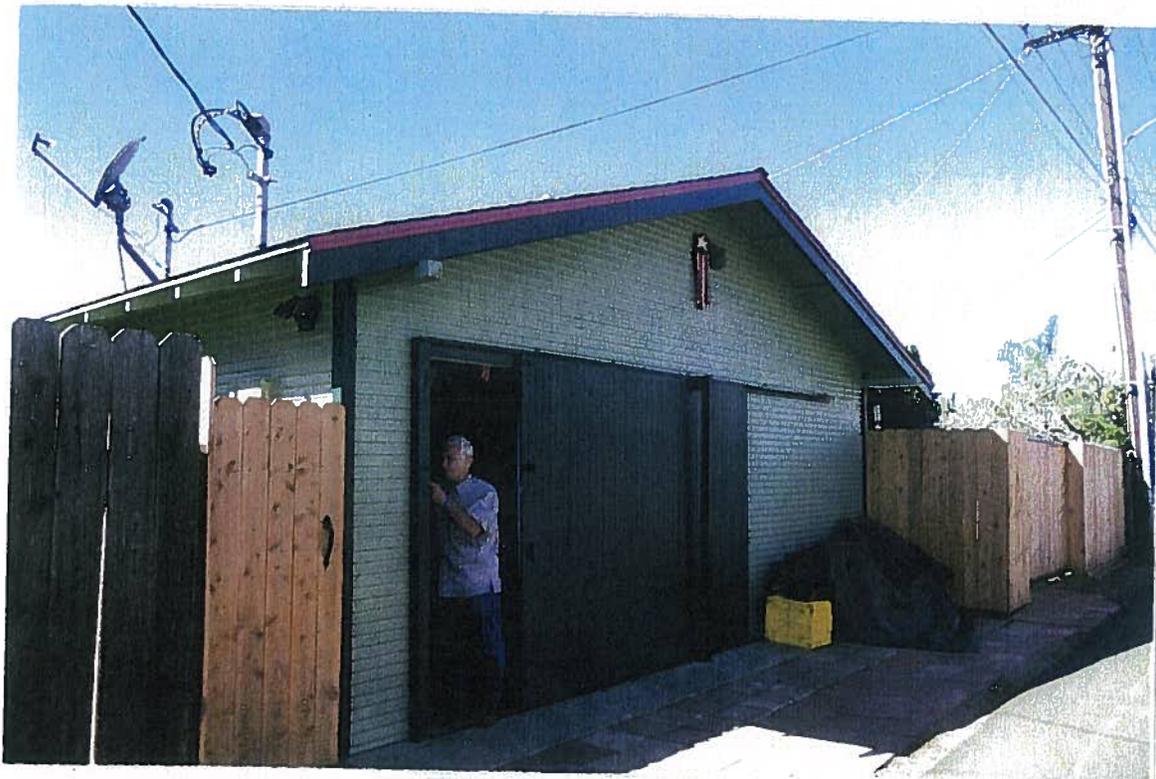
South facade, looking west

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Views of 618 S. Freeman Street continued



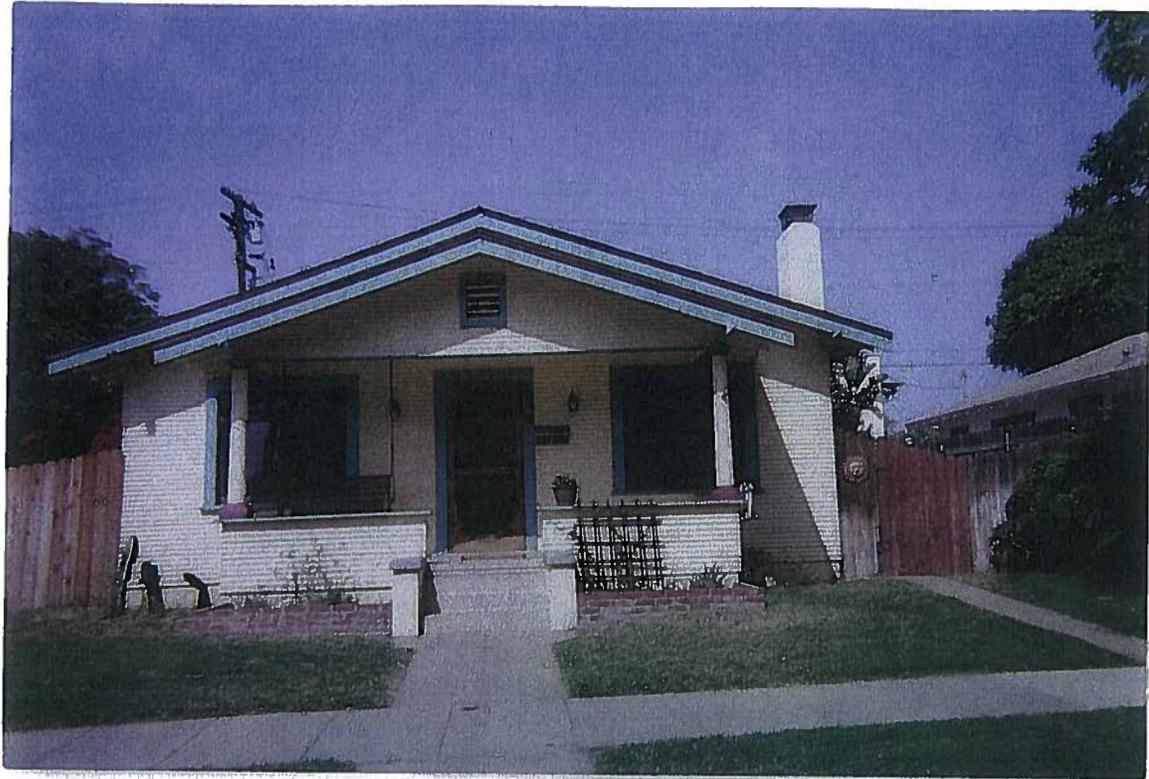
North facade, looking southeast



Garage on alley, looking northwest

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San Diego, CA 92131

Views of 618 S. Freeman Street continued



West facade, looking east

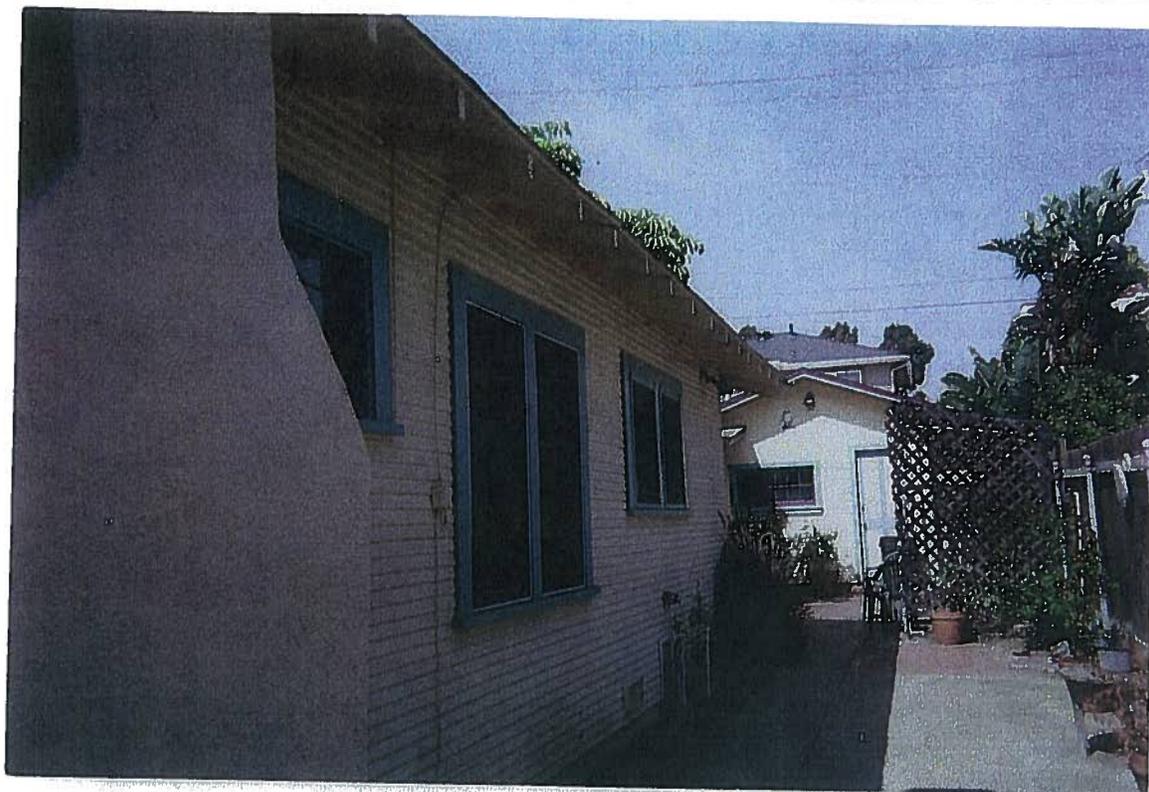


North and west facades, looking southeast

ARCHAEO S
11209 Golden Birch Way
San Diego, CA 92131

Views of 618 S. Freeman prior
to restoration and addition

Figure 4



South facade, looking east towards garage



East facade, looking northwest

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Views of 618 S. Freeman prior
to restoration and addition continued

The long, rectangular shape of the addition and the bump outs clearly delineate the new portions of the house from the old. Further, a leaded glass window, double French patio doors, and differently shaped double hung emphasize the new addition while maintaining compatibility with the original house. In all, the addition added about 500 sq ft to the existing 924 sq ft house.

CRAFTSMAN DESIGN

Craftsman style is the American residential counterpart of the English/Scottish Arts and Crafts movement. The key components of the style are simplicity of structural form, natural materials, hand craftsmanship, open planning, and a blending of the architecture with the natural environment (Covington 1997:88). In 1909, Gustav Stickley described the Craftsman house as a home reduced to its simplest form, "one that never fails to harmonize with its surroundings." The horizontality of the style and its simplicity evoked an Oriental aesthetic and was a response to the decorative excesses of Victorian architecture (Poppeliers, et al 1983).

Craftsman style buildings feature low or medium pitched gabled or sometimes hipped roof, wide, unenclosed eaves, exposed rafters, false beams or braces located under the gables, full or partial width porches, tapered square column roof supports, and full length columns or pedestals (McAlester and McAlester, 2000:453). Wood clapboard, shiplap siding, and wood shingles are the most common types of cladding. Craftsman was the dominant architectural style for smaller bungalow type houses built after 1905 until about 1920.

Craftsman windows often have a single lower pane with divided lite uppers. Craftsman doors are often wider than standard single doors. They frequently feature decorative divided lite insets and side lites. Ornamentation results from the blending of structural or natural elements, rather than deliberation or planning, such in the exposure of rafters and knee braces or the use of rounded cobblestones in chimneys and foundations.

ANALYSIS OF ARCHITECTURE OF 618 S. FREEMAN STREET

The subject resource is clearly an example of modest Craftsman design and displays many features common to this genre of architecture. The roof and porch roof planes are gabled, with an open rake and exposed rafters. The exterior is shiplap clad. The wood framed windows have divided lite uppers, typical of Craftsman styling. The three-quarter length, column-supported porch is Craftsman in style, as is the shouldered stucco end chimney.

DISCUSSION

The subject resource is part of an enclave of buildings constructed by building contractor Edward Rutherford on the 600 block of S. Freeman Street from 1924-1929. Twelve of these resources were included in the City's 1992 Cultural Resource Survey, but the 618 S. Freeman Street house was overlooked, probably as an oversight, as it is clearly part of this development and was in good condition at the time the survey was conducted. All the houses built on the block by Rutherford are good examples of middle-class residential development in Oceanside prior to the

Great Depression era.

HISTORY OF OWNERSHIP

Most of the early history of the subject property is associated with real estate speculation. According to the chain of title prepared by California Lot Books, the first recorded deed transaction associated with the property occurred in June, 1887, when local land investor A.L. Bryan sold a half interest in a large number of holdings, including the subject lot, to David C. Reed. Mr. Bryan had previously subdivided the tract in 1885, which is named for him. Mr. Reed was a real estate developer, who purchased his interest in the property for \$35,000, a very large sum of money for the time.

The men sold all of Block 43 to W.H. Cook of Monrovia, California and C. De Roberts of Albion, Nebraska for \$4,000.00 in March, 1888. Mr. Cook and Mr. De Roberts and their wives sold the block along with other holdings to Frederick and Agnes Gregg in June, 1900. Mr. Gregg was also a real estate developer who resided in Redlands at the time of the transaction.

About two years later, Karl G. Wells and his wife Marie acquired title to the parcels previously owned by Gregg. Mr. Wells also of Redlands, was a real estate broker and investor. After selling the subject lot in 1903, Mr. Wells subsequently built the Breakers Hotel in 1904 on one of the other parcels he owned; he built himself a residence on another of his properties on Pacific Street.

The Oceanside Improvement Company bought all of Block 43 from Mr. and Mrs. Wells in July, 1903. The property was sold to Oceanside resident Orville S. Hecox in November, 1905. Mr. Hecox was the principal of O.S. Hecox & Co., a general real estate investment business that rented, collected, bought, sold and exchanged properties and also negotiated loans for ranch and city real estate. It appears Mr. Hecox and his wife Hettie, who moved to Fresno in 1911, subsequently lost their Oceanside property to the Bank of Oceanside for non-payment of loans sometime prior to December, 1915. At that time, the First National Bank of Oceanside acquired title.

Jemmie Hayes, daughter-in-law of J. Chauncey Hayes and an active member of the Hayes family real estate company, purchased four lots of Block 43, Lots 9-12, in August, 1923 for \$600.00. She and her husband Fred Hayes sold the four lots to Mabel H. Bossert the same day. Bossert only briefly held title, selling the lots less than two months later to Frances A. Boswell, in October, 1923. Mrs. Boswell and her husband, A.V. Boswell were real estate investors.

In August, 1925, Ed Rutherford and his wife Annie purchased Lots 9-12 from the Boswells. Edward Rutherford was a local building contractor. He acquired five other lots in the 600 block of S. Freeman Street, securing each for \$2,500.00 and constructed small houses on each of the

lots between 1926 and 1929. The houses were built in two styles - Spanish Eclectic, which was then at the height of popularity, and Craftsman bungalows, a more conservative style which had largely peaked about 1915.

Robert J. Harris and his wife Belle bought the subject house from Rutherford in October, 1926. Mr. Harris was an employee of Charles G. Borden and Company, a contract furnisher, but also an investment partner of Ed Rutherford. He and his wife had purchased the lot and house at 603 S. Freeman from Rutherford in 1924 as their residence. The subject property, located just down the street, may have been purchased by them as income property for their daughter Beth Harris, who took title to the house from her parents in January, 1930. This supposition is supported by an article appearing in the *Oceanside Blade* (April 24, 1924) announced that Rutherford and Harris had purchased Lots 1-8 on the block and intended to build houses for rent on them.

Beth Harris graduated from Oceanside-Carlsbad High School in 1919. As a teacher, Beth Harris French, she first taught at the Horne Street School, but went on to become a very popular teacher at the Americanization School, transferring there about 1927.

In 1928, the voter registration list shows the subject property occupied by Mrs. J.W. Weber. Title to the house was deeded back to Mr. and Mrs. Harris in April, 1932, and the house was sold to Etta W. Boucher in August, 1934. Boucher also owned the house at 626 S. Freeman Street. Henry and Lina Howe rented the house in 1934.

The property then went through a quick succession of sales. Boucher sold the house to linoleum layer Allen L. Richardson and his wife Ursula Marie as their residence in August, 1935; the Richardsons sold the property to E.M. and Alice Mills in February, 1938; the Mills sold the house to Emma L. Stewart in January, 1939. Stewart rented the house to Joseph and Carol Mitchell, who are incorrectly identified as the property owners on the Voter Registration, in 1940.

Ownership finally stabilized when the subject house was purchased by Bayard T. Boylan, Jr. and his wife Gertrude in July, 1943. The Boylans resided in the house for the next 40 or so years. Mr. Boylan had previously worked as a telephone operator and both had moved to Oceanside from South Dakota about 1942.

Mrs. Boylan died in 1984 and her husband sold the house to Dolores E. Cargill and her mother Ellen S. Cargill, a resident of La Puente, California. Dolores Cargill resided in the house. She died in 1996 and left the property to her mother and father, Orville Cargill.

The current owners, Larry and Mariana Beck acquired the house from Irene Villanueva-Smith in August, 2009.

ANALYSIS

Examination of the chain of ownership and occupation establishes that the subject property was part of speculative real estate transactions for about forty years prior to the construction of the resource. Notable individuals associated with Oceanside history, including A.L. Bryan, O.S. Hecox, and Jemmie Hayes, owned the land prior to its development.

The subject resource was likely constructed by Edward Rutherford for rental income. Mr. Rutherford did not occupy the house, nor did subsequent owners Robert and Belle Harris. While Beth Harris could have resided in the house between 1930 and 1934, the residence is not directly associated with her. None of the subsequent owners and/or occupants were of historical importance.

V. REGISTER STANDARDS

ELIGIBILITY CRITERIA

California Environmental Quality Act. Under the California Environmental Quality Act (CEQA), a significant historic resource is one that is eligible for listing in the California Register of Historical Resources/National Register of Historic Places or other local historic register, or is deemed significant in a historical resource survey (Section 5024.1(g) of the Public Resources Code).

In order to be eligible for listing under the California Register/National Register (the standards of which are both very similar), a resource must be significant within a historic context and must also meet one or more of the following criteria:

- Criterion A: Be associated with an event, or series of events, that have made a significant contribution to the broad pattern of history.
- Criterion B: Have an unequivocal association with the lives of people significant in the past.
- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components lack individual distinction.
- Criterion D: Have yielded or may be likely to yield information important in local, state or national prehistory or history.

Additionally, under both the California Register and the National Register, a resource must not only meet at least one of the above criteria, but must also possess integrity, the various aspects of which include location, design, setting, materials, workmanship, feeling, and association (National Register Bulletin 15, 1991: 11,44).

CALIFORNIA REGISTER CRITERIA AND DESIGNATION FINDINGS

When evaluated within its historic context, under CEQA a property must be shown to be significant for one or more of the four Criteria for Evaluation – A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity.

CRITERION A: Event. To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A, the property's specific association must be considered important as well.

FINDING: The 618 S. Freeman Street property is not associated with a historical event or events. Therefore, it does not qualify under Criterion A.

CRITERION B: Person. Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property.

Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.

FINDING: No one of historical importance is directly associated with the subject resource. The resource is not significant under Criterion B.

CRITERION C: Design/Construction. Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.

FINDING: The subject resource is a good, local example of modest Craftsman architecture, displaying many features common to this style. It therefore qualifies for local listing under the architectural aspect of Criterion C.

Edward Rutherford is not recognized as a master builder and therefore the property is not eligible for listing under the master builder aspect of Criterion C.

CRITERION D: Information Potential. Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

FINDING: The subject property is unlikely to yield information important in prehistory or history. Therefore, the resource is not eligible for listing under Criterion D.

Integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Location. *Location is the place where the historic property was constructed or the place where the historic event occurred.*

FINDING: The location of the 618 S. Freeman Street residence has remained the same since its construction in 1926. The building, therefore, retains its location element for integrity purposes.

Materials. *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.

FINDING: As verified by the Residential Building Record, the 618 S. Freeman Street residence was constructed of average quality materials for the time. It was not built of anything exceptional or unusual. The majority of these materials remain present, and are in excellent condition.

Workmanship. *Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

FINDING: The quality of workmanship demonstrated in the construction of the 618 S. Freeman Street residence is described by the Residential Building Record as average. Since the building contains a sufficient degree of the workmanship used in its execution, the building possesses a workmanship element for integrity purposes.

Feeling. *Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.*

FINDING: The house retains its Craftsman style feeling.

Association. *Association is the direct link between an important historic event or person and a historic property.*

FINDING; The subject residence is not linked directly to an important historic event, person, or historic property.

CONCLUSION

The subject resource has been found eligible for listing under Criterion C and retains more than sufficient integrity. Therefore, the resource is considered to be significant and eligible for historical designation and listing in the Oceanside historical register.

IV. SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Resources identified as eligible for listing in local, state, or federal registers may be modified and fall under the jurisdiction of the Department of the Interior. The 1992 Secretary of the Interior's Standards For the Treatment of Historic Properties discusses the manner in which historic resources are to be preserved, used, rehabilitated, and/or modified:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPLICATION OF THE SECRETARY OF THE INTERIOR'S STANDARDS TO THE RESOURCE AT 618 S. FREEMAN STREET ADDITION

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships

FINDING: The use of the resource as a residence remains unchanged.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

FINDING: The historic character of the residence has been retained and preserved. Distinctive materials have not been removed and the character defining relationships of the building were not altered. All modifications lie behind the house and are out of public view.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

FINDING: The addition to the house does not alter the physical record of the building's time, place, and use.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

FINDING: Historic changes to the subject house were not present prior to construction of the addition.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

FINDING; All materials, features, finishes, construction techniques, and examples of craftsmanship were preserved or restored.

6. Deteriorated historic features shall be repaired rather than replaced. When the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

FINDING: All deteriorated historic features were repaired and/or restored.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

FINDING: Chemical and physical treatments were not used.

8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken

FINDING: Archaeological resources are not present.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

FINDING: Construction of the addition did not destroy historic materials, features, spaces, and spatial relationships that characterized the original building. The addition, while sympathetic in style, is discernible from the existing construction in terms of lineal footprint and the introduction of different door styles and window shapes. The addition design does not replicate that of the existing house and further is compatible in feeling, scale, and mass.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDING: If the addition were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

V. CONCLUSION

The subject resource at 618 S. Freeman Street has been found to be in compliance with the 1992 Secretary of the Interior's Standards for the Treatment of Historic Properties.

VI. REFERENCES

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APPENDIX A
BUILDING FORMS

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or #: (Assigned by recorder) 618 S. Freeman Street

P1. Other Identifier: Edwin and Annie Rutherford Property

*P2. Location: Not for Publication Unrestricted *

a. County: San Diego

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

*b. USGS 7.5' Quad San Luis Rey *Date: 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 618 S. Freeman Street City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone ; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The subject property is located in Section 26, Township 11 South, Range 5 West, on the USGS 7.5' San Luis Rey quadrangle. The legal description of the property is Lot 12, Block 43 of Bryans Addition; the Assessor's Parcel Number is 150-302-11.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource is an example of a small Craftsman bungalow-style single-family residence. The wood framed, rectangular one story building has a medium pitched, front gabled, composition shingled roof with narrow open eaves and exposed rafters. The roof ridges are crested and a horizontal louvered vent sits beneath the front gable apex. The shiplap-clad house has a symmetrical front facade and rests on a concrete foundation. Wood edge boards define the corners of the house. A shouldered stucco end chimney is located on the south side wall. A recently constructed addition is located behind the original house and links the dwelling to the formerly detached single-car garage at the rear of the property. The majority of the windows are original to the building and consist of single and paired, rectangular wood framed double hungs with multi-paned uppers and are set inside wide wood trim. Two front focal double hung windows flank the entry door; the multi-paned uppers are original, the lower panes have been replaced with safety glass.

Primary access to the building is from the sidewalk, along a central concrete walkway, up three pier walled concrete steps, to the concrete floored, three quarter length, half walled shiplap-clad porch. Two round columns on simple plinths support the front gabled porch roof. Low brick planters run along the front portions of the porch. The original wide single Craftsman-style wood entry door has an upper glass pane with multiple lites (see continuation sheet).



*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family Property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade, 12/1/2010, 1139:1

*P6. Date Constructed/Age and Source Historic Prehistoric Both Constructed 1926 per Residential Building Record

*P7. Owner and Address: Larry and Marianna Beck
618 S. Freeman Street
Oceanside, CA 92054

*P8. Recorded by (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded:

12/17/2010 *P10. Type of Survey: (Describe) Intensive *P11. Report Citation (Cite survey report and other sources, or enter "none".) Cultural Resources Report for the Evaluation Study and Historical Designation of 618 S. Freeman Street, Oceanside, California 92054. *Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 5 *Resource Name or # (Assigned by recorder) 618 S. Freeman Street
*Recorded by Ruth C. Alter Date 12/17/2010 Continuation Update

The original single-car garage takes access from a short concrete driveway off the alley located east of the property. The garage roof is front gabled and the walls are clad with shiplap siding. The original wood sliding garage door has been retained.

Landscaping consists of well-maintained front and rear lawns and flower beds. The side yards and a portion of the rear of the yard are enclosed by high wood fencing and by the garage. The landscaping is in excellent condition. The Residential Building Record describes the architectural attributes and workmanship of the house as average. The house has been maintained and has been restored to excellent condition.

The current owner restored the front of the house as part of the 2010 project, which also added the new portion of the house. The addition, which is completely obscured from public view, enclosed a previous breezeway between an older small addition constructed in 1944, the rear of the existing house, and the garage. It includes bump outs on the north and south sides of the house, a new patio leading out into the back yard, and a new pergola-covered patio on the south side of the house, and a gable-covered porch on the east side of the house.

The long, rectangular shape of the addition and the bump outs clearly delineate the new portions of the house from the old. Further, a leaded glass window, double French patio doors, and differently shaped double hung emphasize the new addition while maintaining compatibility with the original house. In all, the addition added about 500 sq ft to the existing 924 sq ft house.

State of California — The Resource Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or # (Assigned by recorder) 618 S. Freeman Street
*Recorded by Ruth C. Alter Date 12/17/2010 Continuation Update

Most of the early history of the subject property is associated with real estate speculation. According to the chain of title prepared by California Lot Books, the first recorded deed transaction associated with the property occurred in June, 1887, when local land investor A.L. Bryan sold a half interest in a large number of holdings, including the subject lot, to David C. Reed. Mr. Bryan had previously subdivided the tract in 1885, which is named for him. Mr. Reed was a real estate developer, who purchased his interest in the property for \$35,000, a very large sum of money for the time.

The men sold all of Block 43 to W.H. Cook of Monrovia, California and C. De Roberts of Albion, Nebraska for \$4,000.00 in March, 1888. Mr. Cook and Mr. De Roberts and their wives sold the block along with other holdings to Frederick and Agnes Gregg in June, 1900. Mr. Gregg was also a real estate developer who resided in Redlands at the time of the transaction.

About two years later, Karl G. Wells and his wife Marie acquired title to the parcels previously owned by Gregg. Mr. Wells also of Redlands, was a real estate broker and investor. After selling the subject lot in 1903, Mr. Wells subsequently built the Breakers Hotel in 1904 on one of the other parcels he owned; he built himself a residence on another of his properties on Pacific Street.

The Oceanside Improvement Company bought all of Block 43 from Mr. and Mrs. Wells in July, 1903. The property was sold to Oceanside resident Orville S. Hecox in November, 1905. Mr. Hecox was the principal of O.S. Hecox & Co., a general real estate investment business that rented, collected, bought, sold and exchanged properties and also negotiated loans for ranch and city real estate. It appears Mr. Hecox and his wife Hettie, who moved to Fresno in 1911, subsequently lost their Oceanside property to the Bank of Oceanside for non-payment of loans sometime prior to December, 1915. At that time, the First National Bank of Oceanside acquired title.

Jemmie Hayes, daughter-in-law of J. Chauncey Hayes and an active member of the Hayes family real estate company, purchased four lots of Block 43, Lots 9-12, in August, 1923 for \$600.00. She and her husband Fred Hayes sold the four lots to Mabel H. Bossert the same day. Bossert only briefly held title, selling the lots less than two months later to Frances A. Boswell, in October, 1923. Mrs. Boswell and her husband, A.V. Boswell were real estate investors.

In August, 1925, Ed Rutherford and his wife Annie purchased Lots 9-12 from the Boswells. Edward Rutherford was a local building contractor. He acquired five other lots in the 600 block of S. Freeman Street, securing each for \$2,500.00 and constructed small houses on each of the lots between 1926 and 1929. The houses were built in two styles - Spanish Eclectic, which was then at the height of popularity, and Craftsman bungalows, a more conservative style which had largely peaked about 1915.

Robert J. Harris and his wife Belle bought the subject house from Rutherford in October, 1926. Mr. Harris was an employee of Charles G. Borden and Company, a contract furnisher, but also an investment partner of Ed Rutherford. He and his wife had purchased the lot and house at 603 S. Freeman from Rutherford in 1924 as their residence. The subject property, located just down the street, may have been purchased by them as income property for their daughter Beth Harris, who took title to the house from her parents in January, 1930. This supposition is supported by an article appearing in the *Oceanside Blade* (April 24, 1924) announced that Rutherford and Harris had purchased Lots 1-8 on the block and intended to build houses for rent on them.

Beth Harris graduated from Oceanside-Carlsbad High School in 1919. As a teacher, Beth Harris French, she first taught at the Horne Street School, but went on to become a very popular teacher at the Americanization School, transferring there about 1927.

In 1928, the voter registration list shows the subject property occupied by Mrs. J.W. Weber. Title to the house was deeded back to Mr. and Mrs. Harris in April, 1932, and the house was sold to Etta W. Boucher in August, 1934. Boucher also owned the house at 626 S. Freeman Street. Henry and Lina Howe rented the house in 1934.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or # (Assigned by recorder) 618 S. Freeman Street
*Recorded by Ruth C. Alter Date 12/17/2010 Continuation Update

Ownership finally stabilized when the subject house was purchased by Bayard T. Boylan, Jr. and his wife Gertrude in July, 1943. The Boylans resided in the house for the next 40 or so years. Mr. Boylan had previously worked as a telephone operator and both had moved to Oceanside from South Dakota about 1942.

Mrs. Boylan died in 1984 and her husband sold the house to Dolores E. Cargill and her mother Ellen S. Cargill, a resident of La Puente, California. Dolores Cargill resided in the house. She died in 1996 and left the property to her mother and father, Orville Cargill.

The current owners, Larry and Mariana Beck acquired the house from Irene Villanueva-Smith in August, 2009.

Primary # _____
 HRI# _____

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) 618 S. Freeman Street

- B1. Historic Name: Edwin and Annie Rutherford Property
 B2. Common Name: Bayard T. Boylan, Jr. and Gertrude Boylan Residence
 B3. Original Use: Single family residence B4. Present Use: Single family residence
 *B5. Architectural Style: Craftsman
 *B6. Construction History: (Construction date, alternations, and date of alterations) This house was constructed in 1926. A small addition at the rear of the house was added in 1944. A second addition connecting the house to the detached single-car garage at the rear of the property was added in 2010. The front of the house was restored in 2010, as well.
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: Unknown b. Builder: Unknown
 *B10. Significance: Middle class residential development Area Oceanside, California
 Period of Significance 1924 to 1929 Property Type Single family residential Applicable Criteria C
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject resource is part of an enclave of buildings constructed by building contractor Edward Rutherford on the 600 block of S. Freeman Street from 1924-1929. Twelve of these resources were included in the City's 1992 Cultural Resource Survey, but the 618 S. Freeman Street house was overlooked, probably as an oversight, as it is clearly part of this development and was in good condition at the time the survey was conducted. All the houses built on the block by Rutherford are good, cohesive examples of middle-class residential development in Oceanside prior to the Great Depression era.

The subject building is typical of its setting. Edwin Rutherford, a local building contractor, used two architectural styles for his houses, apparently intended for use as rentals - Spanish Eclectic and Craftsman. At the time, Spanish Eclectic was in vogue stylistically, with Craftsman somewhat out of date. Rutherford may have used previously used plans for the latter, modifying each slightly to create character on the block.

No individuals of national, state or local historic standing are directly associated with the building. It is not the work of a master architect or craftsman, it is not constructed of rare or unique materials, and no known historic events are associated with it. The building is unlikely to yield important information relevant to local, state or national history. The integrity of its location, association, design, feeling, workmanship, and setting are intact; the original portions of the house have been restored. An addition completed in 2010, is located between the house and the formerly detached garage and is obscured from public view by wooden fences. The addition is differentiated from the house by use of shape, structural elements, window shapes, and door styles. The subject resource qualifies for listing in the Oceanside historical resources inventory under Criterion C. Further, the addition meets the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

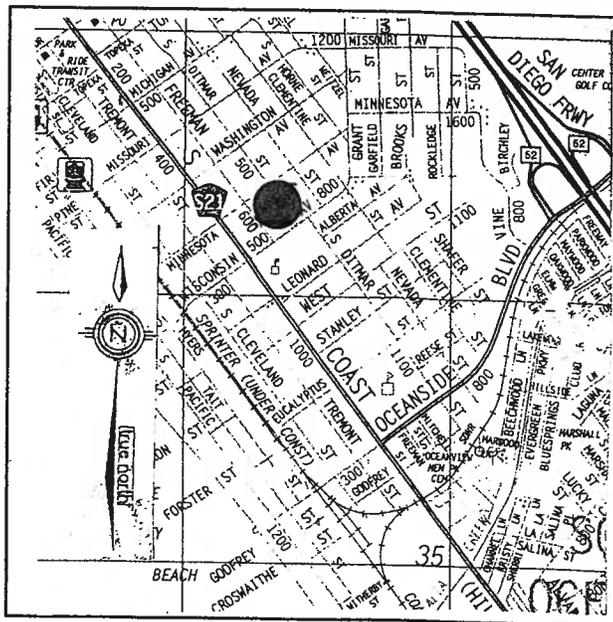
*B12. References Oceanside Historic Resources Inventory, 1992. For others, see report.

B13. Remarks:

*B14. Evaluator: Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation December 17, 2010

(This space reserved for official comments.)



1 RESOLUTION NO. 11-R0313-1

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE APPROVING HISTORIC PERMIT (H11-00001)
4 DESIGNATING 618 SOUTH FREEMAN STREET AS A
5 LOCALLY SIGNIFICANT HISTORIC SITE WITHIN THE CITY
6 OF OCEANSIDE: LARRY BECK

7 WHEREAS, there was filed with the City Council a verified petition on the forms
8 prescribed by the Council requesting an Historic Permit under the provisions of the
9 Historical Preservation Ordinance (82-41), Chapter 14A of the City Municipal Code and
10 Article 21 of the Zoning Ordinance of the City of Oceanside to permit the following:

11 Designation of the property and residence located at 618 South Freeman Street as a
12 Local Historic Resource on certain real property more particularly described in
13 Exhibit "A", attached hereto and incorporated herein by reference;

14 WHEREAS, the Oceanside Historic Preservation Advisory Commission, after
15 giving the required notice, did on the 1st day of March, 2011, conduct a duly advertised
16 public hearing as prescribed by law to consider said application, and after holding a duly
17 advertised public hearing adopted Resolution No. 2011-H01, recommending approval of
18 said Historic Permit(H11-00001);

19 WHEREAS, on April 20, 2011, the City Council of the City of Oceanside held a
20 duly noticed public hearing and heard and considered evidence and testimony by all
21 interested parties and the recommendation of the Oceanside Historic Preservation
22 Advisory Commission relating to Historic Permit (H11-00001);

23 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and
24 State Guidelines thereto; the proposed project is covered by the "General Rule" Article
25 5; Section 15061 (b) (3), that CEQA applies only to projects which have the potential for
26 causing a significant effect on the environment;

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

29 //

FINDINGS:

1. The 618 South Freeman Street resource is a good, local example of modest Craftsman architecture, displaying many features common to this style; therefore, qualifying for local listing under the architectural aspect of Criterion C under CEQA.
2. That the resource has retained its historic integrity by possessing the following aspects that convey and maintain its significance as a local historic resource:
 - a) The resource has remained the same since construction in 1926; therefore, retaining its location element for integrity purposes.
 - b) The building contains a sufficient degree of the workmanship used in its execution; therefore, illustrating that the building possesses a workmanship element for integrity purposes.
 - c) The house retains its Craftsman style feeling; therefore, retaining its feeling element for integrity purposes.
3. That application of the Secretary of the Interior's Standards to the resource at 618 South Freeman Street has determined the following:
 - a) The use of resource as a residence remains unchanged.
 - b) The historic character of the residence has been retained and preserved. Distinctive materials have not been removed and the character defining relationships of the building were not altered, and all additions to the residence lie behind the house and are out of public view.
 - c) The addition to the house does not alter the physical record of the building's time, place, and use.
 - d) Historic changes to the house were not present prior to construction of the additions.
 - e) All materials, features, finishes, construction techniques, and examples of craftsmanship were preserved or restored.

- 1 f) All deteriorated historic features were repaired and/or restored.
2 g) Chemical and physical treatments were not used.
3 h) Archeological resources are not present.
4 i) Construction of the addition did not destroy historic materials, features,
5 spaces, and spatial relationships that characterized the original building. The
6 addition, while sympathetic in style, is discernible from the existing
7 construction in terms of lineal footprint and the introduction of different door
8 styles and window shapes. The addition design does not replicate that of the
9 existing house and further is compatible in feeling, scale, and mass.
10 j) If the addition were to be removed in the future, the essential form and
11 integrity of the historic property and its environment would be unimpaired.

12 NOW, THEREFORE, the City Council of the City of Oceanside DOES
13 RESOLVE as follows:
14

15 1. The property historically known as one of the Rutherford Properties at 618 South
16 Freeman Street is hereby designated as a historical site.

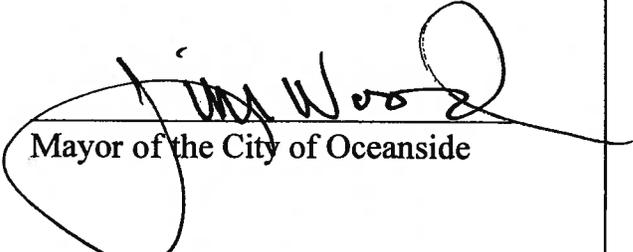
17 PASSED AND ADOPTED by the City Council of the City of Oceanside,
18 California this 20th day of April 2011, by the following votes:

19 AYES: WOOD, FELIEN, FELLER, KERN, SANCHEZ

20 NAYS: NONE

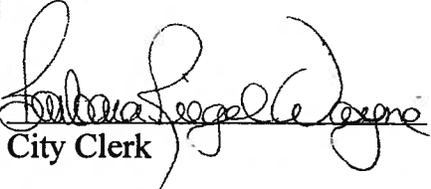
21 ABSENT: NONE

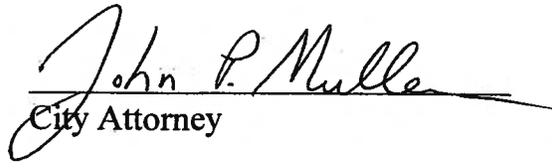
22 ABSTAIN: NONE
23

24 
Mayor of the City of Oceanside

25 ATTEST:

APPROVED AS TO FORM:

26 
27 City Clerk
28
29


City Attorney

REHABILITATION/RESTORATION/MAINTENANCE PLAN AND TIMELINE

Please use this form for you rehabilitation, restoration and maintenance plan and timeline. Copy this form as necessary to include all work items that apply to your property. Include all exterior and interior work, including electrical, plumbing that has been completed by the current owner with the last two years (if applicable), and proposed work to be completed within the next ten years. Please complete all requested information on this form.

<p>Item Number: <u>1</u></p> <p>Building Feature: <u>Exterior walls & trim</u></p> <p>Cost \$ _____ (round to nearest \$)</p> <p>Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/></p>	<p>Description of work: <u>New Siding-replaced all framing-reinforced old foundation-insulated all walls & attic, new foundation to expand Kitchen, Bedroom & Bath</u></p> <p>Year: <u>2010</u></p>
<p>Item Number: <u>2</u></p> <p>Building Feature: <u>Plumbing</u></p> <p>Cost \$ _____ (round to nearest \$)</p> <p>Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/></p>	<p>Description of work: <u>All new copper plumbing New sewer line</u></p> <p>Year: <u>2010</u></p>
<p>Item Number: <u>3</u></p> <p>Building Feature: <u>Electrical</u></p> <p>Cost \$ _____ (round to nearest \$)</p> <p>Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/></p>	<p>Description of work: <u>All new wiring and all new electrical all new sockets and switches</u></p> <p>Year: <u>2010</u></p>
<p>Item Number: <u>4</u></p> <p>Building Feature: <u>Roofing</u></p> <p>Cost \$ _____ (round to nearest \$)</p> <p>Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/></p>	<p>Description of work: <u>New Roofing Chimney inspection & Repair</u></p> <p>Year: _____</p>

REHABILITATION/RESTORATION/MAINTENANCE PLAN AND TIMELINE

Please use this form for you rehabilitation, restoration and maintenance plan and timeline. Copy this form as necessary to include all work items that apply to your property. Include all exterior and interior work, including electrical, plumbing that has been completed by the current owner with the last two years (if applicable), and proposed work to be completed within the next ten years. Please complete all requested information on this form.

<p>Item Number : <u>5</u></p> <p>Building Feature: <u>Windows</u></p> <p>Cost \$ _____ (round to nearest \$)</p> <p>Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/></p>	<p>Description of work: Year: <u>2010</u></p> <p><i>New double-hung, dual glass energy efficient windows</i></p>
<p>Item Number: <u>6</u></p> <p>Building Feature: <u>Painting + Flooring</u></p> <p>Cost \$ _____ (round to nearest \$)</p> <p>Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/></p>	<p>Description of work: Year: <u>2010</u></p> <p><i>New Paint entire House inside + out sanded and refinished all existing Hardwood floors New Hardwood flooring added in Master Bedroom + Guest Bedroom, Refinished all existing doors + Trim</i></p>
<p>Item Number: <u>7</u></p> <p>Building Feature: <u>Appliances</u></p> <p>Cost \$ _____ (round to nearest \$)</p> <p>Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/></p>	<p>Description of work: Year:</p> <p><i>two new energy-efficient tankless water heaters, New energy efficient faucets + showerheads, new energy efficient toilets New energy efficient appliances stove, oven, washer, Dryer</i></p>
<p>Item Number: <u>8</u></p> <p>Building Feature: <u>Furnace/Air Conditioner</u></p> <p>Cost \$ _____ (round to nearest \$)</p> <p>Completed <input checked="" type="checkbox"/> Proposed <input type="checkbox"/></p>	<p>Description of work: Year:</p> <p><i>New energy efficient furnace & new energy efficient air conditioner new gas meter - installed by SDG&E.</i></p>

CITY OF OCEANSIDE

HISTORIC PROPERTY TAX ADJUSTMENT WORKSHEET

Street Address

(NUMBER, STREET, CITY & ZIP CODE OF PROPERTY)

STEP 1: DETERMINE ANNUAL INCOME OF PROPERTY

ANNUAL PROPERTY INCOME	CURRENT
1. Monthly Rental Income	1450 sq ft. @ 1.2 per sq ft. = 1740.00
2. Annual Rental Income	20880.00

EXPLANATION
Even if property is owner-occupied, an estimated monthly rental income is needed as a basis for this worksheet formula. Remember to include all potential sources of income (i.e., filming, advertising, photo-shoots and/or billboard rentals, etc.)
Line item #1 x 12 months

STEP 2: CALCULATE ANNUAL OPERATING EXPENSES

ANNUAL OPERATING INCOME	CURRENT
3. Insurance	2500
4. Utilities	4000
5. Maintenance*	3500
6. Management	N/A
7. Other Operating Expenses	1528
8. TOTAL EXPENSES **	11,528

EXPLANATION
Fire, liability, etc.
Water, gas, electric.
Maintenance includes: Painting, plumbing, electrical, gardening, cleaning, mechanical, heating repairs and structural repairs. Provide breakdown on separate sheet.
Security, services, etc. Provide breakdown on separate sheet. ADT alarm/Direct TV
Add lines 3 through 7.

STEP 3: DETERMINE ANNUAL NET INCOME

NET OPERATING INCOME	CURRENT
9. NET TOTAL	9352

EXPLANATION
Line 2 minus line 8.

***If you are calculating for commercial or income property, remember to provide the following back-up documentation where applicable:**

- 1) Rent roll (include rent for on-site manager's unit as income if applicable).
- 2) Maintenance records (provide detailed break-down- all costs should be recurring annually).
- 3) Management expenses (include expense of on-site manager's unit and 5% off site management fee; and describe other management costs- provide breakdown on separate sheet).

**Annual operating expenses do NOT include mortgage payments or property taxes.

CITY OF OCEANSIDE

HISTORICAL PROPERTY TAX ADJUSTMENT WORKSHEET (Page 2)

STEP 4: DETERMINE CAPITALIZATION RATE

CAPITALIZATION RATE	CURRENT	EXPLANATION
10. Interest Component	4.5%	As determined by the State Board of Equalization for 2008.
11. Historic Property Risk Component	4%	Single-family home = 4% All other property = 2%.
12. Property Tax Component	1%	.01 times the assessment ratio of 100%
13. Amortization Component (Reciprocal of life of property)	5%	If the life of the improvements is 20 years, use $100 \times 1/20 = 5\%$.
14. TOTAL = CAPITALIZATION RATE	14.5%	Add lines ¹⁰ 11 through ¹³ 13

STEP 5: CALCULATE NEW ASSESSED VALUE

NEW ASSESSED VALUE	CURRENT	EXPLANATION
15. Mills Act Assessed Value	64,496.55	Line 9 divided by line 14. Example: Line 9 ÷ .1725 (17.25%)

STEP 6: DETERMINE ESTIMATED TAX REDUCTION

NEW TAX ASSESSMENT	CURRENT	EXPLANATION
16. Current Tax	1203.88	General tax levy only – do not include voted indebtedness or direct assessments.
17. Tax Under Mills Act	644.97	Line 15 x .01.
18. ESTIMATED TAX REDUCTION	558.91	Line 16 minus line 17.

CITY OF OCEANSIDE

APPLICATION FOR HISTORIC PROPERTY CONTRACT

PROPERTY OWNER INFORMATION:

NAME: LARRY BECK / MARIANNA BECK
ADDRESS: 618 South Freeman
CITY, STATE, ZIP: Oceanside, Ca, 92054
PHONE: (Hm) 760-966-0980 at 760 (FWK) 560-7449 E-MAIL: larrybeckco@sbcglobal.net Fax:

PROPERTY INFORMATION:

ADDRESS OF PROPERTY: 618 South Freeman
LEGAL DESCRIPTION: Lot 12/BK 43 of Bryan's Addition, City of Oceanside, County of S.D. state of Calif. Map 219.
ASSESSOR IDENTIFICATION NO: 150-307-11
DATE OF PURCHASE BY CURRENT OWNER: July/Aug 2009

USE CATEGORY: [X] SINGLE FAMILY HOUSE; [] MULTI-FAMILY/COMMERCIAL/INDUSTRIAL

ARE PROPERTY TAXES PAID TO DATE? (CHECK ONE) [X] YES [] NO

DESIGNATION CATEGORY: CHECK AT LEAST ONE:
NATIONAL RESISTER [] DISTRICT [] INDIVIDUAL
LANDMARK/MONUMENT/ [] DISTRICT [X] INDIVIDUAL
QUALIFIED HISTORIC PROPERTY [X]

THE AGREEMENT REQUIRES THE OWNER OF THE PROPERTY TO UNDERTAKE REHABILITATION AND RESTORATION WORK THAT IS IN COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND ILLUSTRATED GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS. THE FOLLOWING MATERIALS MUST BE SUBMITTED WITH THIS APPLICATION:

- [X] SIGNED COPY OF THIS APPLICATION FORM
[] LEGAL DESCRIPTION OF SUBJECT PROPERTY
[X] PHOTOGRAPHS - COMPLETE DOCUMENTATION OF INTERIOR/EXTERIOR, PRINTED PHOTOS AND NEGATIVES OR DISK (LABEL BACK OF ALL PHOTOS IN PERMANENT INK)
[X] SITE PLAN DRAWN TO SCALE WITH LOCATION OF ALL BUILDINGS ON SITE (INCLUDE PROPERTY LINES, STREET NAMES, NORTH ARROW AND DIMENSIONS)
[X] REHABILITATION/RESTORATION/MAINTENANCE PLAN AND TIME LINE (INCLUDE WORK COMPLETED BY CURRENT OWNER IN LAST 2 YEARS AND WORK TO BE COMPLETED WITHIN NEXT 10 YEARS) WITH COST ESTIMATE OF ITEMIZED WORK
[] IF APPLICABLE: A STATEMENT OF HOW PROPERTY IS THREATENED BY DETERIORATION, ABANDONMENT, OR CONFLICTING REGULATIONS; IF THE PROJECT WILL MAINTAIN OR CREATE AFFORDABLE HOUSING; AND HOW PROPERTY TAX REDUCTION IS NECESSARY TO FACILITATE PRESERVATION OF THE PROPERTY
[X] HISTORIC PROPERTY TAX ADJUSTMENT WORKSHEET
[X] NOTARIZATION FORM

I AM (WE ARE) THE PRESENT OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND HEREBY APPLY FOR CONSIDERATION FOR A HISTORIC PROPERTY CONTRACT.

OWNER SIGNATURE: Larry Beck DATE: Aug 2, 2011
OWNER SIGNATURE: Marianna Beck DATE: Aug 2, 2011

EXHIBIT

A

618 South Freeman – Legal Description

Lot Twelve (12), Block Forty-three (43), Bryan's Addition to the City of Oceanside, County of San Diego, State of California.