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**Cultural
Resources
Assessment
Report**

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CULTURAL RESOURCES ASSESSMENT REPORT FOR THE MELBA ROAD AND ISLAND VIEW LANE RESIDENTIAL PROJECT, CITY OF ENCINITAS, SAN DIEGO COUNTY, CALIFORNIA

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Cogstone Project Number: 5297

Type of Study: Cultural Resources Assessment

Sites: None

USGS Quadrangle: Encinitas 7.5'

Area: 6.646 acres

Key Words: Cultural Resources Assessment, City of Encinitas, San Diego County,
Kumeyaay/Ipai/Diegueño territory

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SUMMARY OF FINDINGS

This study was conducted to determine the potential impacts to cultural resources during the Melba Road and Island View Lane Residential Project, City of Encinitas (City), San Diego County, California (Project). The City of Encinitas is the lead agency under the California Environmental Quality Act (CEQA). Due to the proximity of the Project to the coast, the Project requires a Coastal Developmental Permit from the California Coastal Commission (CCC).

The Project area is located on 6.646 acres within Assessor Parcel Numbers (APN) and their corresponding official addresses:

APN 259-180-09-00 (1240 Melba Road)
APN 259-180-10-00 (1240 Melba Road)
APN 159-180-16-00 (1220 Melba Road)
APN 259-180-33-00 (1230 Melba Road)
APN 259-181-02-00 (No assigned address)
APN 259-181-03-00 (1190 Island View Lane)
APN 259-181-04-00 (No assigned address)

The proposed Project area consists of six residences and various other structures that were constructed between 1938 and 1978. The existing structures will be demolished to facilitate construction of 31 lots with 30 single-family homes and one retention basin along with a new private road and associated utility, drainage, and stormwater treatment improvements.

Cogstone Resource Management, Inc. (Cogstone) requested a search of the California Historic Resources Information System (CHRIS) from the South Coast Information Center (SCIC), located at the campus of San Diego State University, on June 10, 2021, that included the Project area and a half-mile radius. Results of the records search indicated that two previous studies have been completed within the Project area while an additional 24 studies have been completed previously within a half-mile radius. The records search indicated that there are no previously recorded cultural resources within the Project area, but a total of four cultural resources have been previously documented within the half-mile radius. A Sacred Lands File search requested from the Native American Heritage Commission (NAHC) on June 10, 2021, indicated that they do not have a record of sacred lands or resources listed within the Project area. Cogstone assisted the City with Native American consultation. The Jamul Indian Village, Rincon Band of Luiseño Indians, San Pasqual Band of Mission Indians, and the Viejas Band of Kumeyaay Indians have determined that the Project area is within their Traditional Use Area (TUA) and have requested formal government-to-government consultation.

On July 1, 2021, Cogstone conducted a pedestrian and built environment survey of the Project area. No prehistoric cultural resources were observed during the survey. Fifteen built environment resources are located within the Project area comprising of thirteen historic-aged buildings and two roads, and Department of Parks and Recreation (DPR) 523 forms were prepared (Appendix D). The historic built environment resources were evaluated for listing on the National Register of Historic Places and the California Register of Historical Resources and

are recommended not eligible. Demolition and renovation of the existing structures does not require any mitigation.

No further cultural resources work is recommended. In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In the unlikely event that human remains are encountered during project development, all work must cease near the find immediately.

In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the NAHC by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner, or the person responsible for the excavation work, means for treating or disposing the human remains and associated grave goods with appropriate dignity. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

INTRODUCTION

PURPOSE OF STUDY

This study was conducted to determine the potential impacts to cultural resources during the Melba Road and Island View Lane Residential Project, City of Encinitas (City), San Diego County, California (Project; Figure 1). The City of Encinitas is the lead agency under the California Environmental Quality Act (CEQA). Due to the proximity of the Project to the coast, the Project requires a Coastal Developmental Permit from the California Coastal Commission (CCC).

PROJECT LOCATION AND DESCRIPTION

The Project area is located on 6.646 acres within Assessor Parcel Numbers (APN) and their corresponding official addresses:

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APN 259-181-03-00 (1190 Island View Lane)
APN 259-181-04-00 (No assigned address)

Encinitas is surrounded by the cities of Carlsbad to the north and Solana Beach to the south, the unincorporated community of Olivenhain to the east, and the Pacific Ocean to the west. The Project area is located north of Melba Road, south of Oak Crest Middle School, east of Balour Drive, and west of Crest Drive within Section 14 of Township 13 South, Range 4 West on the Encinitas USGS 7.5-minute topographic quadrangle map, San Bernardino Baseline and Meridian (Figures 2 and 3).

The proposed Project area currently consists of six residences and various other structures constructed between 1938 and 1978. The existing structures will be demolished to facilitate construction of 31 lots with 30 single-family homes and one retention basin along with a new private road and associated utility, drainage, and stormwater treatment improvements.

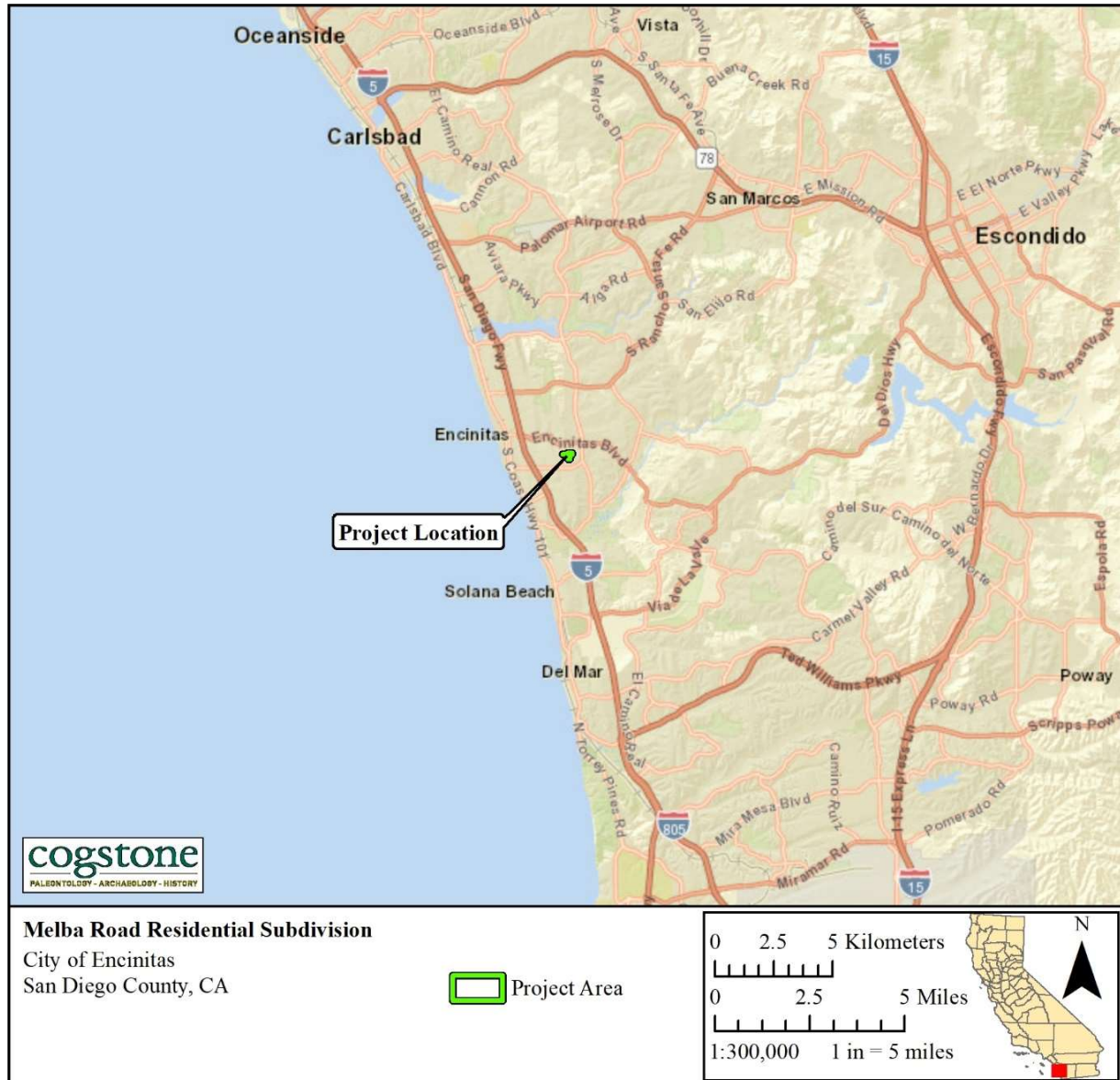


Figure 1. Project vicinity map

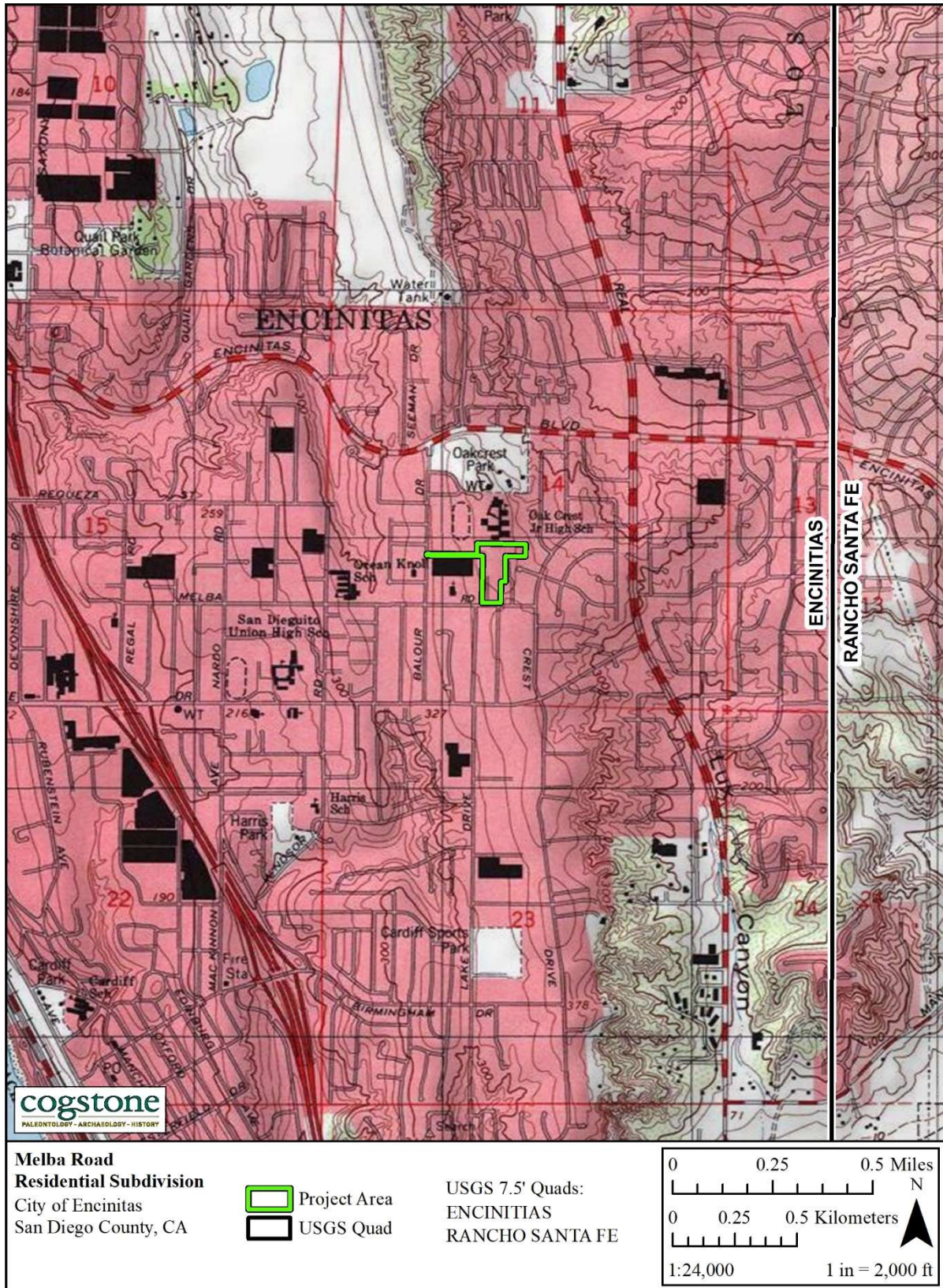


Figure 2. Project location

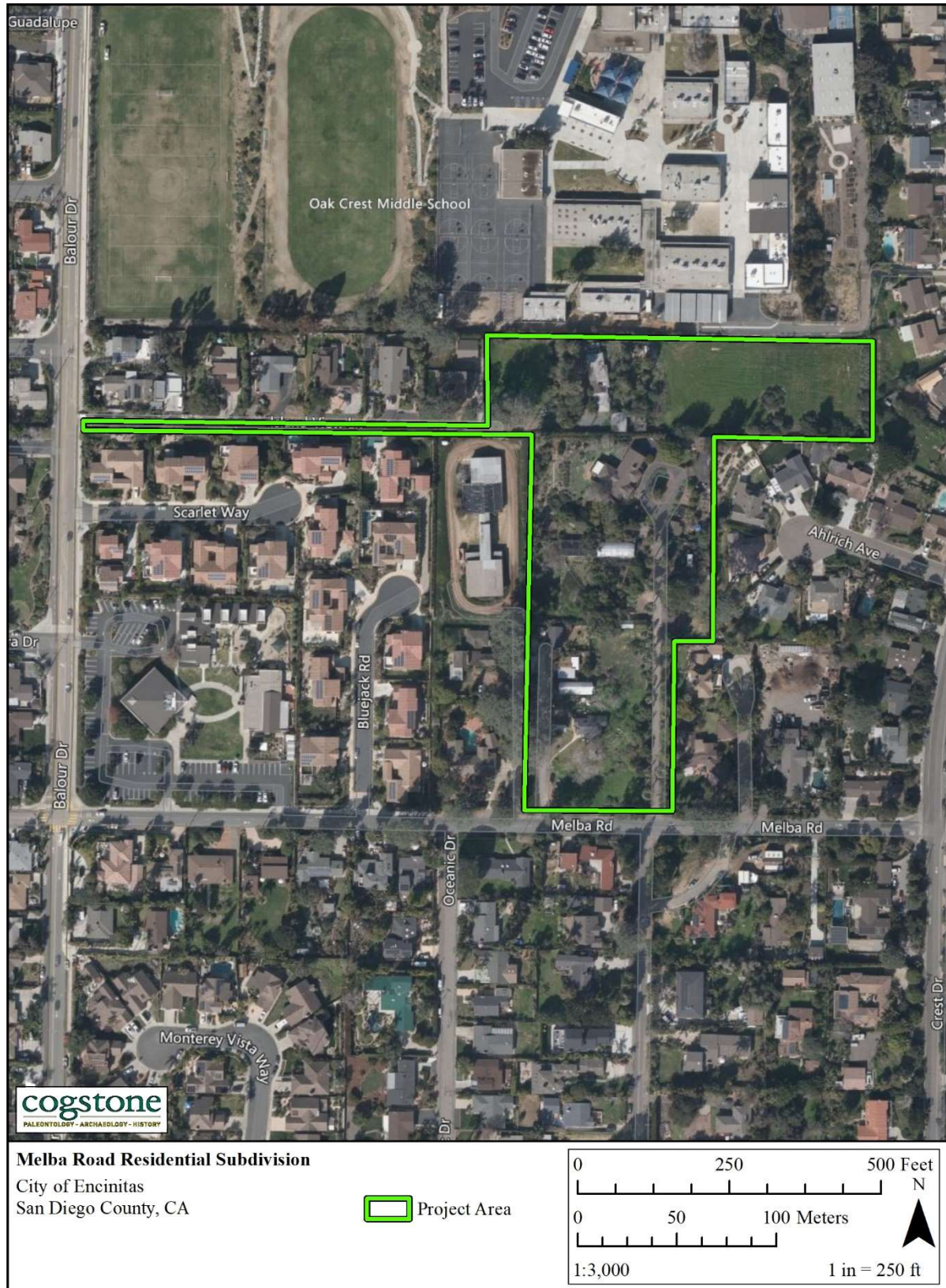


Figure 3. Project aerial map

PROJECT PERSONNEL

Cogstone Resource Management, Inc. (Cogstone) conducted the cultural resources study. Resumes of key personnel are provided in Appendix A.

- Desireé Martinez served as the QA/QC for this Project. Ms. Martinez has an M.A. in Anthropology (Archaeology) from Harvard University, Cambridge and has over 24 years of experience in southern California archaeology.
- Teresa Terry served as the Task Manager and Principal Investigator for Archaeology, wrote sections and reviewed this report. Ms. Terry has an M.A. in Anthropology (Archaeology) from California State University (CSU), Fullerton and has over 18 years of experience in southern California archaeology.
- Shannon Lopez conducted outreach to the local historical societies and drafted the historic sections of this report. Ms. Lopez has an M.A. in History (emphasis in Architecture) from CSU, Fullerton and over four years of experience in architectural history research and reporting.
- Sandy Duarte completed the additional sources consulted section and co-authored this report. Mrs. Duarte holds a B.A. in Anthropology from the University of California (UC) Santa Barbara, and has more than 18 years of experience in California archaeology.
- Logan Freeberg conducted the archaeological and paleontological record searches and prepared the maps for the report. Mr. Freeberg has a certificate in Geographic Information Systems (GIS) from CSU Fullerton and a B.A. in Anthropology from UC Santa Barbara and has more than 19 years of experience in southern California archaeology.

REGULATORY ENVIRONMENT

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA states that: It is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required are intended to assist public agencies in systematically identifying both the significant effects of proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects.

CEQA declares that it is state policy to: “take all action necessary to provide the people of this state with...historic environmental qualities.” It further states that public or private projects financed or approved by the state are subject to environmental review by the state. All such projects, unless entitled to an exemption, may proceed only after this requirement has been satisfied. CEQA requires detailed studies that analyze the environmental effects of a proposed project. In the event that a project is determined to have a potential significant environmental effect, the act requires that alternative plans and mitigation measures be considered.

TRIBAL CULTURAL RESOURCES

As of 2015, CEQA established that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (Pub. Resources Code, § 21084.2). In order to be considered a “tribal cultural resource,” a resource must be either:

- (1) listed, or determined to be eligible for listing, on the national, state, or local register of historic resources, or
- (2) a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource.

To help determine whether a project may have such an effect, the lead agency must consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §20184.3 (b)(2) provides examples of mitigation measures that lead agencies may consider avoiding or minimize impacts to tribal cultural resources.

PUBLIC RESOURCES CODE

Section 5097.5: No person shall knowingly and willfully excavate upon, or remove, destroy,

injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands (lands under state, county, city, district or public authority jurisdiction, or the jurisdiction of a public corporation), except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor. As used in this section, “public lands” means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (CRHR) is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing on the National Register, including properties evaluated under Section 106, and State Historical Landmarks No. 770 and above. The California Register statute specifically provides that historical resources listed, determined eligible for listing on the California Register by the State Historical Resources Commission, or resources that meet the California Register criteria are resources which must be given consideration under CEQA (see above). Other resources, such as resources listed on local registers of historic resources or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant in accordance with criteria and procedures to be adopted by the Commission and are nominated; their listing in the California Register is not automatic.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historical integrity and are historically significant at the local, state or national level under one or more of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2) It is associated with the lives of persons important to local, California, or national history;
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- 4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to having significance, resources must have integrity for the period of significance. The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Integrity is the authenticity of a historical resource’s physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource’s period of significance.

Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register, if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

NATIVE AMERICAN HUMAN REMAINS

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98).

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

CALIFORNIA ADMINISTRATIVE CODE, TITLE 14, SECTION 4307

This section states that “No person shall remove, injure, deface or destroy any object of paleontological, archeological or historical interest or value.”

CITY OF ENCINITAS GENERAL PLAN

The Resource Management Element addresses the importance of cultural resource preservation and lists the following goal and policies.

Goal 7: The City will make every effort to ensure significant scientific and cultural resources in the Planning Area are preserved for future generations.

Policy 7.1: Require that paleontological, historical and archaeological resources in the planning area are documented, preserved or salvaged if threatened by new development.

Policy 7.2: Conduct a survey to identify historic structures and archaeological/cultural sites throughout the community and ensure that every action is taken to ensure their preservation.

Policy 7.3: The City will pursue the development of a historic resources program to assist in

the identification, preservation, and restoration of those buildings, structures, and places within the City that have historic significance.

PUBLIC RESOURCES CODE

Section 30.34.050: Cultural/Natural Resources Overlay Zone, of the City's Municipal Code (Chapter 30.34, Special Purpose Overlay Zones) includes regulations that apply to areas within the Special Study Overlay Zone where site-specific analysis indicate the presence of sensitive cultural, historic, and biological resources, including sensitive habitats. For parcels containing archaeological or historic sites, the Municipal Code requires a site resource survey and impact analysis to determine the significance of, and possible mitigation for, sensitive resources.

BACKGROUND

ENVIRONMENTAL SETTING

The Project area is in the Old Encinitas neighborhood in the City of Encinitas within the County of San Diego and is approximately 1.5 miles east of the Pacific Ocean and 2 miles southeast of Escondido Creek. The Project area is entirely developed and currently consists of six residences constructed between 1938 and 1978.

The Project is located within the San Diego area of the Peninsular Ranges Geomorphic Province. The Peninsular Ranges are the result of the Pacific Plate and the North American Plate grinding past each other and forming north-south trending mountain ranges where the two plates collide along the San Andreas Fault Zone. The Peninsular Range Province extends from Mount San Jacinto in the north, to Baja California in the south. The City of Encinitas is in the Coastal Plain Region of the Peninsular Range Province. This region is bounded on the west by the Pacific Ocean and on the east by foothills of the Peninsular Ranges.

Today's Mediterranean-like climate is characterized by warm, dry summers and cool, moist winters, with rainfall predominantly falling between November and May, but climatic conditions in this region varied substantially during prehistoric times. Paleoclimatic data based on pollen from coastal sites indicate that there was a dramatic increase in both annual temperature and drought during the Mid-Holocene (between 8000 and 7000 ago), yet during this time the San Diego area experienced a mild, stable climate. Then during the Neoglacial/Neopluvial period (2000 to 4000 years ago), the San Diego coast experienced a more variable climate with frequent El Nino events and droughts causing a decline in coastal resources. Climate variability remained through the Medieval Climatic Anomaly (700 to 1,300 years ago) and the Little Ice Age (600 to 150 years ago) as both were represented by area specific and temporary sudden fluctuations in temperatures (Jones and Klar 2007). The Project area is within low-lying land, close to the

ocean and to creeks, both of which would have offered people varied food and other resources in the past.

PREHISTORIC SETTING

Prehistoric cultural chronology for the San Diego region after approximately 12,000 years ago is divided into three broad temporal periods: Paleoindian (San Dieguito Complex), Archaic (La Jolla Complex/Encinitas Tradition), and Late Prehistoric. The sequence is based on syntheses by Rogers (1939, 1945, 1966); Wallace (1955, 1978); Moriarty (1966); Warren (1967, 1968) and True (1980), among others.

The three prehistoric periods defined for the prehistoric cultural chronology of the San Diego area are as follows:

- **San Dieguito Complex.** This period dates from 9,030 to 8,000 years B.P. Sites from this period have been identified in the past as part of the Western Lithic Co-Tradition or part of the Western Pluvial Lakes Tradition (Davis et al. 1969; Bedwell 1970). Occupants of most sites appear to have made use of coastal and inland resources. Artifacts include biface points and knives, scrapers, cobble tools, milling tools, and bone tools, used to process plants, shellfish, fish, bird, and small and large mammals.
- **La Jolla Complex/Encinitas Tradition.** This period dates from 8,600 to 1,300 years B.P. The Pauma Complex, located further inland, is similar to the La Jolla Complex but lacks shellfish (True 1980). Doughnut stones, discoidals, stone balls, plummets, Elko-eared points and stone, shell, and bone beads appear in this period and shellfish gathering decreases. Hunting tools initially consisted of the atlatl and dart but quickly advanced to bow and arrow. Most sites were in coastal areas.
- **Late Prehistoric Cultures.** The period dates from 1,300 years B.P. to historic contact. The cultures are divided into two groups: “San Luis Rey” (Shoshonean) in northern San Diego County and “Kumeyaay” (Yuman) in southern San Diego County. Sites from this period include ceramics although Cuyamaca sites generally associated with Yuman III pattern have more variety of type such as pipes and effigies. While use of other traditional tools continues, marked differences between the two groups include Cuyamaca clay-lined hearths and cemeteries separate from living areas.

ETHNOGRAPHY

The Project area is located within the historical territory of the Kumeyaay, which may have extended as far north as the San Luis Rey River. The Kumeyaay were historically referred to as the Diegueño after Mission San Diego de Alcalá was established. The Takic-speaking Luiseño and Cahuilla lived to the north, and other inhabitants who spoke a variety of distinct languages

belonging to the Yuman language family were located to the east and to the south (Loumala 1978). The Kumeyaay can be divided into two regional groups separated by the San Diego River. The northern group is known as the Ipai and the southern group is known as the Tipai. The Project area lies within the traditional territory of the Ipai group of the Kumeyaay people just south of the traditional territory of the Luiseno (Figure 4).

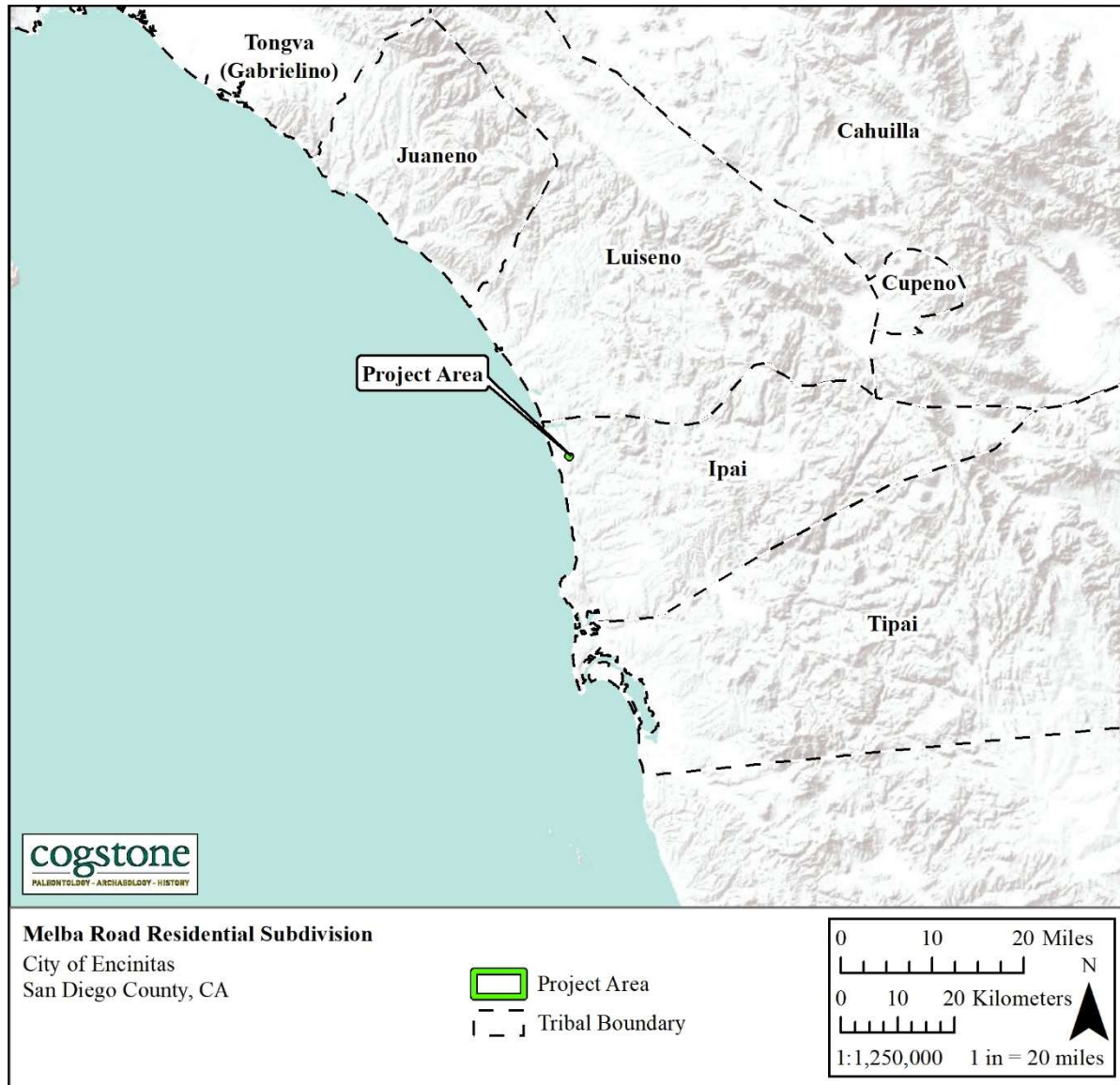


Figure 4. Native American traditional tribal territories

The Kumeyaay were organized into autonomous bands that usually occupied a main village and several smaller habitation sites. One of the main villages occupied by the Kumeyaay was the village of Otay, located on the north of and adjacent to the Otay River and south of the Project. Communities disbanded seasonally and established smaller groups of between 200 and 1,000

people in order to gather, process and store resources. Subgroups spoke individual dialects and often intermarried (Royo 1999).

As typical California seasonal hunters and gatherers, the Kumeyaay diet consisted mainly of plant foods, especially acorns, but also various other seeds and bulbs. This was supplemented by small game, including mammals and reptiles, while coastal inhabitants had access to fish, shellfish and sea mammals (Loumala 1978). Plants were also utilized for medicinal and ceremonial, as well as utilitarian purposes. The medicinal use of plants covered a wide range of ailments, including European-introduced diseases such as syphilis, smallpox, and tuberculosis (Gallegos et al. 1998). Ceremonial usage included tattoos, girls' puberty ceremonies, and rock art. A variety of objects were manufactured with plant materials, including houses, granaries, baskets, nets, adhesives, clothing, and soaps (Gallegos et al. 1998). The Kumeyaay maintained extensive trade networks as far east as the Colorado River, moving acorns, dried seafood, and seashells eastward and bringing salt, seeds, and mesquite beans west (Loumala 1978).

The mission system, beginning with Mission San Diego Alcalá (1769), severely disrupted Kumeyaay socio-political structure and led to a population decrease, while the later reservation system (1875) further fragmented Kumeyaay groups. Today's Kumeyaay are represented by the Barona Group of the Capitán Grande, the Campo Band of Diegueno Mission Indians, the Ewiiapaay Band of Kumeyaay Indians, the Iipay Nation of Santa Ysabel, the Inaja-Cosmit Band of Indians, the Jamul Indian Village, the Kwaaymii Laguna Band of Mission Indians, the La Posta Band of Diegueno Mission Indians, and the La Posta Band of Diegueno Mission Indians (NAHC 2021).

HISTORIC SETTING

EXPLORATION

The earliest European explorations of the San Diego area began in 1542, when Juan Rodríguez Cabrillo and his party landed near Point Loma. Cabrillo had been tasked with the exploration of the Pacific Coast by Antonio de Mendoza, Viceroy of New Spain (currently Mexico).

Interaction with the Kumeyaay was initiated, but overall little attention was given to California until the 1700s (NPS 2002).

Spanish settlement of the San Diego area began in 1769 when the Spanish developed plans to build four presidios (forts), and three towns along the California coastline stretching from San Diego northward to Monterey. The town sites, established between 1777 and 1797, included present-day Los Angeles, San Jose, and a small town near Santa Cruz named Branciforte. Presidios were established at San Diego, Santa Barbara, Monterey, and San Francisco. Under Spain, the "borderlands were colonized as defenses against the intrusion of the English, French, Dutch, and Russians, with the Manila trade an important item for protection in California. They

were held by two typical institutions: the mission and the presidio” (Bolton 1913; 1921; 1930 as cited in Aviña 1976).

Mission San Diego Alcalá was also founded in 1769, the first of twenty-one Franciscan missions built along the coast on the El Camino Real, from San Diego to Sonoma. The goals of the missions were trifold: they helped establish a Spanish presence on the west coast, allowed for a means to Christianize the native peoples, and served to exploit the native population as laborers. The missionaries, or padres, would essentially serve as a mayor, or head of the town. The Kumeyaay socio-political structure was severely disrupted by the Mission, especially those living closest to the grounds (Loumala 1978).

THE SPANISH (1776-1820) AND MEXICAN RANCHO ERA (1821-1847)

The arrival of the Spanish missionaries brought about prevailing changes for the Native Americans, including high mortality rates and social changes due to the introduction of European diseases and customs such as European farming methods (Dobyns 1983; Walker and Hudson 1989).

The Kumeyaay population decreased due to disease, revolts, and severe changes to their traditional ways of life, however the San Diego Mission was unique in that it allowed neophytes to move freely between the mission and traditional villages in order to hunt and gather food for the struggling mission. This allowed the Kumeyaay to experience a smaller population decline than Native Americans at other California missions. Those who did not return to the mission were hunted as criminals (Carrico 2008).

Mexico gained independence from Spain in 1821. In 1833, the Mission lands were secularized (Secularization Act of 1833), with much of the land being transferred to political appointees. Between 1840 and 1846, the Governors of California, Juan B. Alvarado, Manuel Micheltorena and Pio Pico, made a series of land grants, transferring Mission properties to private ownership (Cowan 1977; Ohles 1997). Ranches and farms were established throughout the greater San Diego area including Rancho Los Encinitos, of which the modern city of Encinitas originated. However, the current Project area is not located within any known land grant.

STATEHOOD

In 1846, the Mexican-American war broke out in part because of American excursions into California. In 1847, General Andrés Pico and John C. Frémont signed the Articles of Capitulation, ending hostilities between the United States and Mexico. The U.S. and Mexico signed the Treaty of Guadalupe Hidalgo, which resulted in Mexico ceding the lands of present-day California, New Mexico, and Texas to the U.S. for \$15 million (Fogelson 1993:10). Within two years of the Treaty of Guadalupe Hidalgo, California applied for admission as a state.

SAN DIEGO COUNTY

The County of San Diego was established in 1850, the same year as the City of San Diego. A wharf was built by business partners William Heath Davis and Alonzo Horton shortly after the county was established, and the federal government built supply warehouses. After Davis lost his wealth in a fire, development in San Diego slowed. When Horton purchased 800 acres on the waterfront in 1867, New San Diego was established. The city population tripled over the next 20 years and reached 35,000 by the 1870s due to gold rushes, land booms and developments in transportation (San Diego History Center 2021a). A railroad connected the city to Waterman (renamed to Barstow) in 1885, but slow development resulted in a population decrease by 1890 to approximately 16,150 (San Diego History Center 2021b).

CITY OF ENCINITAS

There are five communities which make up the City of Encinitas: Olivenhain, Cardiff-by-the-Sea, Leucadia, Old Encinitas, and New Encinitas (originally called Green Valley). In 1986, the five communities joined together and officially incorporated as the City of Encinitas (Olivenhain Town Council n.d.). The following includes a brief history of all five communities.

The City of Encinitas is a coastal city located in San Diego County. Following the Mexican War of Independence, the land which would become Encinitas was granted to Andres Ybarra by then Governor Juan Alvarado in 1842. Ybarra constructed Rancho Las Encinitas (“Los Encinitas” meaning “little oaks”) with the boundaries of the rancho extending from San Elijo Lagoon to Batiquitos Lagoon. Ybarra would file another claim for Rancho Las Encinitas in 1852 with the Public Land Commission following the cession of California to the United States as the result of the Mexican-American War. Ybarra’s grant was patented on April 18, 1871 (Ayers 1886).

While the land grant was patented to Ybarra in 1871, Ybarra sold Rancho Las Encinitas to Joseph S. Mannass and Marcus Schiller in 1860 for 68¢ per acre. During this period of ownership, Mannass and Schiller converted Ybarra’s adobe ranch house to a stage coach station for the Seeley-Write Stage Coash Line (Olivenhain Town Council n.d.) and would later be used as a station for the California Southern Railroad (MacMullen 1961). In 1880, following substantial financial difficulties, Mannass and Schiller were forced to foreclose on the property and sold the rancho to Frank and Warren Kimball for \$1.18 per acre (Olivenhain Town Council n.d.). At the time of their purchase of Rancho Las Encinitas, the Kimball brothers already owned Rancho de la Nacion.

Olivehain

The Kimball brothers planned to sell the rancho to a group of homogenous immigrants to settle and form a colony. In 1884, they received an offer from Theodore Pinther of Denver, Colorado who wanted to establish a German colony in Southern California. After multiple letters back and forth, Pinther and the Kimballs finalized a deal for the purchase of Rancho Las Encinitas. On May 21, 1884, the colony was launched, and the board of directors chose the name Olivenhain, which is German for olive-grove. The land was subdivided, and parcels sold to colony members

who planted fruit trees and vines. Population of the colony would peak at approximately 300 people; however, despite the outward appearance of success, a lack of dependable water sources and the revelation that Pinther accepted a commission for the sale of parcels led to a mass exodus of colonists and the eventual collapse and abolishment of the colony by 1897 (Olivenhain Town Council n.d.).

Cardiff-by-the-Sea

First settled by Scottish immigrant and Civil War veteran Hector Mackinnon, Mackinnon established a 600-acre homestead in 1875. The homestead was located on the north side of San Elijo Lagoon which was considered at the time to be worthless land. Despite such perceptions, Mackinnon successfully raised livestock and produced fruit jellies, milk, and butter. Following financial hardships in 1911, Mackinnon was forced to sell a portion of his ranch to developer Frank Cullen. Cullen began naming streets of his newly purchased land after British cities such as Liverpool, Manchester, and Birmingham. Cullen's wife named the area Cardiff after the Welsh City. Cullen constructed a 200-foot pier and the Cardiff Mercantile Company following the style of Victorian English architecture (Holtzclaw and Welch 2006).

Leucadia

Located at the northern area of the City of Encinitas, the founding of Leucadia is estimated to have occurred several years before the founding of Old Encinitas. British spiritualists are said to be the first to settle in Leucadia ca. 1870. They named streets after Greek gods such as Vulcan Avenue and Diana Street. The name Leucadia was chosen as it means "sheltered paradise" in Greek. In the 1880s, Eucalyptus trees were planted along what is now Highway 101, many of which remain to this day. The residents of Leucadia are proud of their historic past and architecture with a common phrase being, "Keep Leucadia Funky" (Holtzclaw and Welch 2006).

New Encinitas (Green Valley)

Originally called Green Valley, New Encinitas was first settled by English immigrant F. Lucas Scott and his family in 1919. Their farm consisted of 350 acres known as Oakview Ranch (later known as Scott Valley) and was located just east of El Camino Real. A one-room schoolhouse was built in 1895 along El Camino Real between Olivenhain Roads and Levante. Presently, New Encinitas is a popular commercial district including multiple shopping centers, entertainment, and restaurants.

Old Encinitas

Old Encinitas includes the city's historic downtown area which was founded in 1881 when a water tower was constructed near Cottonwood Creek to support the railroad. Encinitas was founded by Civil War veterans John Pitcher and Tom Rattan in 1883. That same year, a schoolhouse was erected but was later moved and transformed into a home that is currently used

by the Encinitas Historical Society (Davis-Varela n.d.). The Project area is located within the southeast boundary of Old Encinitas.

Some of the oldest buildings in Encinitas are in Old Encinitas and date back to the late 1880s. However, it was in the 1920s that Old Encinitas experienced a major building boom. Also, during the 1920s and 1930s, Moonlight Beach became a popular location for locals to race horses and picnic while bootleggers would use it as a drop-off point for illegal alcohol during the Prohibition Era. One of the most notable residents of Old Encinitas was Charlie Chaplin, who in 1925 purchased a home in the downtown area for his mother. His brother, Sidney Chaplin, also owned land at what is now South Coast Highway 101 and the remaining building is known as the Sidney Chaplin Building (Davis-Varela n.d.).

In comparison to its neighboring communities, Old Encinitas is not as “funky” as Leucadia or as upscale as New Encinitas. Rather it maintains a small-town feel while incorporating surf culture and values preservation of its downtown historic resources (Davis-Varela n.d.).

PROJECT AREA HISTORY

The earliest USGS topographic map (Oceanside, 1883, 1:62500) shows no built environment located within the Project area. Also, there are no notable changes within the Project area between 1893 and 1904 (Southern California Sheet No. 2, 1:250,000). As shown in the earliest known USDA Aerial Photograph of the Project area (1939), the majority of the Project area consists of fields and a homestead with several associated ancillary buildings. These buildings are within the boundaries of APNs 259-180-3300 (now 1230 Melba Road) and 259-180-1600 (now 1220 Melba Road).

According to the Bureau of Land Management (BLM) General Land Office (GLO) William C. Mcfann submitted a homestead claim on Township 13S; Range 4W; north ½ of the southwest ¼ of Section 13 on September 30, 1891. Mcfann was born in Indiana in 1860, and according to the California Great Register (1860-1920) he was registered to vote in Encinitas in 1890 and 1894 (FamilySearch.org 2021). No further information was found.

By 1939, Melba Road and what is assumed to be Island View Lane are present at their current locations (FrameFinder 1939). By 1947, another homestead with one or two ancillary buildings appears within either APN 259-180-1000 or 259-180-0900 (NETROnline 1947). By 1953, the single-family residence at 1240 Melba Road is present and what is now Wotan Drive is realigned to much of its current configuration. In addition, a long rectangular building (assumed to be a single-family residence) and associated ancillary building can be seen in APNs 259-181-0400 and 259-181-0300 (both APNs are associated with 1190 Island View Lane; NETROnline 1953). By 1964, the single-family residence at APN 259-180-1600 (1220 Melba Road) is expanded to its current configuration (NETROnline 1964). During the 1960s, there was substantial growth of trees and dense vegetation within the Project area which obscures much of the built environment

in future aerial photographs. By 1978, there are two large rectangular structures (possibly greenhouses) within APNs 259-180-0900 and 259-180-1000. Also, during this time, the fields appear to be used for agricultural purposes (NETROnline 1978). From the 1970s through the 1980s, the fields associated with 1190 Island View Lane (APNs 259-181-04-00, -03-00, and -02-00) are used for agricultural purposes (NETROnline 1978 and 1989). Between 1983 and 1984, another larger square structure (possibly a greenhouse) appears within APN 259-180-3300 (1230 Melba Road), and by 2002 the greenhouse located within APN 259-180-1000 can be seen (NETROnline 1983, 1984, 2002). By 2003, the greenhouse within APN 259-180-3300 can be seen at 1230 Melba Road while only one section of the ca. 1978 greenhouse within APN 259-180-0900 remains (NETROnline 2003).

The Project area consists of seven APNs: 259-180-1000, 259-180-16-00, 259-180-33-00, 259-180-09-00, 259-181-02-00, 259-181-03-00, and 259-181-04-00. Eight addresses have currently and historically been associated with these APNs.

- **795 Balour Drive (APN 259-181-03-00):** Historic address for 1190 Island View Lane. No longer a viable address.
- **1190 Island View Lane (APN 259-181-03-00):** One residential home (vacant), two ancillary buildings, and associated fields plus APN includes the road Island View Lane. The residence is situated primarily on APN 259-181-04-00 but extends slightly into APN 259-181-03-00. APN 259-181-02-00, a former agricultural field, is also associated with this property.
- **1220 Melba Road (APN 259-180-16-00):** One residential home and one ancillary building.
- **1230 Melba Road (APN 259-180-33-00):** One residential home.
- **1230A Melba Road (APN 259-180-33-00):** One residential home.
- **1234 Melba Road (APN 259-180-10-00):** Multiple ancillary buildings consisting of two greenhouses and an administration building. The small greenhouse and administration building extends across both APN 259-180-09 and APN 259-180-33-00.
- **1240 Melba Road (APN 259-180-09-00):** One residential home and multiple ancillary buildings. Property extends onto APN 259-180-10-00.
- **1240A Melba Road (APN 259-180-10-00):** One detached garage possibly used at one time as a residence and ancillary buildings associated with 1240 Melba Road.

For further information regarding the history of these properties, please see Appendix D.

RECORDS SEARCH

CALIFORNIA HISTORIC RESOURCES INFORMATION SYSTEM

Cogstone archaeologist, Logan Freeberg, requested a search of the California Historic Resources Inventory System (CHRIS) from the South Coast Information Center (SCIC) located at the campus of San Diego State University on June 10, 2021, that included the entire proposed Project area as well as a half mile radius. Results of the record search indicate that two previous studies have been completed within the Project area while an additional twenty-four studies have been completed within a half mile radius of the Project area (Table 1).

Table 1. Previous Studies within a half mile radius of the Project area

Report No. (SD-)	Author(s)	Title	Year	Distance (miles) from Project area
00262	Bull, Charles	An Archaeological Survey of Deerpark Encinitas	1976	0.25 - 0.5
00650	Carrico, Richard	Archaeological Salvage of Site 74-0-1	1974	0 - 0.25
00671	Gallegos, Dennis, Dayle Cheever, and Stephan Van Wormer	A Cultural Resource Overview for the Encinitas Planning Area, Encinitas, California	1986	Within
00727	Kaldenberg, Russell L.	Results of An Archaeological Impact Survey of the Encinitas Community Shopping Center near Encinitas, California	1974	0.25 - 0.5
00728	Kaldenberg, Russell L.	An Archaeological Resource Impact Report for Camino Park North	1975	0.25 - 0.5
01914	Hatley, M. Jay, and Charles Bull	Cultural Resources Impact Mitigation Report for Camino Park North and Deerpark Encinitas	1978	0.25 - 0.5
02133	County of San Diego	Draft Environmental Impact Report County of San Diego Santa Fe Drive Extension	1980	0 - 0.25
02672	Smith, Brian F.	An Archaeological Survey of the Encinitas Union School District Project, City of Encinitas	1991	0 - 0.25
03028	Smith, Brian	Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System (Project No. C-06-4155-110)	1995	Within
03799	Hunt, Kevin P, and Brian F Smith	An Archaeological Survey of the Ahlrich Subdivision Project, Encinitas, California	2000	0 - 0.25
04152	Toups	Environmental Impact Statement Summerfield Encinitas Unit No. 4 T.M. 3057-R	1973	0 - 0.25
04893	Recon	Draft EIR for Camino Park North	1976	0.25 - 0.5
07272	Carrico, Richard	Summer Field Encinitas Units 6-9 Archaeological Survey	1973	0.25 - 0.5
07784	Pierson, Larry	An Archaeological Survey Report for the Walnut Creek Sanctuary Project, City of Encinitas	2001	0.25 - 0.5

Report No. (SD-)	Author(s)	Title	Year	Distance (miles) from Project area
08569	County of San Diego	Draft Environmental Impact Report Oakcrest Community Park Encinitas, California	1978	0 - 0.25
08580	Scientific Resource Surveys, Inc.	Cultural and Paleontological Resource Investigation of Lot 163, Map 10140 City of Encinitas, San Diego County, California	1988	0.25 - 0.5
09361	Byrd, Brian F., and Collin O'Neill	Archaeological Survey Report for the Phase I Archaeological Survey Along Interstate 5 San Diego County, Ca	2002	0.25 - 0.5
09566	Gallegos, Dennis R., Monica C. Guerrero, and Susan Bugby	Cultural Resource Study for the San Dieguito High School Academy Project Encinitas, California	2003	0.25 - 0.5
09673	Smith, Brian F., and Seth A. Rosenberg	An Archaeological Investigation for the Lake Drive Property Project, Encinitas, California	2005	0.25 - 0.5
09845	Carrico, Richard L.	Results of the Archaeological Test Excavation at the Las Compadres Site (W-578)	1976	0.25 - 0.5
09975	Carrico, Richard L.	Salvage Methods and Techniques for Los Compadres Plaza Archaeological Salvage	1976	0.25 - 0.5
12422	Ni Ghabhlain, Sinead, and Drew Palette	A Cultural Resources Inventory for the Route Realignment of the Proposed Pf. Net / AT&T Fiber Optics Conduit Oceanside to San Diego, California	2001	0.25 - 0.5
12549	Bonner, Wayne, and Marnie Aislin-Kay	Cultural Resources Records Search and Site Visit Results for Verizon Wireless Candidate "Manchester/El Camino Real," 510 South El Camino Real, Encinitas, San Diego County, California	2008	0.25 - 0.5
14510	Davison, Kristina, and Mary Robbins-Wade	805 Bracero Road Property- Cultural Resources Survey (Affinis Job No. 2554)	2013	0.25 - 0.5
17585	Pigniolo, Andrew, and Carol Serr	Cultural Resource Survey Report for the Ocean Bluff Senior Facility, City of Encinitas, California	2017	0.25 - 0.5
18917	Price, Harry J.	Cultural Resources Survey for the El Camino Real Water Pipeline Restoration Project, Encinitas, California Agreement #19Agr026 (Recon Number 9421-2)	2019	0.25 - 0.5

No cultural resources have been recorded within the Project area, but a total of four cultural resources have been previously documented within the half mile radius of the Project area (Table 2). These consist of two prehistoric archaeological sites within one quarter mile of the Project area and two prehistoric archaeological sites with one quarter to one half mile of the Project area.

Table 2. Previously Recorded Cultural Resources within a half mile radius of the Project area

Primary No. (P-37)	Trinomial No. (CA-SDI)	Resource Type	Resource Description	Year Recorded	Distance from Project area	CRHR Status
004554	004554	Prehistoric Archaeological Site	2 loci of several hundred fire cracked cobbles, flakes, cores and hearthstones	1975	0.25 - 0.5	Unevaluated
004555	004555	Prehistoric Archaeological Site	Mano fragment, flakes, chione and pecten shell	1974	0 - 0.25	Unevaluated
004880	004880	Prehistoric Archaeological Site	Shell midden	1977	0.25 - 0.5	Unevaluated
013925	013902	Prehistoric Archaeological Site	Marine shell and lithic scatter with subsurface deposit	1995	0 - 0.25	Unevaluated

OTHER SOURCES

In addition to the SCIC records search, a variety of sources were consulted in June 2021 to obtain information regarding the cultural context of the Project area (Table 3). Sources included the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), Built Environment Resource Directory (BERD), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the Bureau of Land Management (BLM), General Land Office (GLO). Specific information about the Project area, obtained from historic-era maps and aerial photographs, is presented in the Project Area History section (Table 4).

Research regarding important historical information was obtained from (but not limited to):

- South Coast Information Center (SCIC)
- City of Encinitas Planning Department
- San Diego County Assessor's Office
- San Diego County Recorder's Office
- Encinitas Historical Society
- San Diego Botanic Garden
- USDA Historic Aerial Photographs
- USGS Topographic Maps
- Google Maps: Streetview
- FastPeopleSearch database
- FamilySearch.com
- OpenCorporates.com
- Veterans of Foreign Wars (VFW) website
- City of Encinitas Register of Historical Resources
- Local newspapers: *News-Pilot*, *Pasadena Independent*, *Time-Advocate*, *The Arroyo Grande Valley Herald Recorder* and *North County Times*.
- Bureau of Land Management (BLM) General Land Office Records
- San Diego County Assessor Residential Building Records
- First American Title Company records
- County of San Diego Grant Deed Records

Table 3. Additional Sources Consulted

Source	Results
National Register of Historic Places (NRHP; 1979-2002 & supplements)	Negative
Historic USGS Topographic Maps	Per the earliest USGS Topographic map, in 1893 (<i>Oceanside</i> , 1:62500), there is no built environment located within the Project area. There is no notable change within the Project area between 1893 and 1904 (<i>Southern California Sheet No. 2</i> , 1:250,000). The next USGS Topographic map of the Project area is dated 1948 (<i>Encinitas</i> , 1:24,000). There are four built resources within the Project area during this time. Melba Road and Island View Lane are present in their current locations and configurations. By 1968 (<i>Encinitas</i> 1:24,000), Wotan Drive and a secondary access road are present (the secondary access road is located adjacent to the west side of the residences at 1230 Melba Road and 1220 Melba Road).
Historic US Department of Agriculture Aerial Photographs	Per the earliest known USDA Aerial Photograph of the Project area, in 1939, most of the Project area consists of fields and a homestead with several associated ancillary buildings. These buildings are within the boundaries of APNs 259-180-3300 (now 1230 Melba Road) and 259-180-1600 (now 1220 Melba Road). What is now Melba Road is present at its current location. What is assumed to be Island View Lane is present in its current location; however, it appears unpaved (FrameFinder 1939). By 1947, another homestead with one or two ancillary buildings appears within either APN 259-180-1000 or 259-180-0900 (NETROnline 1947). By 1953, the single-family residence at 1240 Melba Road is present and what is now Wotan Drive is realigned to much of its current configuration. In addition, a long rectangular building (assumed to be a single-family residence) and associated ancillary building are present in their current location and configurations in APNs 259-181-0400 and 259-181-0300 (both APNs are associated with 1190 Island View Lane; NETROnline 1953). By 1964, the single-family residence at APN 259-180-1600 (1220 Melba Road) is expanded to its current configuration (NETROnline 1964). During the 1960s, there is a substantial growth of trees and dense vegetation within the Project area which obscures much of the built environment in future aerial photographs. By 1978, there are two large rectangular structures (possibly greenhouses) within APNs 259-180-0900 and 259-180-1000. Also, during this time, the fields appear to be used for agricultural purposes (NETROnline 1978). Between 1983 and 1984, another larger square structure (possibly a greenhouse) appears within APN 259-180-3300 (1230 Melba Road) (NETROnline 1983 and 1984). By ca. 2002, the greenhouse located within APN 259-180-1000 can be seen (NETROnline 2002). By 2003, the greenhouse within APN 259-180-3300 (1230 Melba Road) can be seen (NETROnline 2003). Only one section of the ca. 1978 greenhouse within APN 259-180-0900 (1240 Melba Road) remains.
California Register of Historical Resources (CRHR; 1992-2014)	Negative
Built Environment Resource Directory (BERD)	Negative

Source	Results
California Historical Landmarks (CHL; 1995 & supplements to 2014)	Negative
California Points of Historical Interest (CPHI; 1992 to 2014)	Negative
Local Historic Societies	On June 28 and July 9 2021, Cogstone sent a request for information to the Encinitas Historical Society (one by US mail and the other by email). On July 9, 2021, Cogstone Architectural Historian Ms. Lopez received a response from Carolyn R. Cope, President of the Encinitas Historical Society. Ms. Cope stated in her response, “The historical society knows of no significant ‘cultural or paleontological’ issues related to this Project area. It is all too common to see our lovely open spaces swallowed up by development. It is always an emotionally delicate issue as we slowly witness the open fields and greenhouses of our past disappear” (Appendix B).
Bureau of Land Management (BLM) General Land Office Records	Positive; See Table 4

Table 4. Bureau of Land Management (BLM), General Land Office (GLO)

Name	Accession No. s	Date	Authority	Township; Range; Section
Mcfann, William C.	CA0560__258 CACAAA 083957	9/30/1891	Sale-Cash Entry (3 Stat. 566)	13S; 4W; S13 (Aliquots: N1/2SW1/4)

BACKGROUND HISTORY OF PROPERTY CONSTRUCTION AND OWNERSHIP

After a thorough review of primary and secondary sources the following information was found regarding each property.

1190 ISLAND VIEW LANE AND ROAD (APNs 259-181-03-00 AND 259-181-04-00)

This single-family residence first appears in the 1947 USDA historic aerial photograph with its building footprint nearly identical to present day except for the addition at the north elevation. According to a Residential Building Record from the San Diego County Assessor’s office, the original address associated with this property was listed as 795 Balour Drive; it is not known when the address was changed to 1190 Island View Lane. The addition at the north elevation was constructed sometime between 1947 and 1953 (NETROnline 1947 and 1953). The secondary building located adjacent to the southeast corner of the main building was constructed between 1947 and 1953. A drawing from the San Diego County Assessor’s office (year not known) labeled this ancillary building as “G” which can be assumed to mean “Garage.” At an

unknown point in time, the garage was converted to a multi-roomed building (remnants of a shower room are found in the north side of the building). At the northern end of the east elevation is a small concrete room addition (year of addition is not known). The secondary building located adjacent to the southeast corner of the building was constructed between 1947 and 1953 (NETROnline 1953 and 1953). Despite research efforts, a history of ownership could not be identified.

1220 MELBA ROAD (APN 259-180-16-00)

According to a 1939 USDA aerial photo, the main body of what appears to be the current residence at 1220 Melba Road is present in its current location; however, it was originally a rectangular, single gable roofed building (FrameFinder 1939). By 1947, the projection at the northern end of the west elevation has been added (NETROnline 1947). By 1953, the sunroom and the addition at the northeast corner of the residence has been added (NETROnline 1953). Also by 1953, the ancillary building (likely a detached garage) is present in its current location (see Appendix D: Continuation Sheet for 1220 Melba Road for associated photographs).

Anton Van Amersfoort (1881-1973)

A review of the Fidelity National Title preliminary report lists Mr. Amersfoort as the owner of APN 259-180-16-00 (1220 Melba Road) in 1938. Mr. Amersfoort was an immigrant from the Netherlands and later a prominent avocado grower in Encinitas (at least 11 acres of avocado groves by 1919). A San Diego Botanic Garden Museum Guide states that for 20 years, Mr. Amersfoort owned approximately one-half of the land (16.5 acres) which is now the San Diego Botanic Gardens. In addition, during his many years in Encinitas, Mr. Amersfoort claimed at least 16 various properties in the area, with one spanning approximately 80 acres. From 1923-1943, Mr. Amersfoort resided at the “Larabee House” (now part of the San Diego Botanic Gardens and approximately two miles northwest of 1220 Melba Road; Sandler 2019). In 1943, Mr. Amersfoort sold his house and the ranch land to Ruth Larabee who lived at the house until 1957. Following the sale of the house and property, Mr. Amersfoort and his wife, “lived up the street not far from the Larabees, and thus continued to be neighbors, along with the Paul Ecke and Donald Ingersoll families” (Ancestors, Family Search n.d.). Based on this history of residency, while Mr. Amersfoort once owned the property at 1220 Melba Road in 1938 it is highly unlikely that he ever resided at the house located there. With regards to the property’s landscape there is no evidence at present to prove that any plantings currently found therein are associated with Mr. Amersfoort. Inspection by a certified arborist may provide data whether the trees now present are historic in age but no documentation can be found which proves who planted them.

Ownership History of 1220 Melba Road

In May of 1951, the home at 1220 Melba Road was listed for sale by “the owner” (owner unknown) for \$14,750. It was described as an 1-acre home with a view of both the ocean and

mountains. It consisted of two twin bedrooms and a 9- x18-foot full length “glass run[sic] room” (i.e. sunroom; Newspapers.com, *Pasadena Independent* 1951).

In 1967, an article in *News-Pilot* (Newspapers.com 1967) stated the current resident at 1220 Melba Road was Commander Leo C. Wilder (age 72). A World War II veteran, Commander Wilder was a Coast and Geodetic Survey officer on loan to the Army during the war. In addition to providing mapping services, the Coast and Geodetic Survey provided training for navigation, small-boat use, and amphibious landing techniques to service members. Commander Wilder served as head of boat operation instruction (Theberge 2015).

Wilder and his wife resided at 1220 Melba Road since at least 1957 and were members of the California Calavo Growers Association (*The Arroyo Grande Valley Herald Recorder* 1957). Wilder retired by 1957. As the property was put up for sale in 1951, it is assumed that the Wilders moved in sometime during or not long after 1951. It is not known how long the Wilders remained at this location, however at some point between 1957 and 1983 the property came into the ownership of the nonprofit Veterans of Foreign Wars (*Bank of America* 1983).

A Bank of America Corporation Grant Deed dated February 16, 1983, and cosigned by a Notary Public on March 4, 1983, states that the property associated with APN 259-180-16 (1220 Melba Road) was transferred from Veterans of Foreign Wars Colonel Frank M. Brezina Post 5431 to Torrey Pacific Corporation, Escrow No. 1039-181 (*Bank of America* 1983). Veterans of Foreign Wars (VFW) of the United States is listed as a domestic nonprofit incorporated on May 15, 1947 (*OpenCorporates* 2021). The VFW provides programs and services to support American veterans and their families (*VFW* 2021). It is assumed that Colonel Frank M. Brezina was the assigned VFW District Officer who was authorized to sign the deed which transferred the parcel to its current owner, the family-owned Torrey Pacific Corporation. At present, the single-family property at 1220 Melba Road is owned by Torrey Pacific Corporation but is rented to its current tenants.

1230 MELBA ROAD (APN 259-180-3300)

According to USDA historic aerial photographs, this single-family residence was constructed ca. 1939. The large addition located at the south elevation was added sometime between 1953 and 1964 (NETROnline 1953 and 1964). The porch overhang located at the east elevation was added sometime between 1984 and 1985 (NETROnline 1984 and 1985). Despite research efforts, a history of ownership could not be identified.

1230A MELBA ROAD (APN 259-180-3300)

According to USDA historic aerial photographs, this residence was constructed sometime between 1953 and 1963 (NETROnline 1953 and 1963). Upon visual inspection, the exterior wall cladding does not appear to be historic in age and is estimated to have been added within the last 10-15 years. The roof’s composition shingles are in excellent condition and do not appear

historic in age. They are estimated to have been added within the last 10 years. Despite research efforts, a history of ownership could not be identified.

1240 AND 1234 MELBA ROAD (APNs 259-180-0900 259-180-1000)

The primary residence first appears in a 1953 USDA historic aerial photograph (NETROnline 1953). The original footprint appears to be largely a reverse L-shape with the small projection at the southern end of the southeast façade. Due to dense trees adjacent to the southeast façade which obscure the view of the building, it is difficult to determine when the multifaceted hipped roof was added to the center of the façade; however, it is estimated the addition was constructed ca. 1967 (NETROnline 1967). The exterior of the building is clad in horizontal wood siding (weatherboard) which appears to be in good condition; it is estimated this material was added within the last 20 years. There are multiple skylights across the roof which are first visible in the 1982 USDA historic aerial photograph (NETROnline 1982). The vinyl windows and sliding doors do not appear historic in age and are estimated to have been added within the last 15-20 years.

Ownership History for 1240 Melba Road

Information regarding history of ownership for 1240 Melba Road is limited. On March 11, 1983, a Quitclaim Deed recorded with the Office of Records of San Diego County authorizes the transfer of property associated with APNs 259-180-0900 and 259-180-1000 from Marian Staver to the Torrey Pacific Corporation (San Diego County Recorder 1983). In addition, for an unknown period of time, this property was associated with Andrew S. Irwin and Ann S. Irwin (*Newspapers* 2000). The property's address is associated with ASI Investment Company, a business registered with the County Clerk of San Diego on October 18, 2000 (*Newspapers* 2000).

NATIVE AMERICAN CONSULTATION

Cogstone submitted a Sacred Lands File (SLF) search request to the Native American Heritage Commission (NAHC) on June 10, 2021. The NAHC responded on June 30, 2021, with a negative result and a list of twenty-two tribes and individuals that should be contacted for additional information about the Project area (Appendix C). Cogstone assisted the City with the scoping consultation. Scoping letters were sent to these tribes and individuals on July 13, 2021, via United States Postal Service certified mail. Cogstone contacted those tribes and individuals who had not yet responded via electronic mail on July 27, 2021 and a personal phone call on 8/13/2021. A copy of the scoping letter was attached to the electronic mail messages.

The Jamul Indian Village, Rincon Band of Luiseño Indians, San Pasqual Band of Mission Indians, and the Viejas Band of Kumeyaay Indians have determined that the Project area is within their Traditional Use Area (TUA) and have requested formal government-to-government

consultation.

SURVEY

METHODS

The survey stage is important in a Project's environmental assessment phase to verify the exact location of each identified cultural resource, the condition or integrity of the resource, and the proximity of the resource to areas of cultural resources sensitivity. During the cultural resources pedestrian survey, all undeveloped ground surface areas within the ground disturbance portion of the Project area were examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), soil discoloration that might indicate the presence of a cultural midden, soil depressions and features indicative of the former presence of structures or buildings (e.g., postholes, foundations), or historic-era debris (e.g., metal, glass, ceramics). Existing ground disturbances (e.g., cutbanks, ditches, animal burrows, etc.) were visually inspected. Photographs of the Project area, including ground surface visibility and items of interest, were taken with a digital camera.

The built environment resources survey identified and verified the location of all structures and buildings within the Project area aged 45 years or older. Once identified, historic built environment resources were examined to ascertain if it is recommended eligible for listing as a historic resource at the local, state, or national level and if the original integrity of the resource remains intact. The seven aspects of integrity which are considered as part of a determination of eligibility include: location, design, setting, materials, feeling, workmanship, and association.

CULTURAL RESOURCES RESULTS

On July 1, 2021, Cogstone Archaeologist Sandy Duarte surveyed the Project area. The area was highly disturbed due to the residential properties. Some areas were not accessible due to dense overgrowth of plants and bushes, especially within areas that were used as nurseries. The intensive cultural resources pedestrian survey consisted of 1-3 meter wide transects. Ground visibility within the Project area was generally poor (approximately 3-5 percent) due to the developed properties, landscape, and hardscape (Figure 5). Much of the area was covered in dry tall grass, weeds, pine trees, palm trees, eucalyptus trees, and decorative plants. Where visible, surficial sediments primarily consisted of yellowish-brown sandy silts (Figure 6). Much of the larger pebble to cobble sized gravel observed is most likely the result of importing decorative, road, and roof gravels into the area. Modern refuse was also observed.



Figure 5. Dense vegetation, view west



Figure 6. Silty sand sediments close-up

BUILT ENVIRONMENT RESULTS

On July 1, 2021, Cogstone Architectural Historian Shannon Lopez surveyed the Project area. A total of fifteen built environment resources, including one historic road and several types of structures, were recorded (Table 5).

Table 5. BUILT ENVIRONMENT RESOURCES IDENTIFIED

Address	APN(s)	Type	Ancillary Buildings and Features	Description
1190 Island View Lane	259-181-03-00 259-181-04-00	Single Family Residence	2 (Garage, Shed)	Vacant
Island View Lane	259-181-03-00	Road	0	Paved, single lane
1220 Melba Road	259-180-16-00	Single Family Residence	1 (Garage)	-
1230 Melba Road	259-180-3300	Single Family Residence	0	-
1230A Melba Road	259-180-3300	Single Family Residence	0	-
1240 and 1234 Melba Road	259-180-0900 259-180-1000	Single Family Residence and Guest House	6 (Garage, Shed, Greenhouses (2), Administration Building, Driveway)	-

1190 ISLAND VIEW LANE

Residence

This property consists of a one-story single-family residence and two ancillary buildings in poor condition. The residence has an irregular footprint but is largely rectangular. The roof consists of three low pitched telescoping hipped gables with gravel roofs. The roof has a wide eave overhang with the exception of the northernmost segment of the building (added ca. 1947-1953) where there is no eave overhang due to severe deterioration of materials. The majority of the exterior of the building is comprised of brick organized in a Stretcher Bond course. Fenestration is an eclectic collection of fixed, sliding, picture, ribbon, and multi-paneled windows in addition to glass, flush, and multi-paneled pedestrian doors. The main entrance is located near the middle of the west façade, which is identified by a large glass pedestrian door flanked on both sides by large fixed single-pane windows with wooden frames and sills. The ca. 1947-1953 addition at the northern end of the residence is composed of wood board, chicken wire, and stucco and is heavily deteriorated. There are two chimneys associated with this residence, one is covered in a heavy plastic tarp and located at the center of the building, the other is at the northern addition; the red brick is set in a Stretcher Bond.

Much of the building's exterior is covered by dense vegetation. The east elevation of the building shows a substantial degree of damage including a partial roof collapse, missing doors, deteriorating wood board cladding, etc. (Figure 7).



Figure 7. Partial site overview of 1190 Island View Lane, facing east

Large Ancillary Building

This one-story ancillary building has a square footprint and a flat roof with wide overhanging eaves. From what can be seen from ground level, it appears the roof is gravel similar to the adjacent residential building. This building is in poor condition due to substantial deterioration of materials. The County Assessor's records indicate this building was originally constructed for use as a garage but was later converted to a multi-roomed ancillary building. The original sections of the building are recognizable by the Stretcher Bond brick course. Areas later filled in at the west façade (assumed at the time the garage was converted from its original use) are evident from the use of large plywood sheets and the installation of two one-by-one, aluminum framed sliding windows, a large single-pane fixed window, and two pedestrian door frames. A small concrete room addition (year of addition is not known) is at the northern end of the east elevation. A section of roof at the back of this building (east elevation) has collapsed. An additional two pedestrian door frames and a one-by-one sliding window with an aluminum frame are at the east elevation (Figure 8).



Figure 8. 1190 Island View Lane, large ancillary building, west facade, facing east

Ancillary Building-Shed

The shed is located approximately 20-30 feet from the west façade of the main residence. It is small with a sloped shed roof and is clad with wood boards (possibly plywood). The roof is covered in large sheets of asphalt which show substantial deterioration. A narrow wood framed entrance (no door present) is located at the building's south façade (Figure 9).



Figure 9. 1190 Island View Lane, shed, south façade (left) and east elevation (right), facing west

ISLAND VIEW LANE

This paved, single lane, residential road first appears in a 1947 USDA aerial photograph (NETROnline 1947). It was originally used as a private access road from Balour Drive to the single-family residence at 1190 Island View Lane (per the San Diego County Assessor, the original address of 1190 Island View Lane was 795 Balour Drive). On December 30, 1947, a right of easement was granted to the San Diego Gas and Electric Company for the right to place and maintain “poles and wires.” In 1953, a right of way for public road access was granted to the County of San Diego (First American Title 2021). Sometime between 1967 and ca. 1978, the parcels immediately north of Island View Lane were developed and easement of the road was granted to these residences which connect to their own respective driveways. It is assumed based on aerials from 1967, 1978 and 1980 that Island View Lane was first paved sometime in the 1970s. On average, Island View Lane is 10-12 feet wide, paved with asphalt, and is in good condition (Figure 10).



Figure 10. Island View Lane, facing west

1220 MELBA ROAD

Residence

This one-story single-family residence was constructed ca. 1938 and is set on a raised concrete foundation approximately 1-2 feet above ground level. The building’s footprint is irregular but does follow a general rectangular shape. The roof is comprised of multi-leveled gabled roofs with slight to moderate exposed overhanging eaves and is clad with composition shingles. Two skylights (added ca. 1975) are located on the north side of the center of the roof. The exterior of

the building is clad with a coursed wood shingle pattern. The main entrance is located at the south façade which is accessible by an elevated porch (approximately 2 feet above ground level). A sunroom (or solarium) is located at the eastern half of the south façade. It consists of multiple fixed, large, single-pane glass windows and is covered by a low-pitched shed roof. A red brick chimney, organized in a running bond, is located at the west elevation. Windows at this elevation are one-over-one single-hung windows with wood sashes.

Windows at the east elevation are identical to the west elevation as they are one-over-one single-hung windows with wood sashes. Fenestration at the north elevation includes two doors: one aluminum framed glass sliding door and one two-paneled wood door; both do not appear to be historic in age. Three crank-out casement windows are located near the middle of the elevation. Additional windows include one large rectangular, one-over-one, wood sash, single hung window and one smaller rectangular, one-over-one, single hung window (Figures 11 and 12).



Figure 11. 1220 Melba Road, south façade, facing north



Figure 12. 1220 Melba Road, north façade, facing south

Ancillary Building-Detached Garage

A large one-story Salt Box style ancillary building is located near the west elevation of the main residence. Due to the large size and the double wood doors, it is assumed this building was originally used as a detached garage. The Salt Box style roof is clad in composition shingles. The exterior of most of the building is clad in a coursed wood shingle pattern. An addition at the northern side of the building is distinguished by its difference of material from the main body of the building (horizontal boarding) and a low-pitched shed roof. It is not known when this addition was constructed.

1230 MELBA ROAD

Residence

This small, one-story, single-family residence is in overall good condition. The building has an irregular footprint with a normal pitched open gabled roof (clad in composition shingles) intersected by a low-pitched shed roof (roofing material not known) at the south elevation and a flat roofed porch overhang (covered with corrugated metal sheeting) at the east elevation. The building addition at the southern elevation is set on a concrete block foundation, approximately 1-2 feet ground level. The exterior is clad in wood board and batten siding. The main entrance is located at the north façade and consists of a panel and glass wood door. Windows are wood framed and appear to be original to the building. Two wood framed corner windows (two panes each; one fixed, one casement) are located at the junction of the west elevation and the north façade. Fenestration at the north elevation includes a small wood framed casement window, an

aluminum framed sliding window, an aluminum framed sliding door, a five-glass paned door, and one vinyl framed window (not historic in age; Figure 13).



Figure 13. 1230 Melba Road, residence, north façade (left) and west elevation (right), facing southeast

1230A MELBA ROAD

Residence

This one-story single-family residence has a rectangular footprint and a normal pitched roof. The building is set on a concrete foundation and elevated less than a foot above ground level. The roof is clad with composition shingles and has a moderate eave overhang. The exterior of the building is clad in vertical wood siding (weatherboard) and the condition of the material does not appear historic in age (possibly added within the last 10-15 years). The main entrance is located at the west façade and consists of a three-paneled glass/wood door; while the doorknob and lock hardware are not historic in age, the door itself does appear historic. The windows on all elevations are one-by-one sliding windows with aluminum frames, six large and two small. A secondary pedestrian door with a small upper and lower louvered vent is found at the east elevation and allows access to and from the backyard (Figure 14).



Figure 14. 1230A Melba Road, west façade, facing southeast

1240 AND 1234 MELBA ROAD

There are four historic aged buildings associated with 1240 Melba Road (APN 259-180-0900 and 259-180-1000) that consists of a primary residence, a guest house, a detached garage, and a shed. There are three buildings associated with the address 1234 Melba Road (APN 259-180-0900) that consist of a large greenhouse, a small greenhouse, and a small administration building. Based on a Quitclaim Deed filed with San Diego County in 1983, both APNs 259-180-0900 and 259-180-1000 (1234 Melba Road and 1240 Melba Road) were associated with a single owner (Marian Staver) and continue to be owned by a single owner (now Torrey Pacific Corporation).

Buildings of 1240 Melba Road

This property consists of two single-story single-family residences (main house and guest house), one detached garage, one shed, one small greenhouse, one large greenhouse, one small administration building, and a long private driveway with decorative palm trees which give the driveway the appearance of a boulevard. There is also one small child's wooden playhouse constructed in the late 1970s/early 1980s, located at the northwest corner of the property, however this structure is not historic in age and will not be evaluated as part of this study.

Main House

The main house is a Ranch style house with an irregular shaped footprint and an intersecting/overlaid hip roof with a five-sided projection (multifaceted hip roof) located near the

center of the southeast façade (added ca. 1967) (NETROnline 1967). The residence is set atop a brick foundation which raises the building approximately 2 feet above ground level. The roof is clad in composition shingles with a red brick chimney located near the center of the body of the building. The exterior of the building is clad in horizontal wood siding (weatherboard), which does not appear historic in age and was possibly added within the last 20 years. The main entrance to the main house is an eight-paneled wood door located at the southeast façade, under the eaves of the multi-faceted hip roof. A sliding glass door and a one-by-one sliding window are at the southern corner of the southeast façade. The southeast elevation consists of multiple one-by-one sliding windows and one large fixed bay window. At the northeast elevation, there are two large roll-up garage doors and a louvered gabled vent (Figure 15).

The northwest elevation consists of multiple one-by-one sliding windows and one-over-one single hung windows (all with vinyl frames). There are also four sliding glass doors; two of these sliding doors are situated on the building projection located at the southern end of the northwest elevation. A large porch overhang supported by three posts is attached to this projection. At the southwest elevation are two large one-by-one sliding windows and one sliding glass door.



Figure 15. 1240 Melba Road, Main House, southeast façade, facing northwest

Guest House

The single-story guest house has a rectangular footprint and has no particular architectural style. The roof is a composition clad intersecting gabled roof with wide exposed eaves. The exterior of the building is clad in square butt shingles. There is one pedestrian door (wood, nine glass panels over one wood cross panel) located at the south façade. At the west end of the south façade is a one-by-one aluminum framed, sliding window. At the east elevation is a large four paneled picture window (wood framed) with the two narrow rectangular windows swinging out. A gabled louvered vent is located at the east elevation (Figure 16).



Figure 14. 1240 Melba Road, guest house, south façade

Detached Garage

The single-story detached garage has no particular style but has wide overhanging exposed eaves as commonly seen with Ranch style. The building's footprint is rectangular and the exterior is clad in horizontal wood weatherboard panels. The normal pitched gabled roof is clad with composition shingles (Figure 17).



Figure 15. 1240 Melba Road, detached garage, west elevation (left) and south façade (right), facing northeast

Shed

This small shed is one story with a rectangular footprint. The normal pitched gabled roof is clad with composition shingles and has a wide eave overhang with exposed rafters. An approximately 4-5 foot overhang at the east elevation, supported by three wood posts, creates a shelter that is currently used for storage of building materials. The exterior of the building is clad in vertical weatherboard which shows notable deterioration; however, despite the deterioration of materials it is uncertain if it is historic in age or was added at a later date. The only entrance to the shed is located at the north façade; the flush wood doors show substantial fading and peeling of materials (Figure 18).



Figure 16. 1240 Melba Road , shed, north façade

Driveway/Boulevard

This driveway begins at Melba Road and leads directly to the residence at 1240 Melba Road with a round-about at the northernmost portion. It is not known when the round-about was added due to the presence of tall trees, however it is first partially visible in the late 1980s (NETROnline 1987). Both the west and east sides of the driveway are lined by over a dozen 50+ year old palm trees giving it the aesthetic of a boulevard. Many of the palm tree crowns have been removed leaving behind the bole (Figure 19).



Figure 17. Driveway/ Boulevard of 1234 and 1240 Melba Road, facing north

Buildings of 1234 Melba Ave.

Large Greenhouse

The large greenhouse has a rectangular footprint and is still in use. The building is wood framed with exposed wood trusses. The normal pitched gabled roof and sides of the building are covered in a combination of large plastic sheets, bird netting, and sheets of plywood. There is one pedestrian door at the east elevation, however, it is inaccessible as it is covered by plastic sheeting. The primary entrance to the large greenhouse is at the south elevation through an intentional gap in the plastic sheeting which aligns with a concrete paved walkway, allowing easy access to and from the building. A long metal rail hangs over this entrance which was possibly used as a track for a sliding door (Figure 20).



Figure 18. 1234 Melba Ave., Greenhouse, west elevation, facing east

Administration Building

The majority of this small single-story building is largely covered with vines; only a portion of the north elevation and east façade are visible. The roof has a low pitch with a wide eave overhang at the west elevation. A single flush pedestrian door is present at the west façade. The exterior of the building is clad in vertical clapboard. Single aluminum framed, two-paneled sliding windows are located at the north elevation, east elevation, and south elevation (Figure 21).



Figure 19. 1234 Melba Ave., administration building, east elevation (left) and north elevation (right), facing southwest

Small Greenhouse

The small greenhouse is adjacent to the west façade of the administration building. The greenhouse is a simple wood frame with the roof and much of the exterior of the structure covered with plastic sheeting. The roof is a normal pitch with no overhang (Figure 22).



Figure 20. 1234 Melba Ave., administration building (left) and north façade of greenhouse (right), facing south

CALIFORNIA REGISTER AND NATIONAL REGISTER EVALUATION

To be eligible for the NRHP and CRHR a resource must:

- A/1. be associated with events that have made a significant contribution to the broad patterns of history;
- B/2. be associated with the lives of significant persons of the past;
- C/3. embody distinctive characteristics of type, period, or method of construction or represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity those components may lack individual distinction; or
- D/4. yielded or may likely yield information important in history or prehistory.

In addition to having significance using the above criteria, resources must have “integrity of location, design, setting, materials, workmanship, feeling, and association” to the period of significance (36 CFR Part 60). The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions.

Integrity is the authenticity of a historical resource’s physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource’s period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Table 6 summarizes each historic built environment resource eligibility for listing on the CRHR with detailed analysis below.

Table 6. CRHR Evaluation of the Built Environment Resources

Address	APN(s)	Type	Ancillary buildings	Description	Eligibility to the CRHR
1190 Island View Lane	259-181-03-00 259-181-04-00	Single Family Residence	2 Garage, Shed	Vacant	Recommended Not Eligible
Island View Lane	259-181-03-00	Road	0	Paved, single lane	Recommended Not Eligible
1220 Melba Road	259-180-16-00	Single Family Residence	1 Garage	-	Recommended Not Eligible
1230 Melba Road	259-180-33-00	Single Family Residence	0	-	Recommended Not Eligible
1230A Melba Road	259-180-33-00	Single Family Residence	0	-	Recommended Not Eligible
•1240 and 1234 Melba Road	259-180-09-00 259-180-10-00	Single Family Residence and Guest House	(6) Garage, Shed, Greenhouses (2), Administration Building, Driveway	-	Recommended Not Eligible

HISTORIC CONTEXTS

Residential Development: A review of USDA aerial photos show that the Project area was largely vacant until the early 1950s. Various single-family homes appear throughout the Project area from the late 1930s to the 1950s. This gradual residential development largely reflected the slow pace of development in the surrounding area until the residential boom of the late 1950s and 1960s.

Horticulture: A review of USDA aerial photos show that the Project area was used for varying levels of small-scale agricultural use. From the 1940s up to present, properties within the Project area (specifically 1190 Island View Lane and 1240 Melba Road) represent the historic context of horticulture. A 1953 aerial shows rowed planting in front of the existing properties at 1220 Melba Road and 1240 Melba Road. The multiple greenhouses at 1190 Island View Lane and 1240 Melba Road from the late 1970s up until present (two still extant at 1240 Melba Road) are physical representations of these properties' history of use. Historic aerial photos show multiple parcels in use for horticultural purposes (many assumed to be agricultural groves) until the beginning of the 1960s when the land was gradually developed for residential and commercial purposes.

1190 ISLAND VIEW LANE

SINGLE FAMILY RESIDENCE

Historic Context

Themes: Residential Development and Horticulture

Period of Significance: 1947-ca. 2019

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this building is recommended not eligible for listing under the National Register of Historic Places (NRHP) Criterion A or the California Register of Historic Resources (CRHR) Criterion 1.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the single-family residence is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

The architectural style of the single-family residence is Ranch style with later additions which exhibit no architectural style. Upon visual inspection, it appears much of the main residence was not professionally constructed and was undertaken without official city permits. Overall, the building materials are in poor condition and in its current state, the residence is uninhabitable. Ranch Style is a very common architectural style throughout southern California and this residence is not an exemplary representation of that style. Therefore, this building is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of the property does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the

residence at 1190 Island View Lane it is unlikely for the building to yield information important to history or prehistory. Therefore, this building is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This residence maintains its integrity of Location. The development of the areas adjacent to this residence in the 1960s (Oak Crest Middle School/ Oak Crest Jr. High), while impacting the setting of 1190 Island View Lane, is now historic in age in its own right. Due to the severe deterioration of materials throughout the building, there is a substantial loss of integrity of Design, Materials, Feeling, and Workmanship. While this building is vacant, it is still listed as a single-family residence and therefore retains its integrity of Association.

ANCILLARY BUILDING

Historic Context

Themes: Residential Development and Horticulture

Period of Significance: ca. 1953-ca. 2019 and ca. 1970s-1989

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this ancillary building is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this structure is recommended not eligible for listing under the NRHP Criterion A or the CRHR Criterion 1.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, this ancillary building is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

The architectural style of the large ancillary building exhibits some Ranch style elements with a later concrete addition which exhibits no architectural style. Ranch Style is a very common architectural style throughout southern California and this building is not an exemplary

representation of that style. Therefore, this building is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of the property does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the ancillary building at 1190 Island View Lane it is unlikely for the building to yield information important to history or prehistory. Therefore, this building is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This ancillary building maintains its integrity of Location and Association. The development of the areas adjacent to this residence in the 1960s (Oak Crest Middle School/ Oak Crest Jr. High), while impacting the setting of 1190 Island View Lane, is now historic in age in its own right. Due to the severe deterioration of materials and conversion from a garage to a multi-room building, there is a substantial loss of integrity of Design, Materials, Feeling, and Workmanship.

SHED

Historic Context

Themes: Residential Development and Horticulture

Period of Significance: ca. 1953-ca. 2019 and ca. 1970s-1989

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this shed is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this structure is recommended not eligible for listing under the NRHP Criterion A or the CRHR Criterion 1.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the shed is not associated with the lives of significant persons in our past. Therefore, the shed is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

The shed does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, the shed is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of the property does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the shed at 1190 Island View Lane it is unlikely for the shed to yield information important to history or prehistory. Therefore, the shed is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This shed maintains its integrity of Location and Association. The development of the areas adjacent to this residence in the 1960s (Oak Crest Middle School/ Oak Crest Jr. High), while impacting the Setting of 1190 Island View Lane, is now historic in age in its own right. Due to the deterioration of materials throughout the building, there is a notable loss of integrity of Design, Materials, Feeling, and Workmanship.

ISLAND VIEW LANE

Historic Context

Themes: Residential Development and Horticulture

Period of Significance: 1947-ca. 2019 and ca. 1970s-1989

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding Island View Lane, including searching various newspapers and consultation with historic societies and local government agencies, this road is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this road is recommended not eligible for listing under the NRHP Criterion A or the CRHR Criterion 1.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, Island View Lane is not associated with the lives of significant persons in our past. Therefore, this road is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

Island View Lane, the access road which is directly associated with 1190 Island View Lane, is a standard one lane access road and not an exemplary representative of a particular style or design. Therefore, Island View Lane is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

Island View Lane is unlikely to yield information important to history or prehistory. Therefore, Island View Lane is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: Island View Lane maintains its integrity of Location. Due to substantial residential development adjacent to Island View Lane from ca. 1978 to ca. 2012, there has been a great loss of the road's integrity of Setting. There is some loss of the road's initial integrity of Design, Materials, and Workmanship as it was paved sometime in the 1970s and likely slurried within the last 20 years. While easement of the road has been granted to the county and neighboring residential homes, this resource remains associated with 1190 Island View Lane (although no longer exclusively).

1220 MELBA ROAD

RESIDENCE

Historic Context

Theme: Early Residential Development

Period of Significance: 1939-1976

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this

residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

There are two particular individuals of note associated with 1220 Melba Road: Anton Van Amersfoort and Commander Leo C. Wilder.

Following extensive research including assessor's parcel records, historical newspapers, online articles and publications, and consultation with the local historical society, it is clear that Mr. Amersfoort did own the land associated with 1220 Melba Road in 1938. However, based on various articles published by the San Diego Botanic Gardens, it is highly unlikely that Mr. Amersfoort resided at the single family structure which was present on the property by 1938. This property was one of many owned by Mr. Amersfoort during his time in Encinitas. In addition, as it is not clear if the house was moved to this location or built on site, any direct association of the house's construction with Mr. Amersfoort remains uncertain. Therefore, due to a lack of information, this residence is recommended not eligible for listing under Criteria B/2 for association with lives of significant persons in our past,

According to Cogstone's research, this home was previously occupied by Commander Leo C. Wilder who was a veteran of WWII, however, no evidence of special wartime citations or awards given to Wilder could be found which would elevate Wilder's service to an exemplary level required for Criteria B/2. In addition, Commander Wilder purchased the house sometime between 1951 and 1957, years after the conclusion of WWII in 1945. Therefore, the house has no association with Commander Wilder's contributions to WWII as he did not reside there until after the war. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence embodies no particular architectural style but does exhibit some Craftsman elements as seen with the roof overhang and exposed eaves. This residence has two notable exterior character defining features: 1) the wood shingle exterior and 2) the sunroom at the south façade. The President of the Encinitas Historical Society, Carolyn Cope, said that the sunroom is not a common addition to residences and is more often seen in the American south.

Despite these notable features, this residence is not considered an exemplary representation of a

particular architectural style, the work of a master architect, nor expresses high artistic values. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1220 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: The integrity of this building's location is uncertain per the Encinitas Historical Society which states the building was moved to its current location at an unknown time; USDA historic aerial photographs show that this building was present in its current location (though not configuration) by 1939. From 1939 to ca. 1964, this building has undergone substantial alterations with multiple additions to its west, south, and north elevations, thereby greatly impacting its original integrity of Design, Materials, Feeling, and Workmanship. However, with the passage of time, these alterations, while substantial, have become historic in age and are now part of the history of the building. This building retains its integrity of association with its original use as a single-family property. Residential development in the surrounding area has substantially impacted the residence's integrity of Setting.

ANCILLARY BUILDING-DETACHED GARAGE

Historic Context

Theme: Residential Development

Period of Significance: ca. 1953 to 1976

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this building, including searching various newspapers and consultation with historic societies and local government agencies, this building is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this building is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, consultation with the Encinitas Historical Society,

associated deeds and other property records, the detached garage is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This detached garage is not an exemplary representation of a particular architectural style, the work of a master architect, nor expresses high artistic values. Therefore, this building is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1220 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This ancillary building retains its Integrity of Location and Association. The addition to the north elevation of this building has had a notable impact on the building's Integrity of Design, Materials, Feeling, and Workmanship; however since it is not known when this addition occurred it is not clear if it is a historic-aged feature of this building. Residential development in the surrounding area has substantially impacted the building's integrity of Setting.

1230 MELBA ROAD

RESIDENCE

Historic Context

Theme: Residential Development

Period of Significance: ca. 1939-1976

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this residence, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad

patterns of our history. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the single-family residence is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence embodies aspects of cottage Bungalow style architecture which includes its small size, gabled roof, and asymmetrical design. Although this residence is very well maintained, it is not an exemplary representation of Bungalow style architecture, nor does it represent the work of a master architect or express high artistic values. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1230 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This residence appears to maintain its integrity of Location and Association. With the construction of the building addition at the south elevation and the porch overhang at the east elevation there has been a notable impact to the building's integrity of Design, Materials, Feeling, and Workmanship. However, the addition at the south elevation is over 50 years old and is now considered a historic-aged feature of this building. Due to residential development in the immediate surrounding area, this building has lost some of its integrity of Setting.

1230A MELBA ROAD

RESIDENCE

Historic Context

Theme: Residential Development

Period of Significance: ca. 1963-1976

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion A or the CRHR Criterion 1.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, this single-family residence is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence does not represent a particular architectural style nor does it represent the work of a master or possess high artistic values. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of the property does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of 1230A Melba Road this property is not likely to yield information important to history or prehistory. Therefore, 1230A Melba Road is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This residence retains its integrity of Location and Association. Large greenhouses immediately north of this residence were added in the 1970s but were mostly removed in ca. 2002 and the residence's integrity of Setting was restored (NETROnline 1978 and 2002). Due to

alterations to the building within the (estimated) past 20 years this building has lost a substantial degree of its integrity of Design, Materials, Feeling, and Workmanship.

1240 MELBA ROAD AND 1234 MELBA ROAD

RESIDENCE

Historic Context

Theme: Residential Development

Period of Significance: ca. 1953-1976

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the main single family residence is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence largely embodies Ranch style architecture which was commonly constructed from the 1930s to the mid-1970s. This residence is not an exemplary representation of Ranch style architecture, nor does it represent the work of a master architect or express high artistic values. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This building maintains its integrity of Location. As this continues to be used as a single single-family residence it retains its integrity of Association. Due to alterations to the building in previous decades it has lost a moderate degree of its integrity of Design, Materials, Feeling, and Workmanship. Due to residential development in the surrounding area, the addition of a large wood fence, and demolition of nearby historic aged buildings in past decades, this building has lost a notable degree of its integrity of Setting.

GUEST HOUSE

Historic Context

Theme: Residential Development

Period of Significance: ca. 1953-1976

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this building, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the secondary residence/ guest house is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, this residence is recommended not

eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This Building retains its integrity of Location, Design, Setting, Materials, Feeling, Workmanship, and Association.

DETACHED GARAGE

Historic Context

Theme: Residential Development

Period of Significance: ca. 1978

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this building, including searching various newspapers and consultation with historic societies and local government agencies, this building is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this building is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the detached garage is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This detached garage does not represent any particular architectural style nor does it exhibit high

artistic values or represent the work of a master architect. Therefore, this garage is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this the detached garage to yield information important to history or prehistory. Therefore, this detached garage is recommended not eligible for listing under the NRHP Criteria Criterion D or the CRHR Criterion 4.

Integrity: There has have been alterations to the exterior of the building in recent decades such as the installation of a new garage door and the exterior weatherboard cladding. Therefore this building has lost a notable degree of its integrity of Design, Materials, Feeling, and Workmanship. This building retains its integrity of Location and Association.

STORAGE SHED

Historic Context

Theme: Residential Development

Period of Significance: 1953-1976

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this shed is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this shed is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the shed is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This shed does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, this shed is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for the shed to yield information important to history or prehistory. Therefore, the shed is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This building retains its integrity of Location. It appears that this building retains much of its integrity of Design, Feeling, and Association. It is not clear if this building retains its integrity of Materials and Workmanship. Due to residential development in the surrounding area, the addition of a large wood fence, and demolition of nearby historic aged buildings in past decades, this building has lost a notable degree of integrity of Setting.

LARGE GREENHOUSE

Historic Context

Theme: Horticulture

Period of Significance: 1984- Present

While the original greenhouse was likely historic in age, the section of building which remains was constructed in 1984 and is not historic in age. Therefore, at present this section of greenhouse does not meet the standard for 45 years or older in order to be evaluated for eligibility for listing under the CRHR.

Integrity: This remaining section of greenhouse retains its integrity of Location and Association. Due to the demolition of the majority of the original greenhouse, this section of no longer retains its integrity of Design, Setting, Materials, Feeling, or Workmanship.

SMALL GREENHOUSE

Historic Context

Theme: Horticulture

Period of Significance: ca. 1967-1978 to ca. 1978

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this greenhouse is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this greenhouse is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the small greenhouse is not associated with the lives of significant persons in our past. Therefore, this greenhouse is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This greenhouse does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, this greenhouse is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1234 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for the greenhouse to yield information important to history or prehistory. Therefore, the greenhouse is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This greenhouse retains its integrity of Location, Design, Materials, Feeling, Workmanship, and Association. Due to the demolition of greenhouses that previously occupied the surrounding area, this greenhouse has lost a substantial degree of its integrity of setting.

ADMINISTRATION BUILDING

Historic Context

Theme: Horticulture

Period of Significance: ca. 1967-1978 to ca. 1978

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this building is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this building is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the administration building is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This administration building does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, this building is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1234 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for the shed building to yield information important to history or prehistory. Therefore, the shed building is recommended not eligible for listing under the NRHP Criteria Criterion D or the CRHR Criterion 4.

Integrity: This building retains its integrity of Location. It appears that this building retains much of its integrity of Design, Feeling, and Association. It is not clear if this building retains its integrity of Materials and Workmanship. Due to residential development in the surrounding area, the addition of a large wood fence, and demolition of nearby historic aged buildings in past decades, this building has lost a notable degree of its integrity of Setting.

MELBA ROAD DRIVEWAY/ BOULEVARD

Historic Context

Theme: Residential Development

Period Significance: ca. 1953- 1976

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this resource, including searching various newspapers and consultation with historic societies and local government agencies, the driveway/ boulevard is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this resource is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the driveway/boulevard is not associated with the lives of significant persons in our past. Therefore, this driveway is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

The addition of the palm trees as decorative elements to the long private driveway creates the look and feel of a narrow boulevard, which is not commonly seen in the dense residential area of the surrounding neighborhood. However, while unusual for a private residence as well as being aesthetically pleasing, this driveway is not an exemplary representation of a boulevard nor represents high artistic values which would raise it to a level of excellence required for listing in the NRHP or the CRHR. Therefore, the driveway/boulevard is recommended not eligible for listing under the NRHP Criteria Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for the driveway/ boulevard to yield information important to

history or prehistory. Therefore, the driveway/ boulevard is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: Despite the addition of the round-about at the northern end of the driveway, overall, this feature retains the majority of its integrity of Location, Design, Materials, Feeling, Workmanship, and Association. Due to residential development adjacent to the eastern side of the driveway, this feature has lost a notable degree of its integrity of Setting.

CONCLUSIONS AND RECOMMENDATIONS

CULTURAL RESOURCES

No prehistoric cultural resources were identified within the Project area during the intensive pedestrian survey or during any previous investigations. In addition, the CHRIS and SLF searches conducted in support of the Project indicate that no archaeological or tribal cultural resources have been previously recorded within the Project area. These negative findings along with a review of historic USDA aerial photographs indicate that the potential for subsurface prehistoric resource deposits is low.

A Sacred Lands File search requested from the Native American Heritage Commission on June 10, 2021, indicated that there are no sacred lands or resources listed within the Project area. Cogstone assisted the City with Native American consultation. The Jamul Indian Village, San Pasqual Band of Mission Indians, and the Viejas Band of Kumeyaay Indians have determined that the Project area is within their Traditional Use Area (TUA) and have requested formal government-to-government consultation.

In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In the unlikely event that human remains are encountered during project development, all work must cease near the find immediately.

In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

HISTORIC BUILT ENVIRONMENT

Fifteen built environment resources are located within the Project area comprising of thirteen historic-aged buildings and two roads were thoroughly documented during Cogstone's 2021 built environment survey and associated Department of Parks and Recreation 523 forms were prepared (Appendix D). Due to a lack of significance, the resources within this Project area are

recommended not eligible for listing at the local, state, or national level. Demolition and renovation of the existing structures does not require any mitigation due to lack of significance.

No further cultural resources work is recommended for the proposed Project.

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APPENDIX A. QUALIFICATIONS

EDUCATION

1999 M.A., Anthropology (Archaeology), Harvard University, Cambridge
1995 B.A., Anthropology, University of Pennsylvania, Philadelphia

TRAININGS AND CERTIFICATIONS

2017 Section 106 Advanced Seminar, Advisory Council for Historic Preservation, Riverside, CA
2009 Section 106 Training, Advisory Council for Historic Preservation, Agua Caliente, Palm Springs, CA

SUMMARY OF QUALIFICATIONS

Ms. Martinez is a Registered Professional Archaeologist (RPA) with 24 years of experience in archaeological fieldwork, research, and curation. She has expertise in the planning, implementation, and completion of all phases of archaeological work and has participated in archaeological investigations as a principal investigator, crew member, and tribal monitor. She meets national standards in archaeology set by the Secretary of Interior's *Standards and Guidelines for Archaeology and Historic Preservation*. Her experience also includes compliance with CEQA, NEPA, NHPA Sec. 106, NAGPRA, SB 18, AB 52, and California General Order 131-D exemption. Ms. Martinez has extensive experience consulting with Native American leaders and community members in a variety of contexts.

SELECTED EXPERIENCE

Rincon Tribal Resource Conservation Management Plan Project, Rincon Band of Luiseno Indians

Reservation, San Diego County, CA. Cogstone conducted a Class III cultural resources assessment to determine the potential impacts to execute a Memorandum of Understanding with the Bureau of Indian Affairs regarding the Tribal Resource Conservation Management Plan. The Memorandum designates Preserve areas containing potentially endangered species and their habitat. The Plan specifies avoidance and minimization measures to ensure the protection of those endangered species and their habitat. Cogstone conducted record searches, a Sacred Lands File Search, an intensive pedestrian survey, gave mitigation recommendations, and produced a report. Task Manager. 2019

Pipeline Safety and Reliability Project – New Natural Gas Line 3602 and De-rating Line 1600, San Diego

County, CA. The project proposed constructing a 46.6-mile-long natural gas transmission pipeline, supporting facilities, and de-rating the existing Line 1600. On behalf of the California Public Utilities Commission, Cogstone provided archaeological, paleontological and built environmental review of the overview of SDG&E's and SoCalGas's studies and the Proponent Environmental Application, helped manage the tribal consultation, and drafted portions of the Draft Environmental Impact Report. Sub to E&E. Task Manager. 2017-2018

Carlsbad DKN Marriott Springhill Suites Hotel Project, City of Carlsbad, San Diego County, CA. Cogstone provided cultural and paleontological resources monitoring as well as managed Native American monitoring during ground-disturbing construction activities. San Luis Rey Band of Mission Indians provided Native American monitoring. Ground-disturbing construction activities included grading, trenching, and drilling for a hotel with two levels of underground parking and its associated utilities. Six historic-era artifacts were recovered during monitoring. Isolates, by definition, do not meet significance criteria under CEQA. No paleontological resources were observed or collected. The project was conducted in compliance with the City of Carlsbad's Cultural Resources Guidelines. Sub to DKN Hotels. Task Manager. 2018

Cypress Affordable Housing Project, City of San Diego, San Diego County, CA. Cogstone conducted cultural and paleontological monitoring during excavation for the proposed construction of 63 apartment units within a 5-story apartment building and subgrade parking garage. Cultural and paleontological monitoring was required for this project by the mitigation measures of the Downtown Community Plan Final Environmental Impact Report. The maximum depth of excavation was 30 feet. The City of San Diego was the California Environmental Quality Act lead agency and the United States Department of Housing and Urban Development was the federal lead agency. Sub to Affirmed Housing. Task Manager. 2017

EDUCATION

- 2011 M.A., Anthropology with a concentration in Archaeology, California State University, Fullerton
2007 B.A., Anthropology with a minor in Public History and a certificate in Museum Studies, California State University, Fullerton

SUMMARY QUALIFICATIONS

Ms. Terry is a Registered Professional Archaeologist (RPA) with 17 years of experience in cultural resources management. She meets national standards in prehistoric and historic archaeology set by the Secretary of Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and has a thorough understanding of Section 106, NEPA, and CEQA compliance. Ms. Terry is listed as a Field Supervisor on Cogstone's cultural resources BLM permit. She has supervised large monitoring projects in the Southern California area, and served as principal investigator on a variety of archaeological field projects in California and the greater U.S. Southwest as well as written or contributed to archaeological assessments and project reports. Ms. Terry is well versed in the investigation of prehistoric and historic lithic use, debitage (flake) typologies, early 20th century consumer culture, human induced geomorphology, modified vernacular landscapes in architectural and public history, contact, post-contact, native and pioneer settlement patterns and subsistence strategies, and post-contact period ethnography.

SELECTED PROJECTS

Phase I Cultural Resources Assessment, Eckenberg Project, Sandy Valley, Inyo County, CA. The project involved survey and site recording of 40 acres for construction of greenhouses. Cogstone provided in-field artifact analysis utilizing modern typology and dating techniques and recorded all information on DPR 523 Forms. Principal Investigator for Archaeology. Principal Investigator. 2021

New Cuyama Dump Sites 1, 2, and 3, BLM Bakersfield Office, Santa Barbara County, CA. The Project involved identifying archaeological and historical resources present within three illegal dump sites on BLM land. This study included an assessment of the historic potential of dump refuse and NRHP eligibility recommendations for debris demonstrating affirmative evidence for an age of greater than 45 years. A Class III Cultural Resources survey was conducted and included an intensive-level pedestrian survey of the APE and a total of three historic trash scatters were identified during the survey and a total of four historic isolates were identified. These resources were recorded on Department of Parks and Recreation 523 (DPR 523) forms. No artifacts were collected. The deliverables were accepted by the BLM without revisions. Co-Principal Investigator for Archaeology and Field Supervisor. 2020-2021

FY 2020 Border Barrier Project, San Diego and Imperial County, CA. The project involved survey and monitoring for 40 miles of the Mexico/San Diego Border Wall. Surveyed sections from west of Campo to west of Calexico and monitored drilling in Jacumba Wilderness Area during preconstruction, supervised tribal monitors during the construction phase. Supervised archaeological monitors in the Otay Mesa area. 2019-2020.

Scotty's Castle Monitoring, Death Valley National Park, Inyo County, CA. Cogstone performed monitoring, surveying, site recording, and condition assessments during the rehabilitation of the U.S. National Park's National Register of Historic Places (NRHP) historic landmark. Cogstone provided in-field artifact analysis utilizing modern typology and dating techniques and recorded all information on DPR 523 Forms. Principal Investigator for Archaeology. 2019-2020

Rincon Tribal Resource Conservation Management Plan Project, Rincon Band of Luiseno Indians Reservation, San Diego County, CA. Cogstone conducted a Class III cultural resources assessment to determine the potential impacts to execute a Memorandum of Understanding with the Bureau of Indian Affairs regarding the Tribal Resource Conservation Management Plan. The Memorandum designates Preserve areas containing potentially endangered species and their habitat. The Plan specifies avoidance and minimization measures to ensure the protection of those endangered species and their habitat. Cogstone conducted record searches, a Sacred Lands File Search, an intensive pedestrian survey, gave mitigation recommendations, and produced a report. Field Director. 2019

EDUCATION

- 2022 Certificate in Historic Preservation, The Boston Architectural College, Boston
- 2018 M.A., History (with an emphasis in Architecture), California State University, Fullerton
All courses taken by Ms. Lopez during her graduate program were, with guidance from her respective professors, focused on architectural themes and history. Two courses in history of world architecture were also taken.
- 2012 B.A., History, Minor in Asian-Pacific Studies, California State University, Dominguez Hills

ADDITIONAL EDUCATION

COURSEWORK FOR CERTIFICATE IN HISTORIC PRESERVATION THE BOSTON ARCHITECTURAL COLLEGE	
COURSE NAME	UNITS
Historic Preservation Philosophy and Practice	3
American Architecture: Colonial Period to Post Modernism	3
Architectural Materials Conservation	3

From 2020 to 2022, Ms. Lopez spent 40 hours in a paid mentorship program under Ms. Virginia Adams who is a Senior Architectural Historian at the Public Archaeology Laboratory, Inc. in Pawtucket, Rhode Island. In addition to the paid 40 hours, Ms. Adams spent additional time with Ms. Lopez going above and beyond the requirement of the mentorship contract to ensure that Ms. Lopez had a thorough understanding of specific topics being discussed. Ms. Adams manages architectural history and multi-disciplinary planning and regulatory projects involving historic buildings, structures, landscapes, and archaeological resources for public and private clients throughout the Northeast and California. She received her B.A. and M.A. from Brown University and teaches in the Master of Historic Preservation program at The Boston Architectural College. Ms. Lopez discussed aspects of this project under this mentorship program with Ms. Adams including how to approach the building evaluations.

SUMMARY OF QUALIFICATIONS

Ms. Lopez is a qualified Historian, and she meets the Secretary of the Interior's (SOI) *Standards and Guidelines for Architectural History*. The SOI Professional Qualifications Standards for **Architectural History** state:

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field with coursework in American architectural history or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

- 1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or*
- 2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.*

Ms. Lopez has earned both a Bachelor's degree and a Master's degree in History which is a "closely related field" and her Master's degree was completed with an emphasis on Architecture. During Ms. Lopez's 4+ years at Cogstone Resource Management, Inc. (Cogstone) as an Architectural Historian, she has completed numerous projects which required extensive research, writing, and evaluation of American Architecture primarily in the state of California but in the Eastern United States as well. Ms. Lopez's experience both meets and exceeds the minimum requirement of Option 1 for the SOI standards for architectural history.

The California Historical Resources Information System (CHRIS) which operates through the California Office of Historic Preservation (OHP) approves of Ms. Lopez's qualification and she is currently listed as a principal investigator on the CHRIS Consultant's List for both History and Architectural History.

Ms. Lopez is experienced in Architectural History research and surveys along with photo documentation and recording of built environment resources for local, state, and federal projects. Ms. Lopez is acknowledged as an approved Architectural Historian by Caltrans. She has extensive knowledge with Native American consultation, consultation with city and county historical societies, and analysis of primary and secondary sources. Additionally, she is an approved Reader at the Huntington Library by the Los Angeles Office of Historic Resources.

SELECTED EXPERIENCE

Chico Very High Frequency Omni-Directional Range Project, City of Chico, Butte County, CA. Cogstone conducted a cultural resources assessment to identify potential impacts to archaeological and historical resources from the Chico (CIC) Very High Frequency Omni Directional Range (VOR) Project which will require the demolition, removal, and disposal of the CIC VOR building, stairs, stoops, roof mounted antennas, and dome. The building's foundation including eight concrete pilings, two steel girders, a concrete pull box, a steel distance measuring equipment (DME) pole, and a metal equipment cabinet will also be demolished. The United States Department of Transportation (USDOT) Volpe National Transportation System Center (Volpe Center) provided environmental compliance support for the Federal Aviation Administration (FAA) to meet their obligations for historic properties identification requirements under 36 CFR 800.4 in Section 106 of the National Historic Preservation Act (NHPA) which included Cogstone's assessment and National Register of Historic Places (NRHP) eligibility recommendations for the one historic building that was constructed in 1966. Cogstone's assessment included a cultural records search from the California Historical Resources Information System (CHRIS), a Sacred Lands File search from the Native American Heritage Commission (NAHC), an archaeological reconnaissance and built environment survey, and evaluation of one historic building on California Department of Parks and Recreation 523 (DPR 523) forms. Cogstone prepared a Cultural Resources Assessment Report documenting the findings of the study. Prime. Architectural Historian. 2021

Priest Valley Very High Frequency Omni-Directional Range Project, Priest Valley, Monterey and Fresno Counties, CA. Cogstone conducted a cultural resources assessment to identify potential impacts to cultural resources from the Priest Valley (ROM) VOR Project which will consist of the demolition, removal, and disposal of the facility (recorded as the Charley Mountain Radio Facility P-10-007062/P-27-003635). The USDOT Volpe Center provided environmental compliance support for the FAA to meet their obligations for historic properties identification requirements under 36 CFR 800.4 in Section 106 of the NHPA. Cogstone's assessment was conducted under the BLM CRUP number CA-19-07 and BLM Fieldwork Authorization No. FWA# CA-19-07-2022-190/01. Cogstone's assessment included a cultural records search from the CHRIS, a Sacred Lands File search from the NAHC, an intensive pedestrian and built environment survey, and updated the evaluation and site record for one historic facility on DPR 523 forms. Cogstone prepared separate Archaeological and Historical Resources Assessment Reports documenting the findings of the study due to changes in scope during the Project. Prime. Architectural Historian. 2021

Development of Management Plans for Historic Properties at Marine Corps Recruit Depot (MCRD) Parris Island, Beaufort County, SC. Cogstone prepared multiple management plans for historic properties located at MCRD Parris Island in order to assist in the day-to-day management of numerous and diverse cultural resources within its installation boundaries including key resources such as the Santa Elena National Historic Landmark, the Mainside Historic District, and four historic African American cemeteries and to fulfill the United States Marine Corp's Section 110 of the NHPA requirements. Specific deliverables included an Integrated Cultural Resources Management Plan (ICRMP) Update for 2020-2025, Character Defining Features Assessment of Historic Properties, Management and Treatment Plan for Historic Buildings and Structures, and a Determination of Eligibility for Four Historic Cemeteries. The management plans were met with praise from MCRD Parris Island and the South Carolina State Historic Preservation Office (SHPO) for their usefulness in the day-to-day management of their cultural resources. Deliverables were completed on time and within budget. All were reviewed and accepted by South Carolina SHPO. Prime. Architectural Historian 2017-2022

Character Defining Features (CDF) Assessment for Contributing Buildings and Structures at Marine Corps

Recruit Depot Parris Island, SC. Cogstone assessed CDFs for contributing resources to the Mainside Historic District and individually eligible historic properties at Marine Corps Recruit Depot Parris Island, South Carolina. The study was conducted to determine which elements of the buildings and structures of the historic district were CDFs for the elements that are eligible for the National Register of Historic Places (NRHP). The assessment satisfied Section 110 of the National Historic Preservation Act (NHPA) and will assist the United States Marine Corps with the management of their historic properties. Prime. Architectural Historian. 2017-2020.

Rhode Island Historical Resource Archive of Melville Naval Historic District and United States Naval Hospital, Newport Historic District, Naval Station Newport, RI. Cogstone completed Rhode Island Historical Resources Archive (RIHRA) documentation of the Melville Naval Historic District and the United States Naval Hospital Newport Historic District, at Naval Station (NAVSTA) Newport, Newport, Rhode Island. Prime. Architectural Historian. 2018

New Cuyama Dump Sites 1, 2, and 3, BLM Bakersfield Office, Santa Barbara County, CA. The Project involved identifying archaeological and historical resources present within three illegal dump sites on BLM land. This study included an assessment of the historic potential of dump refuse and NRHP eligibility recommendations for debris demonstrating affirmative evidence for an age of greater than 45 years. A Class III Cultural Resources survey was conducted and included an intensive-level pedestrian survey of the Area of Potential Effect (APE) with no larger than ten-meter-wide transects when used. Smaller transects were used in narrower areas of the APE and during investigations of newly identified archaeological sites and isolates. A total of three historic trash scatters were identified during the survey and a total of four historic isolates were identified. These resources were recorded on DPR 523 forms. No archaeological sites or isolates were identified. No artifacts were collected. Cogstone was able to meet the scheduled deadlines for the Project and completed the work within the budget. The deliverables were accepted by the BLM without revisions. Prime. Historian. 2020-2021

San Gabriel River Commuter Bikeway and Big Dalton Wash Commuter Bikeway, City of Baldwin Park, Los Angeles County, CA. Cogstone conducted a cultural and historic built environment resources assessment to determine the potential impacts to cultural and historical resources for the proposed construction of approximately five miles of new bikeway/pedestrian pathway. Services included pedestrian surveys, records searches, a Sacred Lands File search from the NAHC, preparation of DPR 523 forms, NRHP eligibility assessments, and reporting. The project required a Section 408 permit from the United States Army Corps of Engineers (USACE) due to the proximity of the federally managed San Gabriel River and tributaries. All work was completed in compliance with Section 106 of the NHPA. The City of Baldwin Park acted as lead agency under the California Environmental Quality Act (CEQA). Sub to Infrastructure Engineering Corporation. Historian. 2020-2021

Well 28 Project, City of Orange, Orange County, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural, historic built environment, and paleontological resources for the proposed construction of a new well and pumping station. Cogstone conducted records searches, a built environment survey, background research, and prepared a final report supporting the IS/MND. The study was completed in compliance with CEQA and the Secretary of the Interior's *Standards for Treatment of Historic Properties*. The City of Orange acted as lead agency under CEQA. Sub to EDP Solutions, Inc. Architectural Historian. 2020

Del Mar Heights School Rebuild Project, City of Del Mar, San Diego County, CA. Cogstone conducted a study to determine the eligibility of the built environment resources for listing on the California Register of Historical Resources (CRHR) for the proposed demolition of an existing building. Services included a pedestrian survey, records search, background research, and the preparation of a historical review report. Sub to PlaceWorks. Architectural Historian. 2020

141st and Normandie Townhomes Project, City of Gardena, Los Angeles County, CA. Cogstone identified and evaluated the potential impacts to cultural, historic built environment, and paleontological resources for the proposed construction of 50 new, three-story townhomes, which will range in size from 1,252 to 1,689 square feet. Services included pedestrian survey, built environment evaluation, records searches, Sacred Lands File

search from the NAHC, background research, and reporting. The project was completed in compliance with the requirements of CEQA with the City of Gardena acting as the lead agency under CEQA. Sub to De Novo Planning. Architectural Historian. 2020

Los Angeles Harbor College, City of Los Angeles, Los Angeles County, CA. Cogstone conducted a study to determine the potential impacts to cultural and historic built environment resources for the proposed demolition, renovation, and construction at the college. Three of the building scheduled for demolition were considered historic in age and required evaluation under CEQA. Cogstone conducted a records search, historical society outreach, a pedestrian survey, and produced a Historic Resources Evaluation Report. Sub to PlaceWorks. Architectural Historian. 2020

737 S. Oxford Ave. Apartments Project, City of Los Angeles, Los Angeles County, CA. The purpose of this study was to determine the potential effects to cultural, historic built environment, and paleontological resources resulting from the construction of a new seven-story, 92-unit apartment building with a single-level subterranean parking garage. The project area was open ranching and agricultural lands until development began in the early 20th century. By 1918, two single-family homes with detached garages were present on the property with nearly two dozen homes around the project area as well as a handful of empty lots. Cogstone conducted a survey, documented the building proposed for demolition within the project area, and prepared a cultural resources assessment. Sub to Private Developer. Architectural Historian. 2018

20000 Skyline Boulevard, Redwood City, San Mateo County, CA. Cogstone conducted a built environment evaluation to assist the Midpeninsula Regional Open Space District in determining whether selected buildings on one of their properties are historic in age and whether they are eligible for listing on the California Register of Historical Resources. Cogstone conducted a cultural records search, two intensive level pedestrian surveys, and ultimately determined no mitigation was required due to lack of significance. Prime. Architectural Historian. 2019

3800 W. 6th Street Mixed-Used Development, Koreatown, Los Angeles County, CA. The project proposed to construct a 21-story mixed-use development with two levels of underground parking. Cogstone conducted a paleontological and cultural resources assessment. Tasks included records search, built environment survey, resource recording, and technical report. Conducted built environment survey, recorded building, and conducted viewshed impact analysis. Sub to Gateway Secured Regional Center. Architectural Historian. 2018

Fire Camp 8 Helistop Improvement Project, National Park Service, Los Angeles County, CA. The project involved the construction of a 6-inch diameter, 1,807-foot long water pipe to supply water to three fire hydrants. The route ran through the historic age Nike Missile site – LA-78 L&A. Cogstone conducted an intensive survey, photographed and recorded the historic features and evaluated the site for its potential eligibility for NRHP eligibility listing in accordance with Section 106 procedures. *This was part of an on-call contract with the Los Angeles Department of Water and Power (LADPW).* Sub to Aspen Environmental Group. Assistant Architectural Historian. 2018

HISTORIC RESOURCE EVALUATION REPORTS

Glassell Street at Palmyra Avenue Traffic Signal Installation Project, City of Orange, Orange County, California. Prepared for the City of Orange. 2022 In partnership with Ms. Virginia Adams of PAL, Cogstone prepared a Historic Resource Evaluation Report (HRER) for Caltrans District 12 to determine if the installation of a two phase traffic signal, located within the boundaries of the NRHP listed Old Towne Orange Historic District would negatively impact the integrity of the District. Cogstone conducted an intensive site survey, consultation with local historical societies and city agencies, prepared new and updated DPR 523 forms, and drafted a HRER. Architectural Historian. 2021-2022.

Cultural Resources Assessment Report for the Linbrook Villas Project, City of Anaheim, Orange County, California. Prepared for the City of Anaheim. The purpose of this study was to determine whether the Linbrook Villas Project (Project) had the potential to impact cultural resources located within the project area. Cogstone conducted an intensive pedestrian survey, historical society consultation, intensive archival research, and prepared a cultural assessment report and associated DPR 523 forms. Architectural Historian. 2021.

- Historical Resource Assessment for the Santa Ana River Levee Stabilization Project, Riverside County, California.* Prepared for County of Riverside, Flood Control and Water Conservation District. This study was conducted to determine the potential impacts to historical resources during the Santa Ana River Levee Stabilization Project (Project), located in Riverside County and San Bernardino, California. Cogstone surveyed and documented the segment of the levee to be impacted by the project, conducted consultation with local historical societies, museums, and various county agencies. Final deliverables included a Historical Resource assessment report and associated DPR 523 forms. 2021.
- Historic Resources Evaluation Report for the McBean Park Drive Bridge over Auburn Ravine Bridge Replacement Project, City of Lincoln, Placer County, California.* Prepared for Caltrans District 3 and the City of Lincoln. 2021. The project involved the replacement of the existing bridge (Bridge 19C0254) on McBean Park Drive, which was formerly State Route (SR) 193, over the Auburn Ravine. Cogstone conducted records search, built environment survey, resource recording and technical report. Architectural Historian. 2022.
- Cultural and Paleontological Resources Assessment for the Palmyra Cemetery Project, City of Orange, Orange County, California.* Prepared for the City of Orange. Cogstone conducted a cultural and historic built environment resource assessment to determine the potential impacts to cultural and paleontological resources resulting from the renovation of the existing on-site building and redevelopment of the project area. To meet CEQA compliance Cogstone prepared an onsite survey, historical society consultation, in depth research, prepared a cultural and paleontological assessment report and associated DPR 523 forms. Architectural Historian. 2021.2021
- Cultural Resources Assessment for the San Gabriel River Commuter Bikeway and Big Dalton Wash Commuter Bikeway Projects, City of Baldwin Park, Los Angeles County, California.* Prepared for the City of Baldwin Park. 2021. Cogstone conducted a cultural and historic built environment resources assessment to determine the potential impacts to cultural and historical resources for the proposed construction of approximately five miles of new bikeway/pedestrian pathway. Services included pedestrian surveys, records searches, a Sacred Lands File search from the NAHC, preparation of DPR 523 forms, NRHP eligibility assessments, and reporting. The project required a Section 408 permit from the USACE due to the proximity of the federally managed San Gabriel River and tributaries. All work performed complied with Section 106 of the NHPA. The City of Baldwin Park acted as lead agency under CEQA. Sub to Infrastructure Engineering Corporation. Architectural Historian. 2020-2021.
- Century Villages at Cabrillo, City of Long Beach, Los Angeles County, CA.* This Project involved the demolition of 215 dwelling units, 20,000 square feet of administrative and supportive services, and 10,000 square feet of amenities. Cogstone conducted a cultural and historic resources records search, a field visit, evaluation of the historic resources, and produced a built environment report. Conducted research, evaluation and co-author. Architectural Historian. 2019 –2021
- Cultural and Paleontological Resources Assessment Report for the 4416 Azusa Canyon Road Project, City of Irwindale, Los Angeles County, California.* Prepared for the City of Irwindale. Cogstone conducted a cultural and historic built environment resource assessment to determine the potential impacts to cultural and paleontological resources resulting from the demolition of the existing on-site building and redevelopment of the project area. To meet CEQA compliance Cogstone prepared an onsite survey, historical society consultation, in depth research, prepared a cultural and paleontological assessment report and associated DPR 523 forms. Architectural Historian. 2021.
- National Register of Historic Places Eligibility Assessment of Four Historic Cemeteries, Marine Corps Recruit Depot Parris Island, South Carolina.* Prepared for Naval Facilities Engineering Command, Mid-Atlantic Region. Cogstone prepared a management plan for MCRD Parris Island in order to assist in the day-to-day management of the four historic African American cemeteries and to fulfill the United States Marine Corp's Section 110 of the NHPA requirements. Specific deliverables included an Integrated Cultural Resources Management Plan (ICRMP) Update for 2020-2025. The management plans were met with praise from MCRD Parris Island and the South Carolina State Historic Preservation Office (SHPO) for their usefulness in the day-to-

day management of their cultural resources. Deliverables were completed on time and within budget. All were reviewed and accepted by South Carolina SHPO. Prime. Architectural Historian. 2017-2022

Historic Resources Evaluation Report for the Faith Home Road/Garner Road Project, Stanislaus County, California. Prepared for Stanislaus County Department of Public Works and Caltrans District 10. 2020. Cogstone identified and evaluated cultural, paleontological, and historic resources present in or adjacent to the construction of a four-lane one-mile expressway. Cogstone produced an Archaeological Survey Report (ASR), Historic Properties Survey Report (HPSR), Historic Resources Evaluation Report (HRER), and Paleontological Identification and Evaluation Report (PIR-PER). Services included intensive level pedestrian surveys, mapping, records searches, DPR forms, and Native American consultation. Sub to Environmental Intelligence. Architectural Historian. 2019.

Condition Assessment for 6101 Wilshire Blvd., Miracle Mile District, City of Los Angeles, Los Angeles County, California. Prepared for Los Angeles County Metropolitan Transportation Authority. 2020. On behalf of METRO, Cogstone was approved to reassess the exterior façade of Johnie's Coffee Shop located on Wilshire Boulevard. The purpose of this assessment was to document the cracks of the current building during construction of the underground subway. Cogstone conducted a thorough site visit and prepared a condition assessment report. Architectural Historian and Monitor. 2018.

Cultural and Paleontological Resources Assessment for the Well 28 Project, City of Orange, Orange County, California. Prepared for the City of Orange. 2020. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources for the proposed construction of a new well and pumping station. Cogstone conducted records searches, a built environment survey, background research, and prepared a final report supporting the IS/MND. The study was completed in compliance with CEQA and the Secretary of the Interior's Standards for Treatment of Historic Properties. The City of Orange acted as lead agency under CEQA. Sub to EDP Solutions, Inc. Architectural Historian. 2020.

Built Environment Evaluation of the Community Baptist Church, Montgomery High School B/Fuze 5052688 Project, City of Santa Rosa, Sonoma County, California. Prepared for Complete Wireless Consulting, Inc. 2018. Verizon Wireless proposed to install a cell tower and associated equipment located adjacent to two potentially historic buildings. Determined the potential effects to built environmental resources. The evaluation was completed in compliance with CEQA guidelines. Co-author of Built Environment Evaluation, prepared DPR forms. Architectural Historian. 2018.

Updated Crack Propagation Memo for 8423 Wilshire Boulevard, City of Beverly Hills, Los Angeles County, California. Prepared for Los Angeles County Metropolitan Transportation Authority. 2018. On behalf of METRO, Cogstone was approved to reassess the exterior façade of the old Porsche building located on Wilshire Boulevard. The purpose of this reassessment was to document and compare the cracks of the current building during construction of the underground subway with those recorded in a pre-construction survey. Architectural Monitor. 2018.

Cultural Resources Assessment for the Dos Palos Water Treatment Facility, City of Dos Palos, Merced County, California. Prepared for the City of Dos Palos. 2018. The purpose of this study was to determine the potential effects to cultural resources resulting from the proposed development of the Dos Palos Water Treatment Facility, where the Dos Palos' allotment of water is removed from the California Aqueduct and travels through 17.5 miles of pipeline to the main facility for processing. This project had a federal nexus and required compliance with Section 106 of the Nation Historic Preservation Act. Services included archaeological and historical record searches, Sacred Lands search, pedestrian survey, built environment evaluation of three structures, and the production of a cultural assessment. Sub to QK, Inc. Architectural Historian. 2018

HISTORIC PROPERTY TREATMENT PLANS

Treatment Plan for Four Historic Cemeteries at Marine Corps Recruit Depot Parris Island, South Carolina. Prepared for Naval Facilities Engineering Command, Mid-Atlantic Region. Cogstone prepared a management plan for MCRD Parris Island in order to assist in the day-to-day management of the four historic African American cemeteries and to fulfill the United States Marine Corp's Section 110 of the NHPA requirements.

Specific deliverables included an Integrated Cultural Resources Management Plan (ICRMP) Update for 2020-2025. The management plans were met with praise from MCRD Parris Island and the South Carolina State Historic Preservation Office (SHPO) for their usefulness in the day-to-day management of their cultural resources. Deliverables were completed on time and within budget. All were reviewed and accepted by South Carolina SHPO. Prime. Architectural Historian 2017-2022

Maintenance and Treatment Plan for Historic Buildings and Structures at Marine Corps Recruit Depot Parris Island, South Carolina. Prepared for Naval Facilities Engineering Command, Mid-Atlantic Region. Cogstone prepared a management plan for historic properties located at MCRD Parris Island in order to assist in the day-to-day management of numerous and diverse cultural resources within its installation boundaries (including the Mainside historic district) in order to fulfill the United States Marine Corp's Section 110 of the NHPA requirements. Specific deliverables included the Management and Treatment Plan for Historic Buildings and Structures. The management plan was met with praise from MCRD Parris Island and the South Carolina State Historic Preservation Office (SHPO) for their usefulness in the day-to-day management of their cultural resources. Deliverables were completed on time and within budget. All were reviewed and accepted by South Carolina SHPO. Prime. Architectural Historian 2017-2022.

HISTORIC PROPERTY CHARACTER DEFINING FEATURES ASSESSMENTS

Character Defining Features Assessment Report for the Contributing Buildings and Structures at Marine Corps Recruit Depot Parris Island, South Carolina. Prepared for Naval Facilities Engineering Command, Mid-Atlantic Region. Cogstone assessed CDFs for contributing resources to the Mainside Historic District and individually eligible historic properties at Marine Corps Recruit Depot Parris Island, South Carolina. The study was conducted to determine which elements of the buildings and structures of the historic district were CDFs for the elements that are eligible for the National Register of Historic Places (NRHP). The assessment satisfied Section 110 of the National Historic Preservation Act (NHPA) and will assist the United States Marine Corps with the management of their historic properties. Prime. Architectural Historian. 2017-2020.

HISTORIC AMERICAN BUILDING SURVEY FORMS

U.S. Naval Station Newport, Rhode Island Melville Naval Historic District, Portsmouth, Newport County, Rhode Island Fueling Pier 40. Prepared for Naval Facilities Engineering Command, Mid-Atlantic Region. 2018. This purpose of this project is to produce Rhode Island Historical Resources Archive (RIHRA) documentation of the Melville Naval Historic District, at Naval Station (NAVSTA) Newport, Newport, Rhode Island. Conducted research, form contributor, and assistant Architectural Historian. 2018.

U.S. Naval Station Newport, Rhode Island U.S. Naval Hospital Newport Historic District Newport, Newport County, Rhode Island Main Hospital. Prepared for Naval Facilities Engineering Command, Mid-Atlantic Region. 2018. This purpose of this project is to produce Rhode Island Historical Resources Archive (RIHRA) documentation of the U.S. Naval Hospital Newport Historic District, at Naval Station (NAVSTA) Newport, Newport, Rhode Island. Conducted research, form contributor, and assistant Architectural Historian. 2018.

PUBLICATIONS

Welebaethan-CSUF

The Welebaethan: A Journal of History is published by undergraduate and graduate scholars in the Department of History at California State University, Fullerton (CSUF). It is also the official journal of CSUF's Theta-Pi Chapter (established 1962) of Phi Alpha Theta (History Honor Society).

In 2018, the Welebaethan published an article by Shannon Lopez titled "The Legacy of the Zanjias". Ms. Lopez combined and interpreted various primary and secondary sources regarding the history and importance of the first water systems of the City of Los Angeles. The methodology of this piece analyzed the relevance of these systems through the framework of California history, local history and culture, economics, as well as Supreme Court legislation regarding water rights of Southern California. The goal was to connect the importance of these water systems to the growth and development of Los Angeles as a national and international city.

EDUCATION

2002 B.A., Cultural Anthropology, University of California, Santa Barbara

SUMMARY OF QUALIFICATIONS

Ms. Duarte is a skilled archaeologist with 18 years of experience in monitoring, surveying, and excavation in California. Duarte has experience with Native American consultation as required by Section 106 of the National Historic Preservation Act (NHPA) and under Senate Bill 18 for the protection and management of cultural resources. Beginning in 2006, Duarte worked for the U.S. Forest Service in the Biology, Timber, and Geology Department as an archaeologist, including serving as a trained wild-land firefighter to preserve archaeological sites in forest fires.

SELECTED EXPERIENCE

141st and Normandie Townhomes Project, City of Gardena, Los Angeles County, CA. Cogstone identified and evaluated the potential impacts to cultural, historic built environment, and paleontological resources for the proposed construction of 50 new, three-story townhomes, which will range in size from 1,252 to 1,689 square feet. Services included pedestrian survey, built environment evaluation, records searches, Sacred Lands File search from the NAHC, background research, and reporting. The assessment report was in compliance with the requirements of the California Environmental Quality Act (CEQA) with the City of Gardena acting as the lead agency under CEQA. Sub to De Novo Planning. Archaeologist. 2020

Newport Village Project, City of Newport Beach, Orange County, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during proposed construction of 14 residential condominium units, 108 apartment units, and 121,370 square feet of mixed-use development. The project would also have publicly accessible waterfront promenade with 844 parking spaces in surface-level and subterranean parking. Services included records searches, pedestrian survey, Sacred Lands File search from the NAHC, background research, and reporting. The City of Newport Beach acted as the lead agency under CEQA. Sub to Cox, Castle & Nicholson LLP. Archaeologist. 2019-2020

Prologis Vermont Avenue and Redondo Beach Industrial Project, City of Los Angeles, Los Angeles County, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during proposed construction of an industrial center, 223 automobile parking spaces, 32 bicycle parking spaces, 36 high truck loading positions, and parking stalls for truck trailers. Services included records searches, pedestrian survey, Sacred Lands File search from the NAHC, background research, and reporting. The City of Los Angeles acted as the lead agency under CEQA. Sub to PlaceWorks. Archaeologist. 2019-2020

Creekside Specific Plan Project, City of San Juan Capistrano, Orange County, CA. Cogstone conducted a cultural and paleontological resources assessment to determine the potential impacts to cultural and paleontological resources during the proposed demolition of a manufacturing building and construction of 188 residential units. Services included records searches, pedestrian survey, Sacred Lands File search from the NAHC, background research, and reporting. The City of San Juan Capistrano acted as the lead agency under CEQA. Sub to PlaceWorks. Archaeologist. 2019-2020

Casas de Bryn Mawr Community Housing Project, City of Loma Linda, San Bernardino County, CA. Cogstone conducted full-time cultural resources monitoring during the construction of four detached 1,400-square-foot, single-story, single-family homes to be built for sale with a preference to low income U.S. Veterans. No mitigation measures were required by the Cultural Resources Inventory Report for the project but recommended mitigation measures from the report were followed. One historic refuse deposit site consisting of approximately 50 artifacts was found slightly beyond the eastern edge of the project area. The lab analysis determined the artifacts were not significant. The City of Loma Linda acted as the lead agency under CEQA.

EDUCATION

2018 Geographic Information Systems (GIS) Certificate, California State University, Fullerton
2003 B.A., Anthropology, University of California, Santa Barbara

SUMMARY OF QUALIFICATIONS

Mr. Freeberg has over 19 years of experience in cultural resource management and has extensive experience in field surveying, data recovery, monitoring, and excavation of archaeological and paleontological resources associated with land development projects in the private and public sectors. He has conducted all phases of archaeological work, including fieldwork, laboratory analysis, research, and reporting. Mr. Freeberg also has a strong grounding in conventional field and laboratory methods and is skilled in the use of ArcGIS.

SELECTED EXPERIENCE

Hilltop and Euclid Mixed-Use Project, City of San Diego, San Diego County, CA. Cogstone conducted paleontological resources monitoring during excavations for the proposed construction of 20 single-family residences, 27 two-story townhome residences, 113 affordable apartment units, a parking garage, and approximately 8,300 square feet of commercial space. No paleontological resources were identified during excavation. Sub to Birdseye Planning Group, LLC. GIS Supervisor. 2020-2021

Del Mar Heights School Rebuild Project, City of Del Mar, San Diego County, CA. Cogstone conducted a study to determine the eligibility of the built environment resources for listing on the California Register of Historical Resources (CRHR) for the proposed demolition of an existing building. Services included a pedestrian survey, records search, background research, and the preparation of a historical review report. GIS Supervisor. 2020

Rincon Tribal Resource Conservation Management Plan Project, Rincon Band of Luiseno Indians Reservation, San Diego County, CA. Cogstone conducted a class III cultural resources assessment to determine the potential impacts to execute a Memorandum of Understanding with the Bureau of Indian Affairs regarding the Tribal Resource Conservation Management Plan. The Memorandum designates Preserve areas containing potential endangered species and their habitat. The Plan specifies avoidance and minimization measures to ensure the protection of those endangered species and their habitat. Cogstone conducted record searches, a Sacred Lands File Search, an intensive pedestrian survey, gave mitigation recommendations, and produced a report. GIS Supervisor. 2019-2020

141st and Normandie Townhomes Project, City of Gardena, Los Angeles County, CA. Cogstone identified and evaluated the potential impacts to cultural, historic built environment, and paleontological resources for the proposed construction of 50 new, three-story townhomes, which will range in size from 1,252 to 1,689 square feet. Services included pedestrian survey, built environment evaluation, records searches, Sacred Lands File search from the NAHC, background research, and reporting. The assessment report was in compliance with the requirements of the California Environmental Quality Act (CEQA) with the City of Gardena acting as the lead agency under CEQA. Sub to De Novo Planning. GIS Supervisor. 2020

Los Angeles Harbor College, City of Los Angeles, Los Angeles County, CA. Cogstone conducted a study to determine the potential impacts to cultural and historic built environment resources for the proposed demolition, renovation, and construction at the college. Three of the building scheduled for demolition were considered historic in age and required evaluation under CEQA. Cogstone conducted a records search, historical society outreach, a pedestrian survey, and produced a Historic Resources Evaluation Report. Sub to PlaceWorks. GIS Supervisor. 2020

APPENDIX B. HISTORIC SOCIETY CONSULTATION



June 28, 2021

Encinitas Historical Society
390 West F Street
Encinitas, CA 92024

RE: Request for Information: Cultural Resources Assessment for the Melba Road and Island View Lane Residential Project, City of Encinitas, San Diego County, California

To Whom It May Concern:

Cogstone Resource Management, Inc. (Cogstone) is conducting a cultural and paleontological resources assessment for the Melba Road and Island View Lane Residential Project (Project) as a sub-consultant to BRG Consulting, Inc. The Project is located on approximately seven acres at 1220-1240 Melba Road and 1190 Island View Lane within Assessor's Parcel Numbers (APNs) 259-180-09, -16, -33; 259-081-02, 259-181-03, and 259-181-04, in the City of Encinitas, San Diego County, California.

The Project area is currently developed and contains six historic-aged residences constructed between 1938 and 1978. The existing structures will be demolished to facilitate construction of 30 single-family homes along with a new private road; as well as associated utilities, drainage, and stormwater treatment improvements.

We are contacting you because we would like to invite members of the Encinitas Historical Society to provide input regarding the redevelopment of the Project area. We appreciate any information regarding the history of the Project area that you may have as well as any comments, issues, and/or concerns relating to the history of the Project area.

Please contact me at slopez@cogstone.com or at (714) 974-8300. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Shannon Lopez".

Shannon Lopez, M.A.
Architectural Historian
(714) 974-8300 x.108
slopez@cogstone.com

1519 West Taft Avenue
Orange, CA 92865
Office (714) 974-8300

Branch Offices
San Diego - Riverside - Morro Bay - Sacramento - Arizona

Federal Certifications EDWOSB, SDB
State Certifications DBE, WBE, SBE, UDBE

cogstone.com
Toll free (888) 333-3212

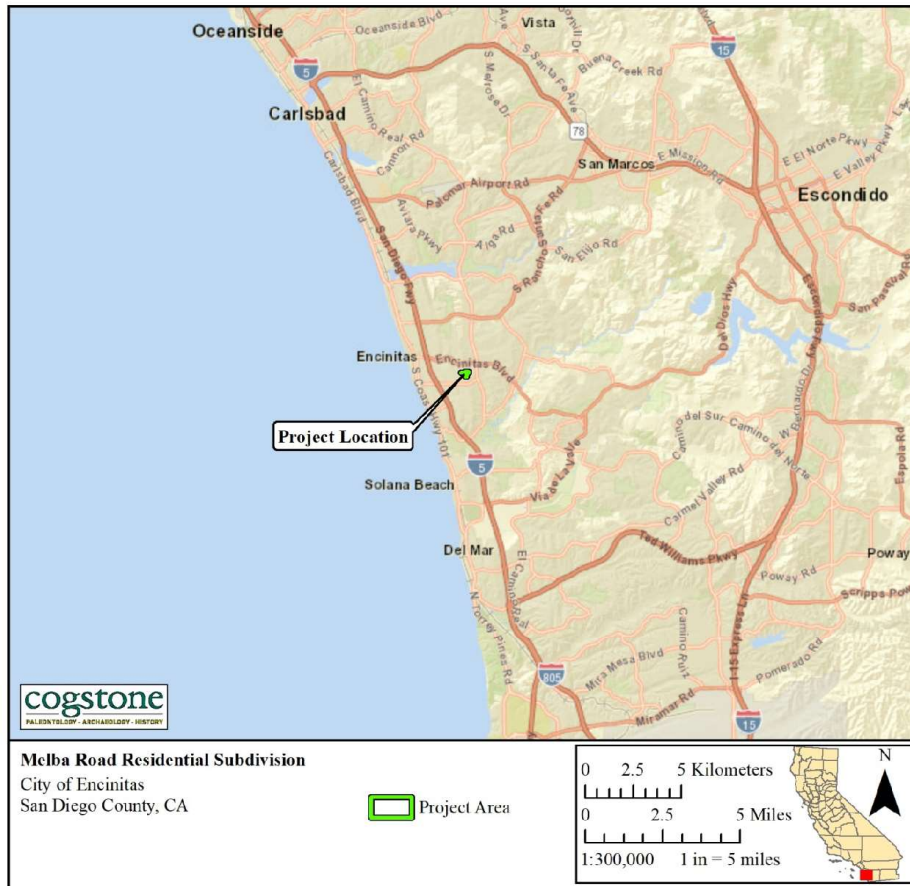


Figure 1. Project Vicinity Map

cogstone.com

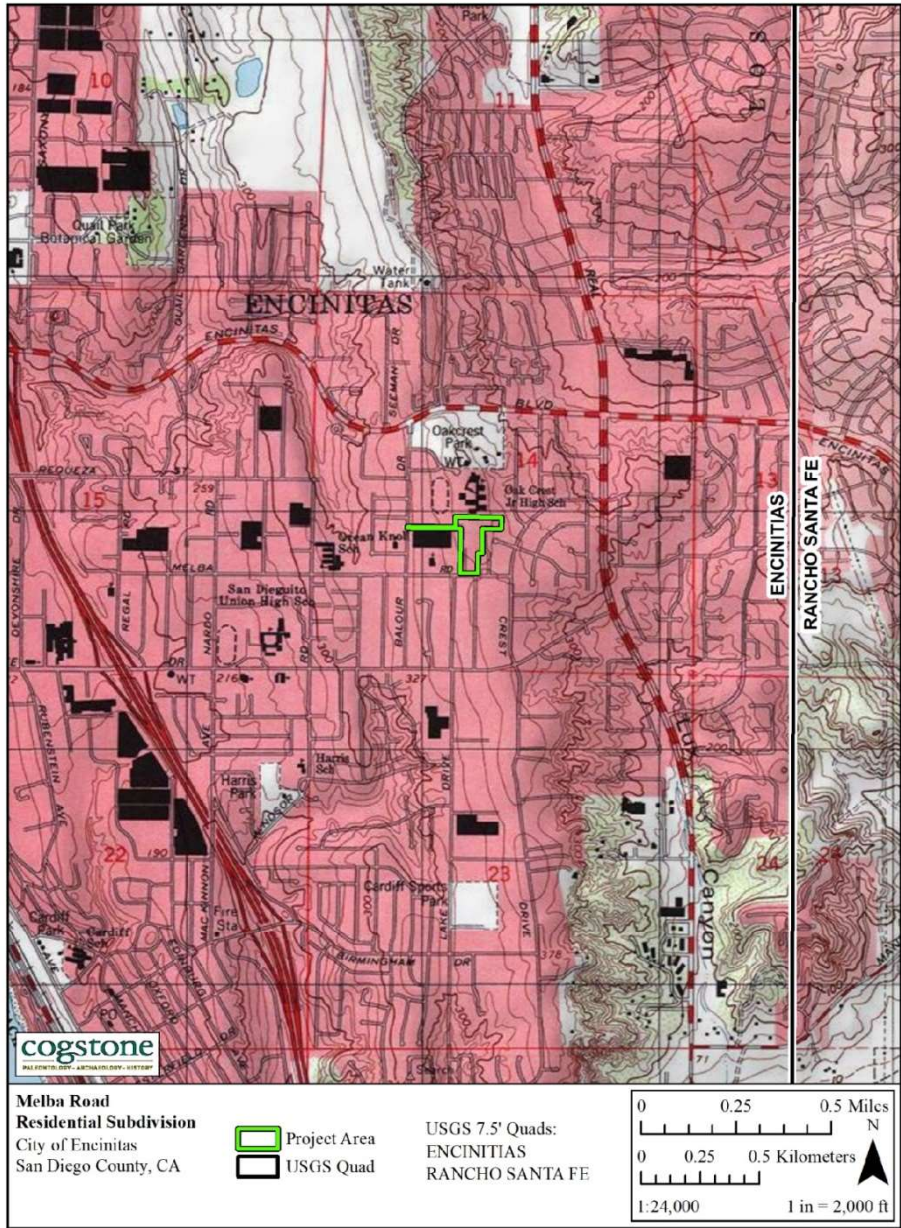


Figure 2. Project Location Map

cogstone.com

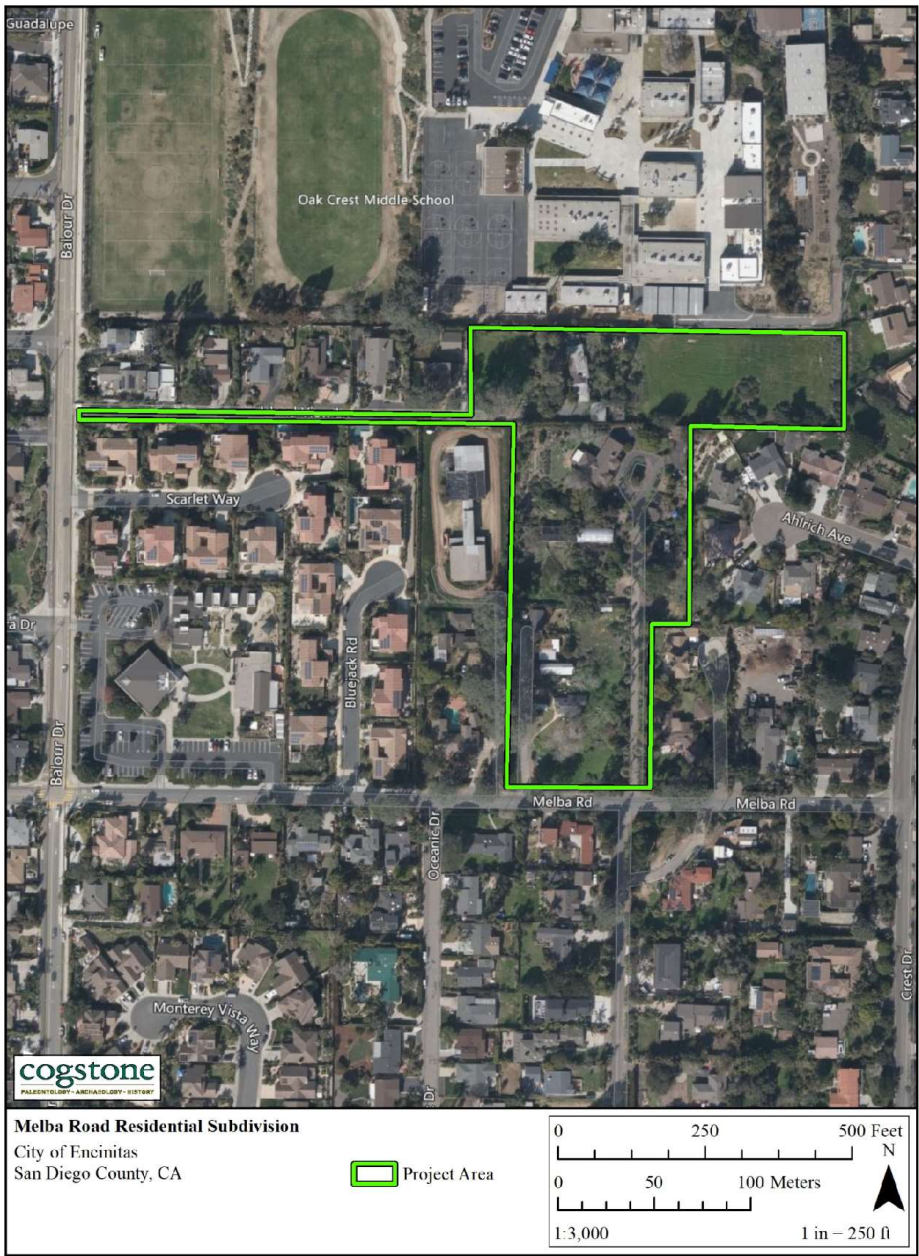


Figure 3. Project Aerial Map

cogstone.com

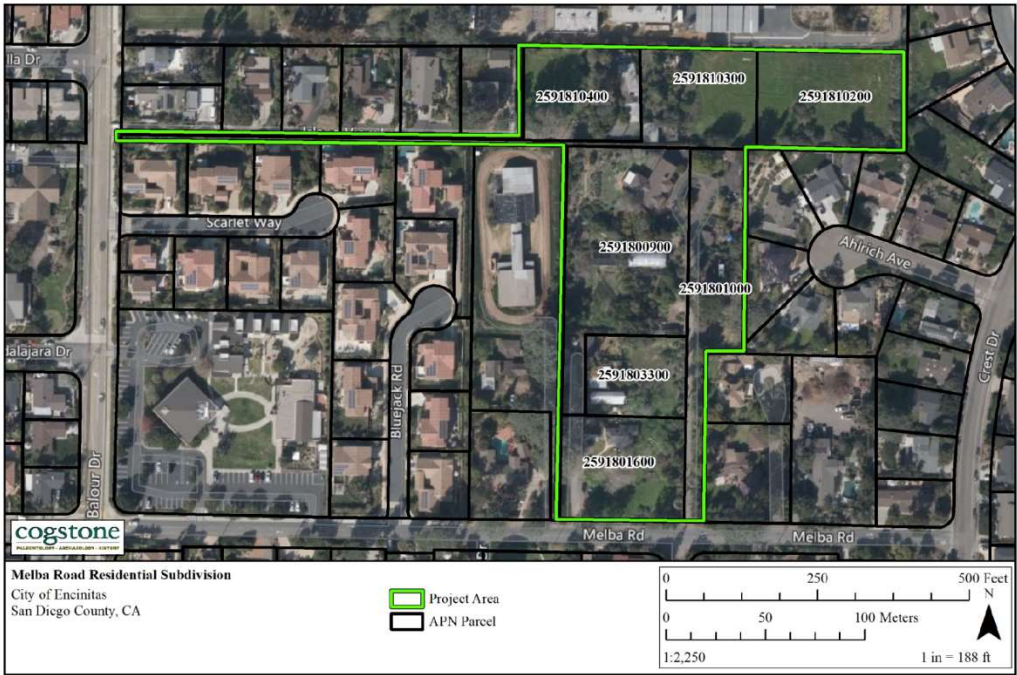


Figure 4. Project Aerial Map with associated Assessor Parcel Numbers

cogstone.com

8 July 2021

Cogstone
1518 West Taft Avenue
Orange, CA 92865

Attn: Shannon Lopez, M.A.

Re: Cultural Assessment Melba Road & Island View Lane

Dear Ms. Lopez;

Regrettably Encinitas has had to deal with this issue over and over again as our open flower fields and productive green houses are purchased by developers and made into new tract developments. This is a typical situation of development on non-productive flower growing operations.

The hard working flower industry farmers have had to deal with the higher cost of water and the enticement of land prices skyrocketing. Encinitas was once known as “The Flower Capitol of the World”, sadly not anymore.

The historical society knows of no significant “cultural or paleontological” issues related to this project area. It is all too common to see our lovely open spaces swallowed up by development. It is always an emotionally delicate issue as we slowly witness the open fields and greenhouses of our past disappear.

Sincerely yours,

Carolyn R. Cope, President
(760) 753-4834

390 West “F” Street, Encinitas, California 92024

Firefox

<https://mail.cogstone.com/webmail/>

Re: EHS -Melba property

From: Carolyn Cope <cope3@cox.net>
To: Shannon Lopez <slopez@cogstone.com>
Date: 7/25/2021 7:38 AM

Morning Shannon, No, we do not keep records of properties in Encinitas. I am surprised the Tax office does not have something regarding that location. The city became a city in 1986 and talking with one of the first mayors, Rick Shea, he confirmed that the county "should" have that property tax information. A sun-room is not a usual addition to homes here as we do not have bug issues. Now, from what I understand that home was moved onto the property from who-knows-where. It was not built on it's current site. I can not confirm this. I can point out many older homes that have the shingled roof, but no other place I know of has the sun-porch, that is an addition that is very common in the south. Does it have a basement? That is an indication of an early designed home. It is amazing how often they were included in the design. Hope this helps in some way. Again, I find no indication that this is of historical significant other than being just a lovely older home. Carolyn

On 7/19/2021 9:39 AM, Shannon Lopez wrote:

Good morning Carolyn,

Thank you very much for your letter regarding the Melba Road and Island View Lane Project. I do have a few follow up questions that hopefully you and the historical society can answer.

I have contacted the San Diego County Assessor's Office and the City of Encinitas' Planning Department requesting information regarding the original home owners within our project area. Unfortunately, the City of Encinitas' deferred to the County Assessors and the County Assessors' records regarding ownership only go back to the 1970s and 1980s.

Would the Historical Society happen to have any information regarding the original owners for 1190 Island View Lane, 1240 Melba Road, 1234 Melba Road, 1230 Melba Road, 1230A Melba Road, or 1220 Melba Road?

Also, with regards to 1220 Melba Road, while the residence does not embody a particular architectural style would you happen to know if there are any other residential homes (which are historic in age) that are similar to this residence within the city? Clad in shingles with a sun room? I am trying to determine if this type of home is unique to Encinitas or if it is relatively common.

Thank you so much for your time and I look forward to hearing from you.

All the best,
Shannon Lopez

Shannon Lopez

Architectural Historian

Cogstone Resource Management

1518 W Taft Ave Orange, Ca 92865

714-974-8300 office |

1 of 2

7/26/2021, 8:06 AM

Firefox

https://mail.cogstone.com/webmail/

slopez@cogstone.com www.cogstone.com

Field Offices in San Diego, Riverside, Morro Bay, Sacramento, Arizona

From: Carolyn Cope <cope3@cox.net>

To: Shannon Lopez <slopez@cogstone.com>

Sent: 7/9/2021 5:52 PM

Subject: EHS -Melba property

Here ya go...letter will probably arrive today.

2 of 2

7/26/2021, 8:06 AM

APPENDIX C. NATIVE AMERICAN CONSULTATION

Sacred Lands File & Native American Contacts List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Melba Road Residential Subdivision

County: San Diego

USGS Quadrangle Name: Encinitas 7.5'

Township: 13S **Range:** 4W **Section(s):** 14

Company/Firm/Agency: Cogstone Resource Management

Street Address: 1518 W. Taft Ave.

City: Orange **Zip:** 92865

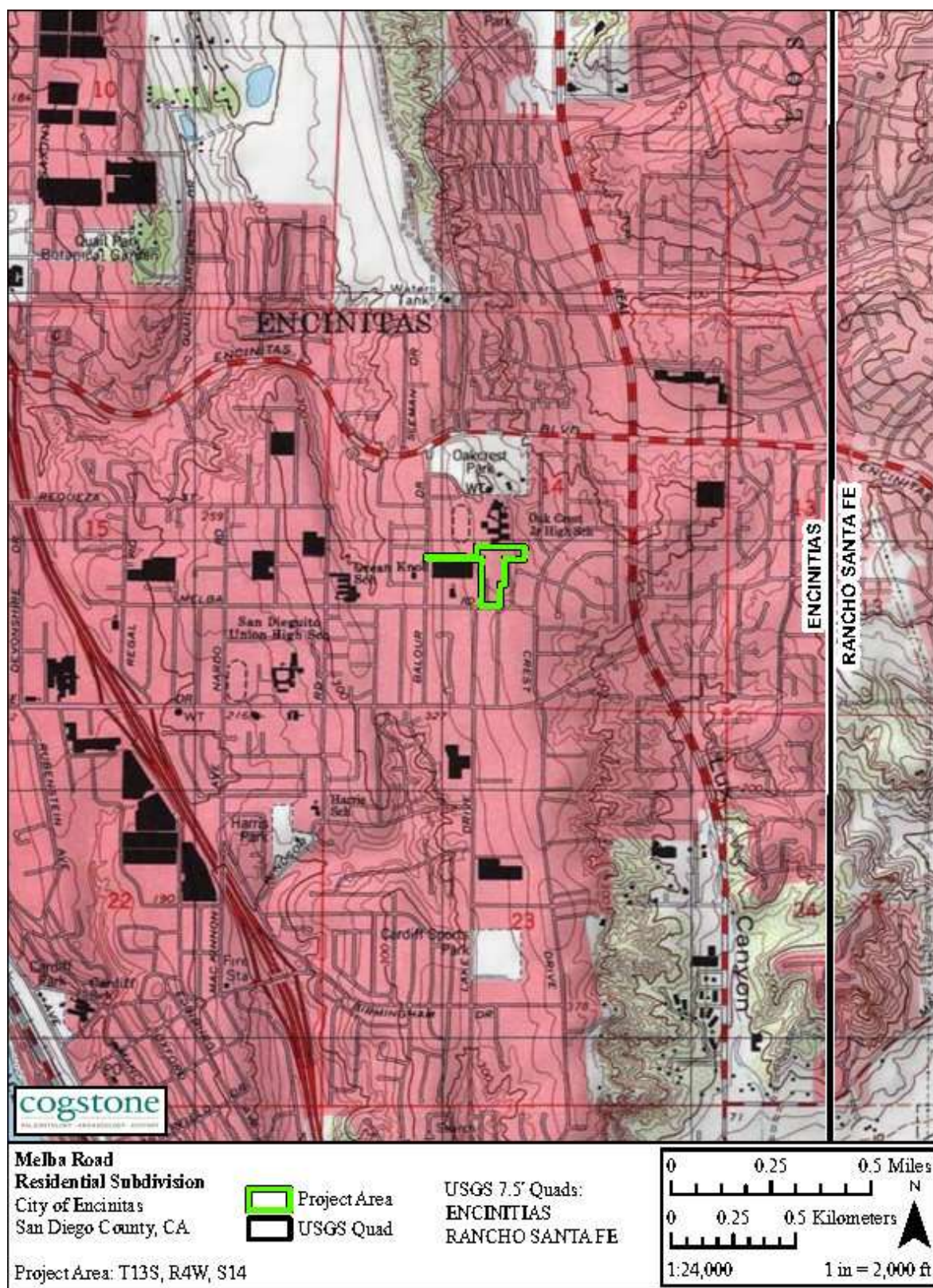
Phone: 714-974-8300

Fax: 714-974-8303

Email: cogstoneconsult@cogstone.com

Project Description:

The proposed Project area currently consists of six historic residences, constructed between 1938 and 1978. The existing structures will be demolished to facilitate construction of 30 single-family homes, along with a new private road and associated utility, drainage, and stormwater treatment improvements.





STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

June 30, 2021

Cogstone Resource Management

Via Email to: cogstoneconsult@cogstone.com

Re: Melba Road Residential Subdivision Project, San Diego County

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-
Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

To Whom It May Concern:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
San Diego County
6/30/2021**

Barona Group of the Capitan Grande

Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside, CA, 92040
Phone: (619) 443 - 6612
Fax: (619) 443-0681
cloyd@barona-nsn.gov

Campo Band of Diegueno Mission Indians

Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

Ewiaapaayp Band of Kumeyaay Indians

Robert Pinto, Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
wmicklin@leaningrock.net

Ewiaapaayp Band of Kumeyaay Indians

Michael Garcia, Vice Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaelg@leaningrock.net

lipay Nation of Santa Ysabel

Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 803 - 5694
clinton73@aol.com

lipay Nation of Santa Ysabel

Virgil Perez, Chairperson
P.O. Box 130 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 765 - 0845
Fax: (760) 765-0320

Inaja-Cosmit Band of Indians

Rebecca Osuna, Chairperson
2005 S. Escondido Blvd. Diegueno
Escondido, CA, 92025
Phone: (760) 737 - 7628
Fax: (760) 747-8568

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612 Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817
epinto@jiv-nsn.gov

Jamul Indian Village

Lisa Cumper, Tribal Historic Preservation Officer
P.O. Box 612 Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4855
lcumper@jiv-nsn.gov

Kwaaymii Laguna Band of Mission Indians

Carmen Lucas,
P.O. Box 775 Kwaaymii
Pine Valley, CA, 91962 Diegueno
Phone: (619) 709 - 4207

La Posta Band of Diegueno Mission Indians

Javaughn Miller, Tribal Administrator
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net

La Posta Band of Diegueno Mission Indians

Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Melba Road Residential Subdivision Project, San Diego County.

**Native American Heritage Commission
Native American Contact List
San Diego County
6/30/2021**

**Manzanita Band of Kumeyaay
Nation**

Angela Elliott Santos, Chairperson
P.O. Box 1302 Diegueno
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

**Mesa Grande Band of Diegueno
Mission Indians**

Michael Linton, Chairperson
P.O. Box 270 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 782 - 3818
Fax: (760) 782-9092
mesagrandeband@msn.com

Rincon Band of Luiseno Indians

Bo Mazzetti, Chairperson
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
bomazzetti@aol.com

Rincon Band of Luiseno Indians

Cheryl Madrigal, Tribal Historic
Preservation Officer
One Government Center Lane Luiseno
Valley Center, CA, 92082
Phone: (760) 297 - 2635
crd@rincon-nsn.gov

**San Pasqual Band of Diegueno
Mission Indians**

Allen Lawson, Chairperson
P.O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allenl@sanpasqualtribe.org

**San Pasqual Band of Diegueno
Mission Indians**

John Flores, Environmental
Coordinator
P. O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
johnf@sanpasqualtribe.org

**Sycuan Band of the Kumeyaay
Nation**

Cody Martinez, Chairperson
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 2613
Fax: (619) 445-1927
ssilva@sycuan-nsn.gov

**Sycuan Band of the Kumeyaay
Nation**

Kristie Orosco, Kumeyaay
Resource Specialist
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 6917

**Viejas Band of Kumeyaay
Indians**

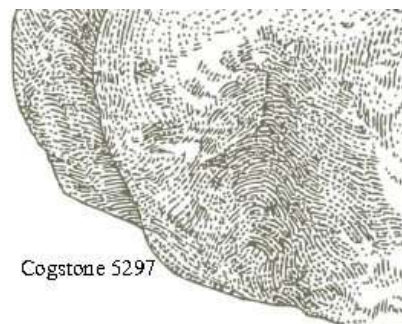
John Christman, Chairperson
1 Viejas Grade Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337

**Viejas Band of Kumeyaay
Indians**

Ernest Pingleton, Tribal Historic
Officer, Resource Management
1 Viejas Grade Road Diegueno
Alpine, CA, 91901
Phone: (619) 659 - 2314
epingleton@viejas-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Melba Road Residential Subdivision Project, San Diego County.



July 13, 2021

[FIRST LAST]
[TRIBE]
[TITLE/ROLE]
[ADDRESS, STREET]
[CITY, CA, ZIP]

RE: Native American Scoping Request for the Melba Road and Island View Lane Residential Project, Encinitas, San Diego County, California.

[TITLE & LAST NAME]:

The City of Encinitas (City) proposes to develop the Melba Road and Island View Lane Residential Project (Project). The Project is located on approximately seven acres at 1220-1240 Melba Road and 1190 Island View Lane within Assessor's Parcel Numbers (APNs) 259-180-09, -16, -33; 259-081-02, 259-181-03, and 259-181-04, in the City of Encinitas, San Diego County, California (Figure 1). The proposed Project Area currently consists of six historic residences, constructed between 1938 and 1978. The Project will demolish the existing structures to facilitate construction of 30 single-family homes, along with a new private road and associated utility, drainage, and stormwater treatment improvements (Figure 2). This Project will comply with the California Environmental Quality Act (CEQA) as well as meet the requirements of a Coastal Development Permit from the California Coastal Commission (CCC). The City contact for this project is listed below.

Cogstone Point of Contact Information	
Name/Title:	Teresa Terry, Principal Investigator
Address:	1518 Taft Avenue
City:	Orange
Tel:	714-974-8300
Fax:	714-974-8303
E-Mail:	tterry@cogstone.com

We are contacting the [TRIBE] because the Native American Heritage Commission (NAHC) stated on June 30, 2021 that the [TRIBE] may have knowledge of cultural resources in the Project area. Cogstone Resource Management, Inc. (Cogstone) has been retained to assist the City with the cultural resource assessment of the project area. We invite you to help identify cultural resources and/or areas of religious and cultural significance that might be affected by the Project. If the Project might have an impact to

1518 West Taft Avenue
Orange, CA 92665
Office (714) 974-8300

Branch Offices
San Diego – Riverside – Morro Bay – Sacramento – Arizona

cogstone.com
Toll free (888) 333-3212

Federal Certifications WOSE, EDWOSE, SDB
State Certifications DBE, WBE, SBE, UDBE

these resources and/or spaces and places, we would like to discuss possible ways to avoid, minimize or mitigate the potential effects.

The Native American Heritage Commission (NAHC) was contacted on June 10, 2021 to perform a search of the Sacred Lands File. The NAHC responded on June 30, 2021 that the search was negative for Native American sacred sites and/or heritage resources located within the same USGS Quadrangle, Township, Range and Section as the Project Area.

Cogstone requested a record search of the Project area and a half mile buffer from the South Coastal Information Center located on the campus of San Diego State University on June 10, 2021. Results of the record search show that two previous studies have been completed within the Project area and 24 previous studies have been completed with a half mile radius of the Project area. No cultural resources have been recorded within the Project area. Outside of the Project area a total of four cultural resources have been previously documented within the half mile search radius.

An intensive pedestrian survey was conducted on July 1, 2021 and no cultural resources were observed.

This is not a tribal consultation request. Cogstone would appreciate receiving any comments, issues and/or concerns relating to cultural resources and sacred lands that you may have within the Project area so that they can be included in the assessment that is being prepared. All information provided will be kept confidential.

If you have any questions or concerns with the Project, please do not hesitate to contact me by cell phone (760-887-8843), email (cogstoneconsult@cogstone.com or tterry@cogstone.com), or fax (714-974-8303). You can also contact me at Cogstone at the address or email above.

Thank you for your assistance.

Teresa Terry
Principal Investigator

Attachments: Project vicinity map
Project aerial map

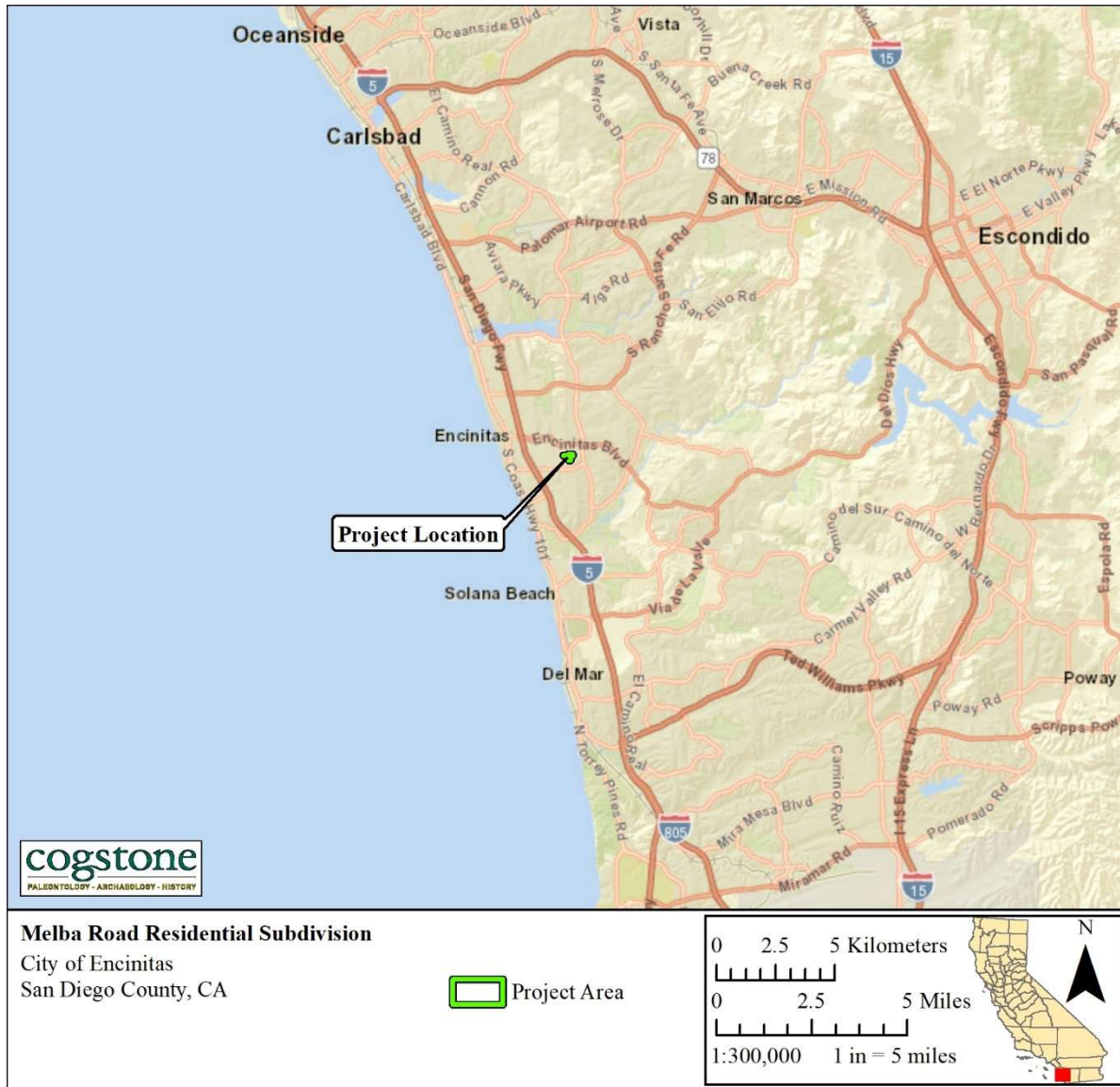


Figure 1. Project vicinity map

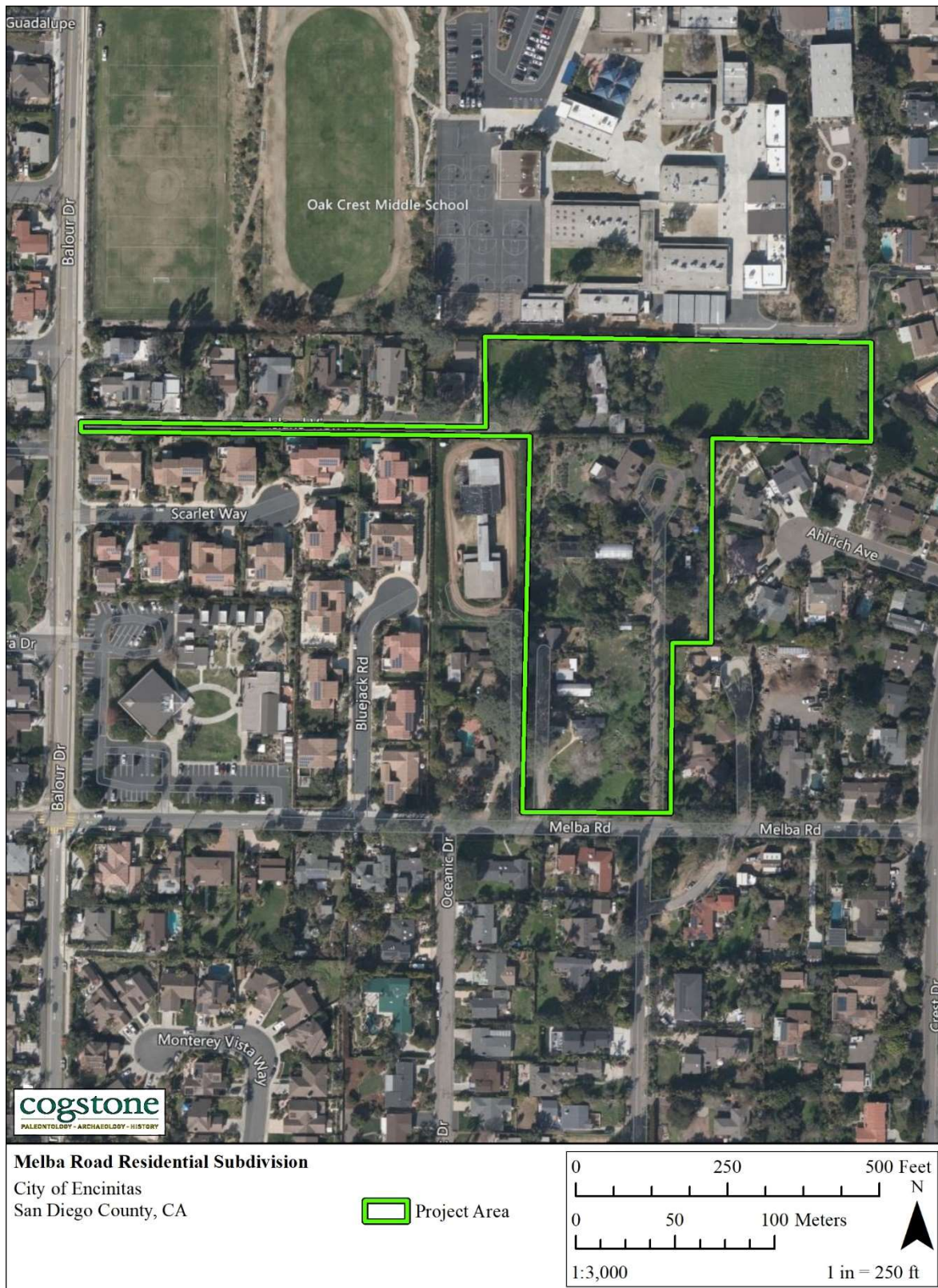


Figure 2. Project aerial map

Native American Group	First contact attempt and method	Second contact attempt and method	Third contact attempt and method	Replies received and date	Comments
Barona Group of the Capitan Grande-Edwin Romero, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Left a voicemail.
Campo Band of Diegueno Mission Indians-Ralph Goff, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Left a voicemail.
Ewiiapaayp Band of Kumeyaay Indians-Robert Pinto, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Mailbox is full. Could not leave a message.
Ewiiapaayp Band of Kumeyaay Indians-Michael Garcia, Vice Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Mailbox is full. Could not leave a message.
Iipay Nation of Santa Ysabel-Clint Linton, Director of Cultural Resources	7/14/2021 Certified Mail Out	7/27/2021 Email	N/A	8/2/2021, replied via email from Director Clint Linton	Acknowledged receipt of email, no comments.
Iipay Nation of Santa Ysabel-Virgil Perez, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	N/A	8/2/2021, replied via email from Director Clint Linton	Acknowledged receipt of email, no comments.

Native American Group	First contact attempt and method	Second contact attempt and method	Third contact attempt and method	Replies received and date	Comments
Inaja-Cosmit Band of Indians-Rebecca Osuno, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Left a voicemail.
Jamul Indian Village-Erica Pinto, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	N/A	7/28/2021, reply by Lisa Cumper, Tribal Historic Preservation Officer, Jamul Indian Village of California.	The Jamul Indian Village of California requests consultation for his project due to their records showing that the area is positive for cultural resources.
Jamul Indian Village-Lisa Cumper, Tribal Historic Officer	7/14/2021 Certified Mail Out	7/27/2021 Email	N/A	7/28/2021, reply by Lisa Cumper, Tribal Historic Preservation Officer, Jamul Indian Village of California.	The Jamul Indian Village of California requests consultation for his project due to their records showing that the area is positive for cultural resources.
Kwaaymii Laguna Band of Mission Indians-Carmen Lucas	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Left a voicemail.
La Posta Band of Diegueno Mission Indians-Javaughn Miller, Tribal Administrator	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Mr. Miller has no questions or concerns, but he will forward to chairperson Gwendolyn Parada later today.
La Posta Band of Diegueno Mission Indians-Gwendolyn Parada, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Left a voicemail.

Native American Group	First contact attempt and method	Second contact attempt and method	Third contact attempt and method	Replies received and date	Comments
Manzanita Band of Kumeyaay Nation- Angela Elliot Santos, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Left a voicemail.
Mesa Grande Band of Diegueno Mission Indians-Michael Linton, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		No answer and could not leave a message.

Native American Group	First contact attempt and method	Second contact attempt and method	Third contact attempt and method	Replies received and date	Comments
Rincon Band of Luiseno Indians-Bo Mazzetti, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	N/A	8/11/2021 Replied via email from Cheryl Madrigal, Tribal Historic Preservation Officer.	Cheryl Madrigal responded by email. This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Band”), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above referenced project and we thank you for the opportunity to provide information pertaining to cultural resources. The identified location is within the Traditional Use Area of the Luiseño people, and is also within Rincon’s specific area of Historic interest. Embedded in the Luiseño territory are Rincon’s history, culture and identity. The project is located within a culturally sensitive area and we recommend archaeological and tribal monitoring for all ground-disturbing activities. In consultation with the lead agency and upon review of the cultural resources assessment, further needs for avoidance and mitigation measures might be identified. At this time, we have no further information to provide. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749-1092 ext. 323 or via electronic mail at cmadrigal@rincon-nsn.gov . We look forward to working together to protect and preserve our cultural assets

Native American Group	First contact attempt and method	Second contact attempt and method	Third contact attempt and method	Replies received and date	Comments
Rincon Band of Luiseno Indians-Cheryl Madrigal, Tribal Historic Preservation Officer	7/14/2021 Certified Mail Out	7/27/2021 Email	N/A	8/11/2021 Replied via email from Cheryl Madrigal, Tribal Historic Preservation Officer.	Cheryl Madrigal responded by email. This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Band”), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above referenced project and we thank you for the opportunity to provide information pertaining to cultural resources. The identified location is within the Traditional Use Area of the Luiseño people, and is also within Rincon’s specific area of Historic interest. Embedded in the Luiseño territory are Rincon’s history, culture and identity. The project is located within a culturally sensitive area and we recommend archaeological and tribal monitoring for all ground-disturbing activities. In consultation with the lead agency and upon review of the cultural resources assessment, further needs for avoidance and mitigation measures might be identified. At this time, we have no further information to provide. If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749-1092 ext. 323 or via electronic mail at cmadrigal@rincon-nsn.gov . We look forward to working together to protect and preserve our cultural assets

Native American Group	First contact attempt and method	Second contact attempt and method	Third contact attempt and method	Replies received and date	Comments
San Pasqual Band of Diegueno Mission Indians-Allen Lawson, Chairperson	7/14/2021 Certified Mail Out	N/A	N/A	7/23/2021 Replied via email from Angelina Gutierrez, San Pasqual Tribal Historic Preservation Officer.	The San Pasqual Band of Mission Indians Tribal Historic Preservation Office on behalf of Desiree Morales Whitman. They have consulted their maps and determined the project is outside the recognized San Pasqual Indian Reservation, however it is within their Traditional Use Area (TUA). They would like to engage in formal government-to-government consultation under Section 106. They also requested any cultural resource reports that have been or will be generated during the environmental review process.
San Pasqual Band of Diegueno Mission Indians-John Flores, Environmental Coordinator	7/14/2021 Certified Mail Out	NA	N/A	7/23/2021 Replied via email from Angelina Gutierrez, San Pasqual Tribal Historic Preservation Officer.	The San Pasqual Band of Mission Indians Tribal Historic Preservation Office on behalf of Desiree Morales Whitman. They have consulted their maps and determined the project is outside the recognized San Pasqual Indian Reservation, however it is within their Traditional Use Area (TUA). They would like to engage in formal government-to-government consultation under Section 106. They also requested any cultural resource reports that have been or will be generated during the environmental review process.
Sycuan Band of the Kumeyaay Nation-Cody Martinez, Chairperson	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Left a voicemail.

Native American Group	First contact attempt and method	Second contact attempt and method	Third contact attempt and method	Replies received and date	Comments
Sycuan Band of the Kumeyaay Nation- Kristie Orozco, Kumeyaay Resource Specialist	7/14/2021 Certified Mail Out	7/27/2021 Email	8/13/2021 Phone call		Left a voicemail.
Viejas Band of Kumeyaay Indians-John Christman, Chairperson	7/14/2021 Certified Mail Out	N/A	NA	July 20, 2021 Replied via email from Ray Teran, Viejas Tribal Government Resource Management Director.	The Viejas Band of Kumeyaay Indians (“Viejas”) has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to the Kumeyaay Nation. They recommend being notified. Additionally, they request, as appropriate, the following: All NEPA/CEQA/NAGPRA laws be followed and immediately contact San Pasqual on any changes or inadvertent discoveries.
Viejas Band of Kumeyaay Indians-Ernest Pingleton, Tribal Historic Officer, Resource Management	7/14/2021 Certified Mail Out	N/A	N//A	July 20, 2021 Replied via email from Ray Teran, Viejas Tribal Government Resource Management Director.	The Viejas Band of Kumeyaay Indians (“Viejas”) has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to the Kumeyaay Nation. They recommend being notified. Additionally, they request, as appropriate, the following: All NEPA/CEQA/NAGPRA laws be followed and immediately contact San Pasqual on any changes or inadvertent discoveries.

Terri Terry

From: Ray Teran <rteran@viejas-nsn.gov>
Sent: Tuesday, July 20, 2021 3:12 PM
To: tterry@cogstone.com
Cc: Ernest Pingleton
Subject: Melba Road and Island View Lane Residential Project
Attachments: image001.jpg

Flag Status: Flagged

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to the Kumeyaay Nation. We recommend that you notify the:

San Pasqual Band of Mission Indians
P.O. Box 365
Valley Center, Ca 92082

Additionally, we request, as appropriate, the following:

- All NEPA/CEQA/NAGPRA laws be followed
- Immediately contact San Pasqual on any changes or inadvertent discoveries.

If you wish to utilize Viejas cultural monitors, please call Ernest Pingleton at 619-655-0410 or email, epingleton@viejas-nsn.gov, for contracting and scheduling. Thank you.

Ray Teran
Viejas Tribal Government
Resource Management Director
619-659-2312
rteran@viejas-nsn.gov





SAN PASQUAL BAND OF MISSION INDIANS

SAN PASQUAL RESERVATION

TRIBAL COUNCIL July 14, 2021

Stephen W. Cope
Chairman
Justin Quis Quis
Vice Chairman
Jenny Alto
Secretary-Treasurer

Terri Terry
Cogstone
1518 Taft Avenue
Orange CA, 92865

Roberta Cameron
Councilman

Melody S. Arviso
Councilman

RE: Melba Road and Island View Lane residential Project

Dear Mis. Terry,

The San Pasqual Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Desiree Morales Whitman THPO.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized San Pasqual Indian Reservation. It is, however, within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Furthermore, we would like to engage in formal government-to-government consultation under Section 106 so that San Pasqual can have a voice in the developing the measures that will be taken to protect these sites and mitigate any adverse impacts. We would appreciate being given access to any cultural resource reports that have been or will be generated during the environmental review process so we can contribute most effectively to the consultation process.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone 760-651-5219 or by e-mail at

Angelinag@sanpasqualtribe.org

Respectfully,

Angelina Gutierrez
Tribal Historic Preservation Office, Monitor
Supervisor
San Pasqual Band of Mission Indians

PHONE 760-749-3200 • FAX 760-749-3876 • WWW.SANPASQUALBANDOFMISSIONINDIANS.ORG

From: Lisa Cumper <lcumper@jiv-nsn.gov>
To: Cogstone Resource Management <cogstoneconsult@cogstone.com>
Sent: 7/28/2021 5:54 PM
Subject: Re: Melba Road and Island View Lane Residential Project Scoping Request

Hi Desiree,

According to our records this project is in an area that is positive for cultural resources. We recommend consultation for this project.

Thanks,
Lisa

Kindest Regards,

Lisa K. Cumper, THPO
Tribal Historic Preservation Officer
Cultural Resources Manager,
The Jamul Indian Village of California
Secretary, Kumeyaay Cultural Repatriation Committee
KCRC, Kumeyaay Nation

P.O. Box 612, Jamul CA 91935
desk: 619.669.4855
cell: 619.928.8689
fax: 619.669.4817

email: lcumper@jiv-nsn.gov
web: www.jamulindianvillage.com

The ground on which we stand is sacred ground, it is the blood of our ancestors. Chief Plenty Coups, Crow.

On Tue, Jul 27, 2021 at 9:04 AM Cogstone Resource Management <cogstoneconsult@cogstone.com> wrote:
Good morning THPO Cumper,

I am writing today to follow up on the Native American scoping letter requesting information for the Melba Road and Island View Lane Residential Project Area that Cogstone Resource Management mailed

on July 14, 2021. The Project is located at 1220-1240 Melba Road and 1190 Island View Lane in the City of Encinitas, San Diego County, California.

The original scoping letters indicated that there were no previously recorded resources within the Project Area and four resources within the search radius. All four of these resources are prehistoric archaeological sites previously identified in the search radius.

A copy of the scoping letter is attached. Please contact us at cogstoneconsult@cogstone.com if you have any questions or have information about the Project Area.

Thank you,



PALEONTOLOGY - ARCHAEOLOGY - HISTORY

Federal Certifications EDWOSB, SDB

State Certifications DBE, WBE, SBE, UDBE

Cogstone Resource Management, Inc.

Native American Consultation Department

1518 W Taft Ave, Orange, CA 92865

714-974-8300 office

cogstoneconsult@cogstone.com www.cogstone.com

Field Offices in San Diego, Riverside, Morro Bay,
Northern California

We tell the stories of ancient life and human cultures to promote an appreciation of the past and its relevance to the future.™

Rincon Band of Luiseño Indians

CULTURAL RESOURCES DEPARTMENT

One Government Center Lane | Valley Center | CA 92082
(760) 749-1092 | Fax: (760) 749-8901 | rincon-nsn.gov



August 11, 2021

Sent only via email to: tterry@cogstone.com

Cogstone
Ms. Teresa Terry
1518 Taft Avenue
Orange, CA 92865

Re: Melba Road and Island View Lane Residential Project, Encinitas, San Diego County, California

Dear Ms. Terry,

This letter is written on behalf of the Rincon Band of Luiseño Indians (“Rincon Band” or “Band”), a federally recognized Indian Tribe and sovereign government. We have received your notification regarding the above referenced project and we thank you for the opportunity to provide information pertaining to cultural resources. The identified location is within the Traditional Use Area of the Luiseño people, and is also within Rincon’s specific area of Historic interest.

Embedded in the Luiseño territory are Rincon’s history, culture and identity. The project is located within a culturally sensitive area and we recommend archaeological and tribal monitoring for all ground-disturbing activities. In consultation with the lead agency and upon review of the cultural resources assessment, further needs for avoidance and mitigation measures might be identified. At this time, we have no further information to provide.

If you have additional questions or concerns, please do not hesitate to contact our office at your convenience at (760) 749-1092 ext. 323 or via electronic mail at cmadrigal@rincon-nsn.gov. We look forward to working together to protect and preserve our cultural assets.

Sincerely,

Cheryl Madrigal
Tribal Historic Preservation Officer
Cultural Resources Manager

Bo Mazzetti
Chairman

Tishmall Turner
Vice Chair

Laurie E. Gonzalez
Council Member

John Constantino
Council Member

Joseph Linton
Council Member

APPENDIX D. DEPARTMENT OF RECREATION 523 FORMS

PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 18

*Resource Name or #: 1190 Island View Lane

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. **County:** San Diego

b. **USGS 7.5' Quad:** Encinitas **Date:** 1997 **T** ; **R** ; **¼ of** **¼ of Sec** ; **S.B.B.M.**

c. **Address:** 1190 Island View Lane **City:** Encinitas **Zip:** 92024

d. **UTM: Zone:** ; **mE/** **mN**

e. **Other Locational Data:** (APNs: 259-181-0400, 259-181-0300, and 259-181-0200)

Elevation:

P3a. Description:

This property consists of a single-family residence and two ancillary buildings (all are in poor condition). The residence has an irregular footprint but is largely rectangular. The roof consists of three low pitched telescoping hipped gable roofs covered in gravel. The roof has a wide eave overhang except for the northernmost segment of the building (added ca. 1947-1953) where there is no eave overhang due to severe deterioration of materials. Most of the exterior of the building is comprised of brick organized in a Stretcher Bond course. Fenestration is an eclectic collection of fixed, sliding, picture, ribbon, and multi-paneled windows in addition to glass, flush, and multi-paneled pedestrian doors (See Continuation Sheet; P5b Photos Cont.). The main entrance is located near the middle of the west façade and is identified by a large glass pedestrian door flanked on both sides by large, fixed single-pane windows with wooden frames and sills. The ca. 1947-1953 addition at the northern end of the residence is composed of wood board, chicken wire, and stucco (this section is heavily deteriorated). There are two chimneys associated with this residence, one is covered in a heavy plastic tarp and located at the center of the building, the other is at the northern addition; the red brick is set in a Stretcher Bond. (See Continuation Sheet)

P3b. Resource Attributes: HP2. Single Family Property and HP4. Ancillary Building

P4. Resources Present: ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
Site overview, facing east

P6. Date Constructed/Age and Sources: ☒ Historic
☐ Prehistoric ☐ Both
Built 1947; San Diego County Assessor

P7. Owner and Address:
Torrey Pacific Corporation
171 Saxony Rd. Suite 109
Encinitas, CA 92024

P8. Recorded by:
Cogstone Resource
Management, Inc.; 1518 W. Taft
Ave., Orange, CA 92865

P9. Date Recorded:
July 1, 2021

P10. Survey Type: Pedestrian Survey

P11. Report Citation: *Cultural Resources Assessment Report for the Melba Road and Island View Lane Residential Project, City of Encinitas, San Diego County, California.* Prepared for BRG Consulting. Prepared by Cogstone Resource Management.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 18

*Resource Name or #: 1190 Island View Lane

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: 1190 Island View Lane

B3. Original Use: Single Family residence

B4. Present Use: Vacant

*B5. Architectural Style: Ranch style with No Style variants

*B6. Construction History:

This single-family residence first appears in the 1947 USDA historic aerial photograph with its building footprint nearly identical to present day except for the addition at the north elevation. Per a Residential Building Record from the San Diego County Assessor's office, the original address associated with this property was listed as 795 Balour Drive; it is not known when the address was changed to 1190 Island View Lane. The addition at the north elevation was constructed sometime between 1947 and 1953 (NETROnline 1947 and 1953). Despite research efforts, a history of ownership could not be identified.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Not known

b. Builder: Not Known

*B10. Significance: Theme: Residential Development and Horticulture Area: Encinitas, CA

Period of Significance: ca. 1947-ca. 2019 Property Type: Single Family Property

Applicable Criteria: N/A

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this building is recommended not eligible for listing under the National Register of Historic Places (NRHP) Criterion A or the California Register of Historic Resources (CRHR) Criterion 1.

See Continuation Sheet

B11. Additional Resource Attributes:

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: June 6, 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 18

*Resource Name or #: 1190 Island View Lane

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: 1190 Island View Lane

B3. Original Use: Ancillary Building

B4. Present Use: Vacant

*B5. Architectural Style: Ranch style elements

*B6. Construction History:

The secondary building located adjacent to the southeast corner of the main building was constructed between 1947 and 1953. A drawing from the San Diego County Assessor's office (year not known) labeled this ancillary building as "G" which can be assumed to mean "Garage." At an unknown point in time, the garage was converted to a multi-roomed building (remnants of a shower room are found in the north side of the building). At the northern end of the east elevation is a small concrete room addition (year of addition is not known).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Not Known

b. Builder: Not Known

*B10. Significance: Theme: Residential Development and Horticulture Area: Encinitas, CA

Period of Significance: ca. 1953-ca. 2019 Property Type: Ancillary Building Applicable Criteria: N/A

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this structure is recommended not eligible for listing under the NRHP Criterion A or the CRHR Criterion 1.

See Continuation Sheet

B11. Additional Resource Attributes:

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: June 6, 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 18

*Resource Name or #: 1190 Island View Lane

Status Code: 6Z

- B1. Historic Name: None
B2. Common Name: 1190 Island View Lane
B3. Original Use: Shed B4. Present Use: Vacant
*B5. Architectural Style: No style
*B6. Construction History:

The secondary building located adjacent to the southeast corner of the building was constructed between 1947 and 1953 (NETROnline 1953 and 1953).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Not known

b. Builder: Not Known

*B10. Significance: Theme: Residential Development and Horticulture

Area: Encinitas, CA

Period of Significance: ca. 1953-ca. 2019

Property Type: Ancillary Building

Applicable Criteria: N/A

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this shed is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this structure is recommended not eligible for listing under the NRHP Criterion A or the CRHR Criterion 1.

See Continuation Sheet

B11. Additional Resource Attributes:

*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: June 6, 2021



LINEAR FEATURE RECORD

Page 5 of 18

*Resource Name or #: 1190 Island View Lane

L1. Historic and/or Common Name: Island View Lane

L2a. Portion Described: ☒ Entire Resource ☐ Segment ☐ Point Observation **Designation:** 6Z

b. Location of point or segment:

Island View Lane, Encinitas, California. From Balour Drive to terminus at 1190 Island View Lane.

L3. Description:

This paved, single lane, residential road first appears in a 1947 USDA aerial photograph (NETROnline 1947). It was originally used as a private access road from Balour Drive to the single-family residence at 1190 Island View Lane (per the San Diego County Assessor, the original address of 1190 Island View Lane was 795 Balour Drive). On December 30, 1947, a right of easement was granted to the San Diego Gas and Electric Company for the right to place and maintain "poles and wires." In 1953, a right of way for public road access was granted to the County of San Diego (*First American Title* 2021). Sometime between 1967 and ca. 1978, the parcels immediately north of Island View Lane were developed and easement of the road was granted to these residences which connect to their own respective driveways. It is assumed based on aerials from 1967, 1978 and 1980 that Island View Lane was first paved sometime in the 1970s. On average, Island View Lane is 10-12 feet wide, paved with asphalt, and is in good condition.

L4. Dimensions:

- a. **Top Width** 10-12 feet
- b. **Bottom Width** 10-12 feet
- c. **Height or Depth** Approx. 0.5 inch
above grade
- d. **Length of Segment** 879 feet

L5. Associated Resources: Residence at 1190 Island View Lane.

L6. Setting: Residential

L4e. Sketch of Cross-Section Facing: _____

(Left Blank)

L7. Integrity Considerations:

Island View Lane maintains its integrity of Location. Due to substantial residential development adjacent to Island View Lane from ca. 1978 to ca. 2012, there has been a great loss of the road's integrity of Setting. There is some loss of the road's initial integrity of Design, Materials, and Workmanship as it was paved sometime in the 1970s and likely slurried within the last 20 years. While easement of the road has been granted to the county and neighboring residential homes, this resource remains associated with 1190 Island View Lane (although no longer exclusively).

L8a. Photograph, Map or Drawing

(See Continuation Sheet)

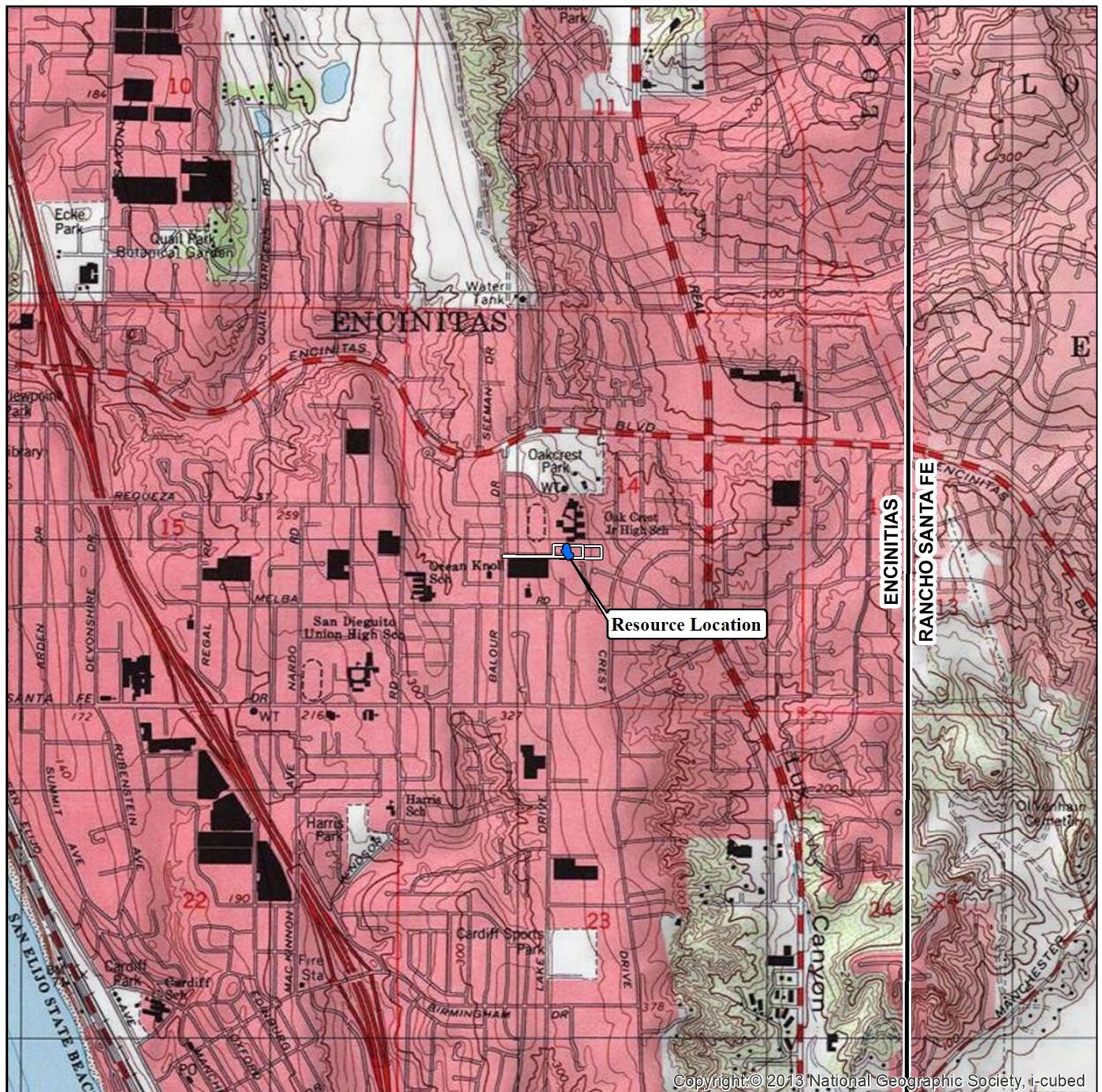
L8b. Description of Photo, Map, or Drawing:

Aerial overview of Island View Lane

L9. Remarks:




L10. Form Prepared by:
Shannon Lopez

L11. Date: July 15, 2021

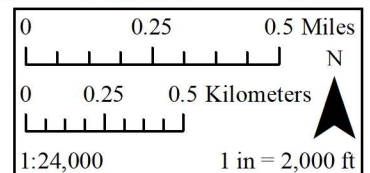


1190 Island View Lane
(APNs: 259-181-0200,
259-181-0300, 259-181-0400)

City of Encinitas
San Diego County, CA

-  1190 Island View Lane
-  APN Parcel
-  USGS Quad

USGS 7.5' Quads:
ENCINITAS
RANCHO SANTA FE



P3a. Description Cont.:

Residence Cont.

Much of the building's exterior is covered by dense vegetation. The east elevation of the building shows a substantial degree of damage as seen with a partial roof collapse, missing doors, deteriorating wood board cladding, etc.

Large Ancillary Building

This one-story ancillary building has a square footprint and a flat roof with wide overhanging eaves. From what can be seen of the roof from ground level, it appears the roof is covered in gravel such as the adjacent residential building. This building is in poor condition due to substantial deterioration of materials. The county assessor's records indicate this building was originally constructed for use as a garage but was later converted to a multi-roomed ancillary building. The original sections of the building are recognizable by the Stretcher Bond brick course. Areas later filled in at the west façade (assumed at the time the garage was converted from its original use) are evident from the use of large plywood sheets and the installation of two one-by-one, aluminum framed sliding windows, a large single-pane fixed window, and two pedestrian door frames. A small concrete room addition (year of addition is not known) is at the northern end of the east elevation. A section of roof at the back of this building (east elevation) has collapsed. An additional two pedestrian door frames and one one-by-one sliding window with an aluminum frame are at the east elevation.

Ancillary Building-Shed

The shed is located approximately 20-30 feet from the west façade of the main residence. It is small with a sloped shed roof and is clad with wood boards (possibly plywood). The roof is covered in large sheets of asphalt which show substantial deterioration. A narrow wood framed entrance (no door present) is located at the building's south façade.

Previous Ownership:

History of ownership regarding this property is limited. Per a Quitclaim Deed from the San Diego Recorder's Office, in 1964, the quitclaim was issued to Ruth E. Wainwright (*San Diego County Recorder* 1964). In 1994, 1190 Island View Lane was associated with a business license for Joe L. Quezada (*Newspapers.com* 1994). While the property is currently vacant, the last known resident of the property was Gilbert Quezada (*Fast People Search* 2021). No further information regarding these residents could be found at present. The current owner of 1190 Island View Lane is Torrey Pacific Corporation.

***B10. Significance Cont.:**

The single-family residence and its associated features (ancillary building and Island View Lane) are within the historic context of Residential Development (1947-2019) and Horticulture (ca. 1970s-1989).

Single Family Residence

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the single-family residence is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

The architectural style of the single-family residence is Ranch style with later additions which exhibit no architectural style. Upon visual inspection, it appears much of the main residence was not professionally constructed and was undertaken without official city permits. Overall, the building materials are in poor condition and in its current state, the residence is uninhabitable. Ranch Style is a very common architectural style throughout southern California and this residence is not an exemplary representation of that style. Therefore, this building is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of the property does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the residence at 1190 Island View Lane it is unlikely for the building to yield information important to history or prehistory. Therefore, this building is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This residence maintains its integrity of Location. The development of the areas adjacent to this residence in the 1960s (Oak Crest Middle School/ Oak Crest Jr. High), while impacting the setting of 1190 Island View Lane, is now historic in age in its own right. Due to the severe deterioration of materials throughout the building, there is a substantial loss of integrity of Design, Materials, Feeling, and Workmanship. While this building is vacant it is still listed as a single-family residence and therefore retains its integrity of Association.

Ancillary Building

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, this ancillary building is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

The architectural style of the large ancillary building exhibits some Ranch style elements with a later concrete addition which exhibits no architectural style. Ranch Style is a very common architectural style throughout southern California and this building is not an exemplary representation of that style. Therefore, this building is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of the property does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the ancillary building at 1190 Island View Lane it is unlikely for the building to yield information important to history or prehistory. Therefore, this building is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This ancillary building maintains its integrity of Location and Association. The development of the areas adjacent to this residence in the 1960s (Oak Crest Middle School/ Oak Crest Jr. High), while impacting the setting of 1190 Island View Lane, is now historic in age in its own right. Due to the severe deterioration of materials and conversion from a garage to a multi-room building, there is a substantial loss of integrity of Design, Materials, Feeling, and Workmanship.

Ancillary Building- Shed

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the shed is not associated with the lives of significant persons in our past. Therefore, the shed is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 9 of 1818 *Resource Name or # 1190 Island View Lane ☒ Continuation ☐ Update

Criteria C/3

Does the resource 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?

The shed does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, the shed is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of the property does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the shed at 1190 Island View Lane it is unlikely for the shed to yield information important to history or prehistory. Therefore, the shed is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This ancillary building maintains its integrity of Location and Association. The development of the areas adjacent to this residence in the 1960s (Oak Crest Middle School/ Oak Crest Jr. High), while impacting the Setting of 1190 Island View Lane, is now historic in age in its own right. Due to the deterioration of materials throughout the building, there is a notable loss of integrity of Design, Materials, Feeling, and Workmanship.

Island View Lane

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding Island View Lane, including searching various newspapers and consultation with historic societies and local government agencies, this road is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this road is recommended not eligible for listing under the NRHP Criterion A or the CRHR Criterion 1.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, Island View Lane is not associated with the lives of significant persons in our past. Therefore, this road is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

Island View Lane, the access road which is directly associated with 1190 Island View Lane, is a standard one lane access road and not an exemplary representative of a particular style or design. Therefore, Island View Lane is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

Island View Lane is unlikely to yield information important to history or prehistory. Therefore, Island View Lane is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

L8a. Photograph, Map or Drawing

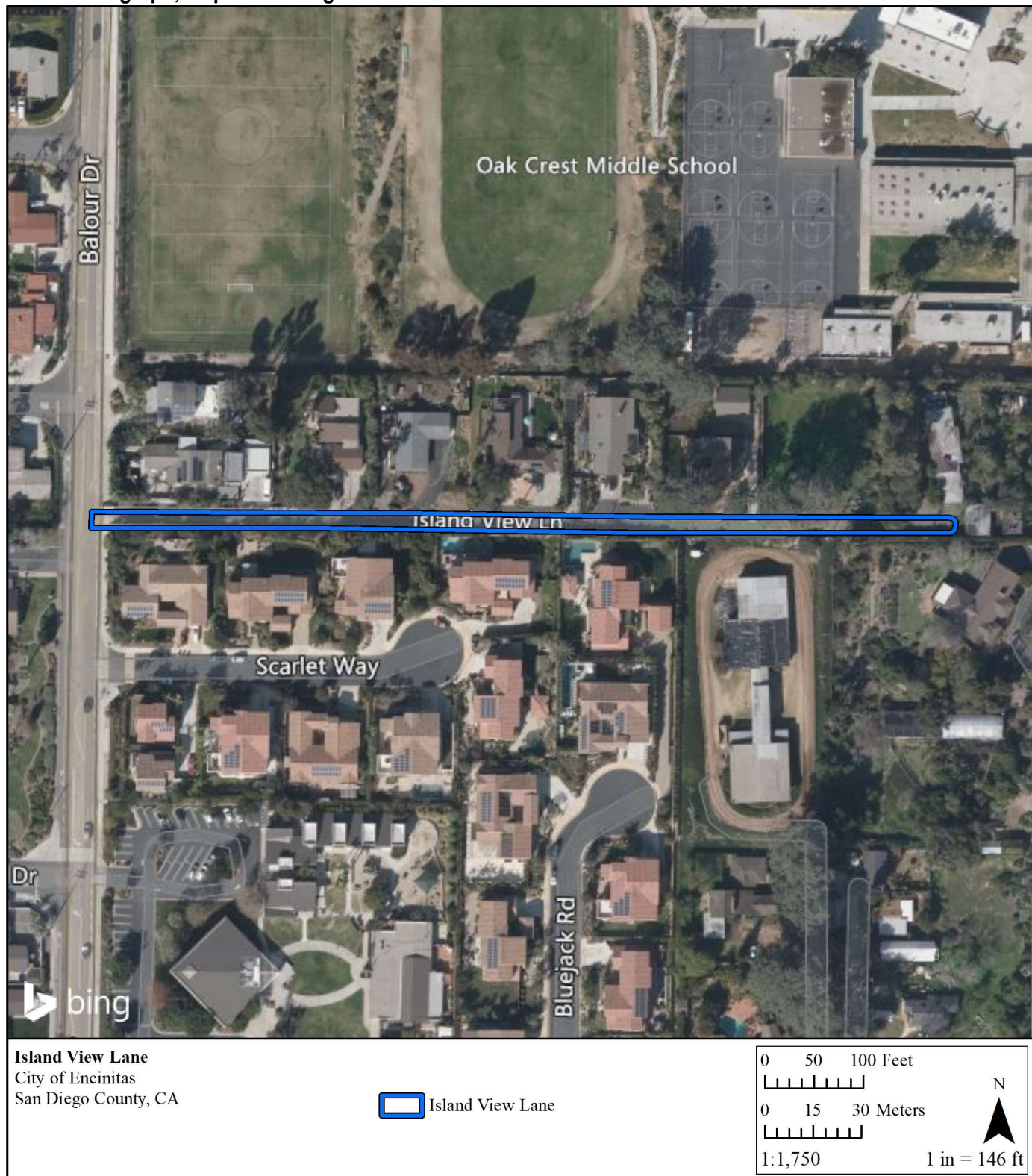




Photo Key for 1190 Island View Lane (1 of 2)



Photo Key for 1190 Island View Lane (2 of 2)



1. Paved driveway, facing east



2. Overview of field at APN: 259-181-0400



3. Main building (left) and ancillary building (right)



4. Ancillary building, west façade, facing east



5. Ancillary building, south elevation (left) and east elevation (right)



6. Ancillary building, east elevation



7. Ancillary building, east elevation



8. Ancillary building, north elevation



9. Ancillary building, north elevation



10. Ancillary building, north elevation



11. Main building, south elevation



12. Main building, south end of west façade



13. Main building, main entrance of west façade



14. Main building, northern half of west facade



15. Main building, overview of west façade, facing southeast



16. Main building, north elevation



17. Main building, overview of northern half of eastern elevation



18. Main building, east elevation



19. Main building, southern end of east elevation



20. Shed, south facade



21. Shed, south façade (left) and east elevation (right), facing west



22. Shed, north elevation



23. Shed, west elevation



24. Overview of shed and main building, facing east



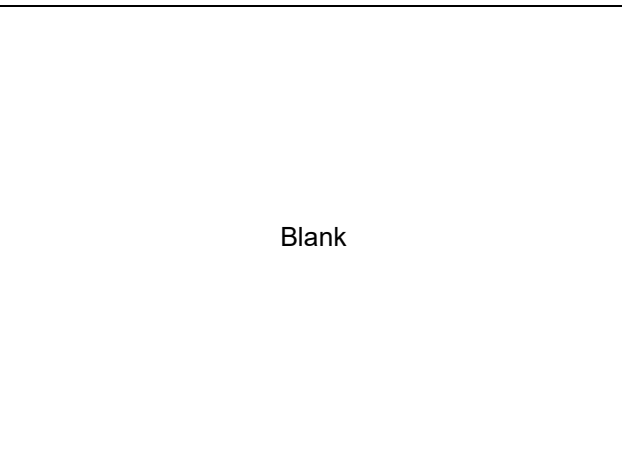
25. Northeast corner of APN: 259-181-030, facing east



26. Northwest corner of APN: 259-181-0200, facing southeast



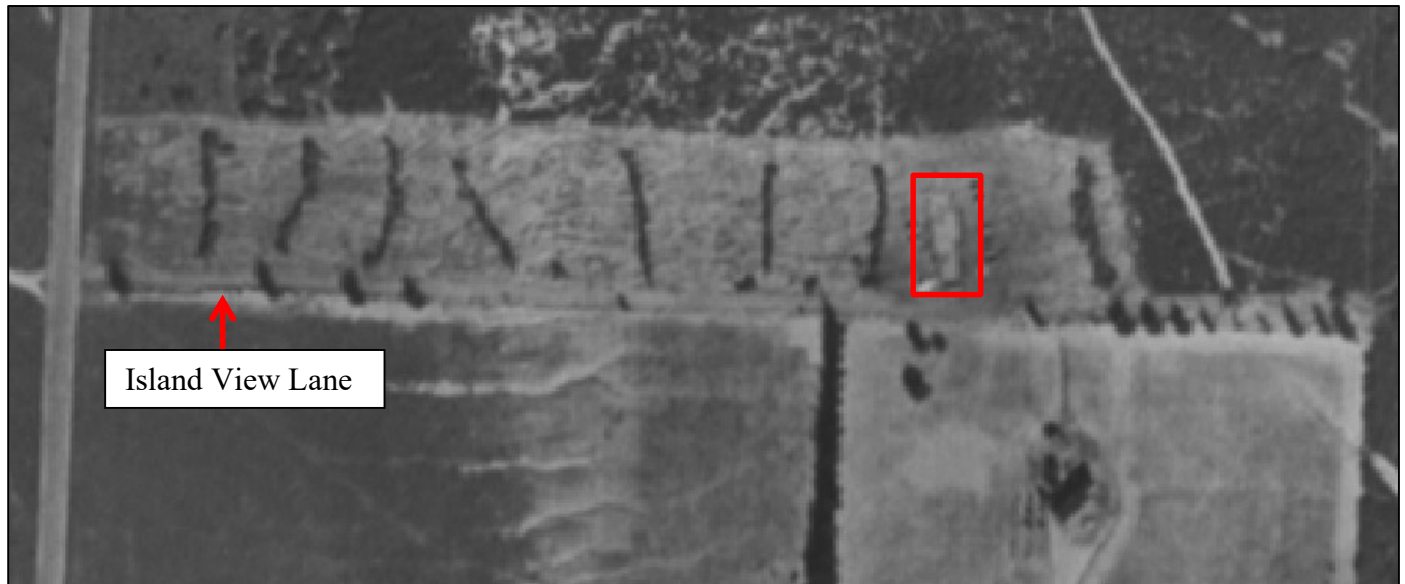
27. Northeast corner of APN: 259-181-0200, facing southwest



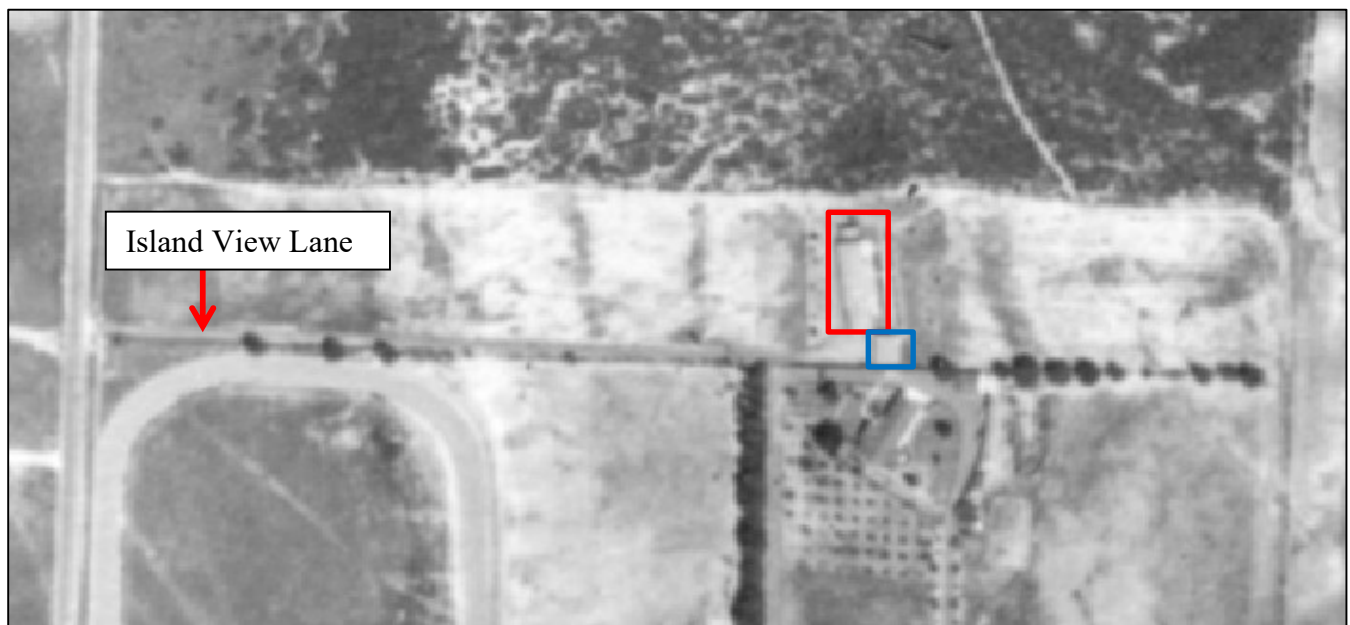
Blank



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Residence at 1190 Island View Lane, 1947 (Red: residence; FrameFinder 1947)



Residence at 1190 Island View Lane, 1953, (Red: residence, Blue: secondary building; FrameFinder 1953)

References

FastPeopleSearch

2021 "People Living at: 1190 Island View Ln, Encinitas CA 92024".
https://www.fastpeoplesearch.com/address/1190-island-view-ln_encinitas-ca-92024. Accessed: July 23, 2021.

FrameFinder

1947 "Flight GS_CP, Frame 11-137". January 1, 1947. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.
Accessed: July 6, 2021.

1953 "Flight AXN_1953, Frame 8M-15". January 1, 1953. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.
Accessed: July 6, 2021.

First American Title Company

2021 *File No.: NHSC-6005868 (DG)*. "CLTA Preliminary Report Form." Prepared for: Brian Staver of Torrey Pacific Corporation. Prepared by Title Officer: Derek Gray.

NETROnline

1947 *Historic Aerials*. <https://www.historicaerials.com/viewer>. Accessed: July 15, 2021/.

1953 *Historic Aerials*. <https://www.historicaerials.com/viewer>. Accessed: July 15, 2021/.

Newspapers.com

1994 "Vista Business Licenses". *Time-Advocate*. June 6, 1994. Page 13.
<https://www.newspapers.com/image/571952205/?terms=1190%20Island%20View%20Lane&match=1>.
Accessed: July 6, 2021.

San Diego County Assessor's Office

n.d. *Residential Building Records*. "Address 795 Balour Dr., APN: 259-181-03". Document provided by Brian Staver of Torrey Pacific Corporation.

San Diego County Recorder's Office

1964 "DocID 1964.50885." *Quitclaim Deed*. Document provided by Brian Staver of Torrey Pacific Corporation.

PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 15

*Resource Name or #: 1220 Melba Road

P1. Other Identifier:

P2. Location: ☒ Not for Publication ☐ Unrestricted

a. **County:** San Diego County

b. **USGS 7.5' Quad:** Encinitas **Date:** 1997 T ; **R** ; **1/4 of** **1/4 of Sec** ; **S.B.B.M.**

c. **Address:** 1220 Melba Road **City:** Encinitas **Zip:** 92024

d. **UTM: Zone:** ; **mE/** **mN**

e. **Other Locational Data:**

Elevation:

Parcel # (APN): 259-180-1600

P3a. Description:

This one story, single-family residence was constructed in ca. 1938 and is set on a raised concrete foundation (approximately 1-2 feet above ground level). The building's footprint is irregular but does follow a general rectangular shape. The roof is comprised of multi-leveled gabled roofs with slight to moderate exposed overhanging eaves and is clad with composition shingles. Two skylights (added ca. 1975) are located on the north side of the center of the roof. The exterior of the building is clad with a coursed wood shingle pattern. The main entrance is located at the south façade which is accessible by an elevated porch (approximately 2 feet above ground level). A sunroom (or solarium) is located at the eastern half of the south façade. It consists of multiple fixed, large, single-pane glass windows and is covered by a low-pitched shed roof. A red brick chimney, organized in a running bond, is located at the west elevation. Windows at this elevation are one-over-one single-hung windows with wood sashes. (See Continuation Sheet)

P3b. Resource Attributes: HP2. Single Family Property; HP4. Ancillary Building

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:

South façade, facing north

P6. Date Constructed/Age

and Sources: ☒ Historic

☐ Prehistoric ☐ Both

Ca. 1939; USDA Aerial Photographs (FrameFinder 1939)

P7. Owner and Address:

Torrey Pacific Corporation
171 Saxony Rd. Suite 109
Encinitas, CA 92024

P8. Recorded by:

Cogstone Resource
Management, Inc.; 1518 W.
Taft Ave., Orange, CA 92865

P9. Date Recorded:

July 1, 2021

P10. Survey Type: Pedestrian Survey

P11. Report Citation: *Cultural Resources Assessment Report for the Melba Road and Island View Lane Residential Project, City of Encinitas, San Diego County, California.* Prepared for: BRG Consulting. Prepared by: Cogstone Resource Management.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 15

*Resource Name or #: 1220 Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: 1220 Melba Road

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

***B5. Architectural Style:** No Style with Craftsman Style elements

***B6. Construction History:**

Per a 1939 USDA aerial photo, the main body of what appears to be the current residence at 1220 Melba Road is present in its current location; however, it was originally a rectangular, single gable roofed building (FrameFinder 1939). By 1947, the projection at the northern end of the west elevation has been added (NETROnline 1947). By 1953, the sunroom and the addition at the northeast corner of the residence has been added (NETROnline 1953). Also by 1953, the ancillary building (likely a detached garage) is present in its current location. (See Continuation Sheet for associated photographs)

***B7. Moved?** ☐No ☐Yes ☒Unknown **Date:** **Original Location:**

A Residential Building Record of 1220 Melba Road states the house was built in 1938, however, per consultation with Carolyn Cope, President of the Encinitas Historical Society, Ms. Cope stated that this residence was not built on site and was moved to its current location at an unknown time; its point of origin and original owner is not clear at this time. Historic USDA aerial photographs from 1939, 1947, and 1953 show this residence in its current location at 1220 Melba Road; they also show the development of the building's additions which were constructed throughout the decades (NETROnline 1947, 1953 and FrameFinder 1953). If this building was moved from another location, it is assumed to have occurred ca. 1938/1939.

***B8. Related Features:**

Ancillary building; assumed to be a detached single car garage.

B9a. Architect: Not known

b. Builder: Not known

***B10. Significance: Theme:** Early Residential Development **Area:** Encinitas, CA

Period of Significance: 1938/1939-1976

Property Type: Single Family Property

Applicable Criteria:

N/A

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this residence is recommended not eligible for listing under the National Register of Historic Places (NRHP) Criterion 1 or the California Register of Historic Resources (CRHR) Criterion A.

See Continuation Sheet

B11. Additional Resource Attributes:

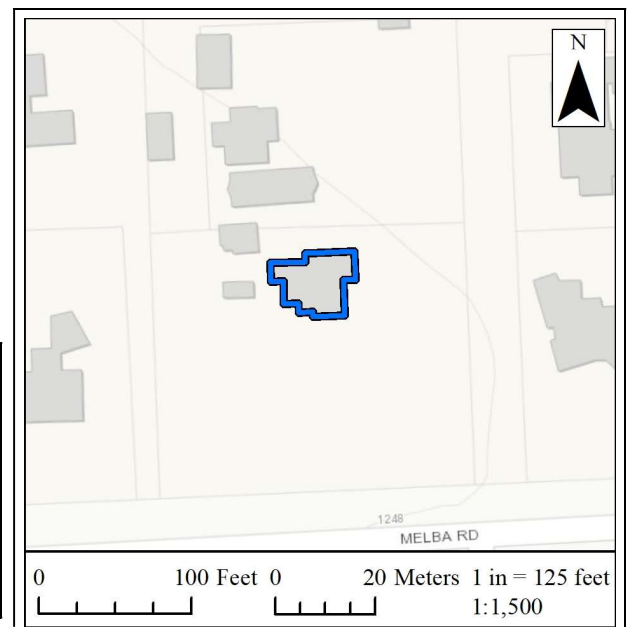
***B12. References:**

See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Shannon Lopez

***Date of Evaluation:** July 26, 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 15

*Resource Name or #: 1220 Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Ancillary Building- likely a detached garage

B4. Present Use: Not known

*B5. Architectural Style: Salt Box style

*B6. Construction History: This ancillary building was constructed sometime between 1947 and 1953 and was likely used as a detached garage due to the size of the building and width of the double doors. Based on a visual inspection of this building, the Salt Box style roof is not original and is the result of an addition to the building's north elevation (year added is not known). The addition is easily identified due to the exterior wall cladding; the original building is clad in wood shingles while the addition is clad in horizontal wood boards.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features: Single Family Residence

B9a. Architect: Not Known

b. Builder: Not Known

*B10. Significance: Theme: Residential Development Area: Encinitas, CA

Period of Significance: ca. 1953 to 1976

Property Type: Ancillary Building

Applicable Criteria: N/A

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this building, including searching various newspapers and consultation with historic societies and local government agencies, this building is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this building is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

See Continuation Sheet

B11. Additional Resource Attributes:

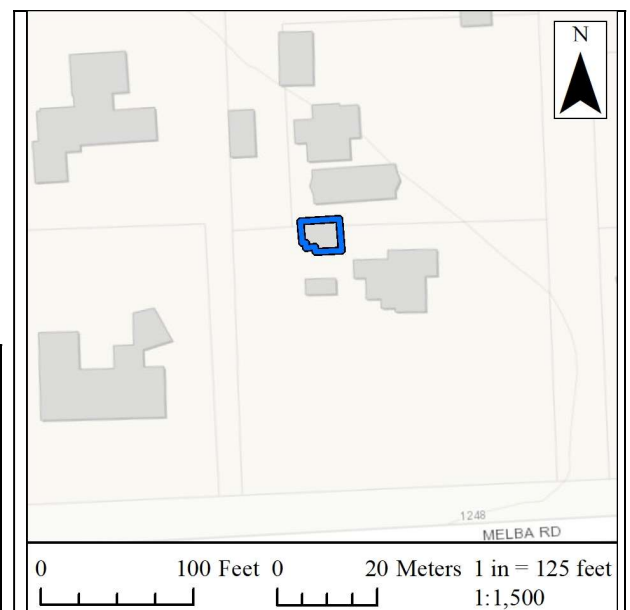
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: July 26, 2021



LOCATION MAP

Primary #
HRI#

Trinomial

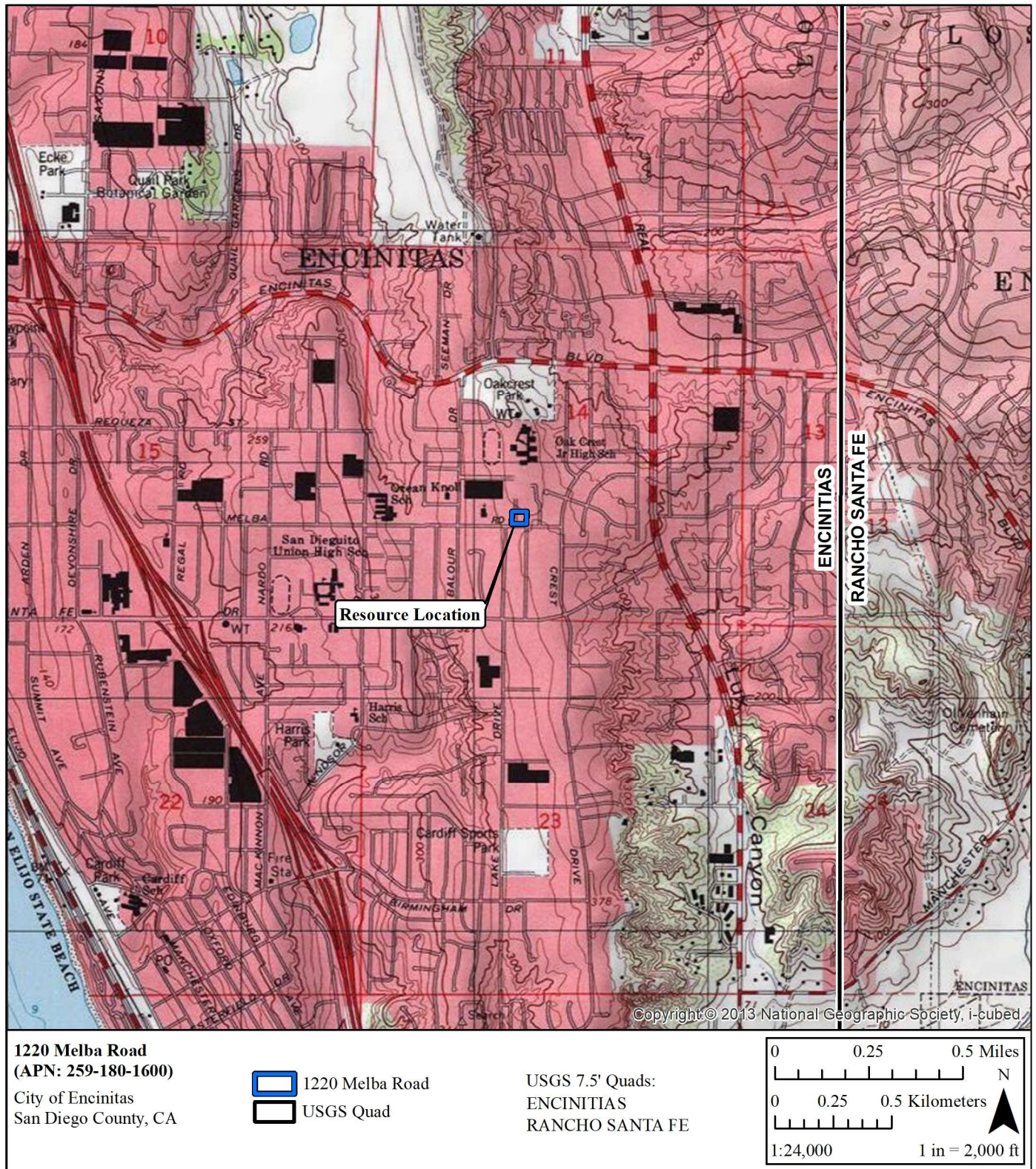
Page 4 of 15

Map Name: Encinitas

*Scale: 1:24,000

*Resource Name or #: 1220 Melba Road

*Date of Map: 1997



CONTINUATION SHEET

P3a. Description:

Windows at the east elevation are identical to the west elevation. They are one-over-one single-hung windows with wood sashes. Fenestration at the north elevation includes two doors (one aluminum framed glass sliding door and one a two-paneled wood door; both do not appear to be historic in age). Three crank-out casement windows are located near the middle of the elevation. Additional windows include one large rectangular, one-over-one, wood sash, single-hung window and one smaller rectangular, one-over-one, single-hung window.

A large Salt Box style ancillary building is located near the west elevation of the main residence. Due to the large size and the double wood doors, it is assumed this building was originally used as a detached garage. The Salt Box style roof is clad in composition shingles. The exterior of most of the building is clad in a coursed wood shingle pattern. An addition at the northern side of the building is distinguished by its difference of material from the main body of the building (horizontal boarding) and a low-pitched shed roof. It is not known when this addition was constructed.

BACKGROUND HISTORY

Anton Van Amersfoort (1881-1973)

A review of the Fidelity National Title preliminary report list Mr. Amersfoort as the owner of APN: 259-180-16-00 (1220 Melba Road) in 1938. Mr. Amersfoort was an immigrant from the Netherlands and later a prominent avocado grower in Encinitas (at least 11 acres of avocado groves by 1919). A San Diego Botanic Garden Museum Guide states that for 20 years, Mr. Amersfoort owned (16.5 acres) approximately one-half of the land (16.5 acres) which is now the San Diego Botanic Gardens. In addition, during his many years in Encinitas, Mr. Amersfoort claimed at least 16 various properties in the area, with one spanning approximately 80 acres. From 1923-1943, Mr. Amersfoort resided at the "Larabee House" (now part of the San Diego Botanic Gardens and approximately two miles northwest of 1220 Melba Road; Sandler 2019). In 1943, Mr. Amersfoort sold his house and the ranch land to Ruth Larabee who lived at the house until 1957. Following the sale of the house and property, Mr. Amersfoort and his wife, "lived **up the street** not far from the Larabees, and thus continued to be neighbors, along with the Paul Ecke and Donald Ingersoll families" (Ancestors, Family Search n.d.). Based on this history of residency, while Mr. Amersfoort once owned the property at 1220 Melba Road in 1938 it is highly unlikely that he ever resided at the house located there. With regards to the property's landscape there is no evidence at present to prove that any plantings found therein are associated with Mr. Amersfoort. Inspection by a certified arborist may provide data whether the trees now present are historic in age but no documentation can be found which proves who planted them.

Ownership History of 1220 Melba Road:

In May of 1951, the home at 1220 Melba Road was listed for sale by "the owner" (owner unknown) for \$14,750. It was described as a 1-acre home with a view of both the ocean and mountains. It consisted of two twin bedrooms and a 9-x18-foot full length "glass run[sic] room" (sunroom; *Pasadena Independent* 1951).

In 1967, an article in *News-Pilot* (Newspapers.com 1967) stated the current resident at 1220 Melba Road was Commander Leo C. Wilder (age 72). A World War II veteran, Commander Wilder was a Coast and Geodetic Survey officer on loan to the Army during the war. In addition to providing mapping services, the Coast and Geodetic Survey provided training for navigation, small-boat use, and amphibious landing techniques to service members. Commander Wilder served as head of boat operation instruction (Theberge 2015).

Wilder and his wife resided at 1220 Melba Road since at least 1957 and were members of the California Calavo Growers Association (*The Arroyo Grande Valley Herald Recorder* 1957). Wilder retired by 1957. As the property was put up for sale in 1951, it is assumed that the Wilders moved in sometime during or not long after. It is not known how long the Wilders remained at this location, however at some point between 1957 and 1983 the property came into the ownership of the nonprofit Veterans of Foreign Wars (*Bank of America* 1983).

A Bank of America Corporation Grant Deed dated February 16, 1983, and cosigned by a Notary Public on March 4, 1983, states that the property associated with APN: 259-180-16 (1220 Melba Road) was transferred from Veterans of Foreign Wars Colonel Frank M. Brezina Post 5431 to Torrey Pacific Corporation, Escrow No. 1039-181 (*Bank of America* 1983). Veterans of Foreign Wars (VFW) of the United States is listed as a domestic nonprofit incorporated on May 15, 1947 (*OpenCorporates* 2021). The VFW provides programs and services to support American veterans and their families (VFW 2021). It is assumed that Colonel Frank M. Brezina was the assigned VFW District Officer who was authorized to sign the deed which transferred the parcel to its current owner, the family-owned Torrey Pacific

CONTINUATION SHEET

Corporation. At present, the single-family property at 1220 Melba Road is owned by Torrey Pacific Corporation but is rented to its current tenants.

***B10. Significance Cont.:**

Single Family Residence

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

There are two particular individuals of note associated with 1220 Melba Road: Anton Van Amersfoort and Commander Leo C. Wilder.

Following extensive research including assessor's parcel records, historical newspapers, online articles and publications, and consultation with the local historical society, it is clear that Mr. Amersfoort did own the land associated with 1220 Melba Road in 1938. However, based on various articles published by the San Diego Botanic Gardens, it is highly unlikely that Mr. Amersfoort resided at the single-family structure which was present on the property by 1938. This property was one of many owned by Mr. Amersfoort during his time in Encinitas. In addition, as it is not clear if the house was moved to this location or built on site, any direct association of the house's construction with Mr. Amersfoort remains uncertain. Therefore, due to a lack of information, this residence is recommended not eligible for listing under Criteria B/2 for association with lives of significant persons in our past,

Per Cogstone's research, this home was previously occupied by Commander Leo C. Wilder who was a veteran of WWII, however, no evidence of special wartime citations or awards given to Wilder could be found which would elevate Wilder's service to an exemplary level required for Criteria B/2. In addition, Commander Wilder purchased the house sometime between 1951 and 1957, years after the conclusion of WWII in 1945. Therefore, the house has no association with Commander Wilder's contributions to WWII as he did not reside there until after the war. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence embodies no particular architectural style but does exhibit some Craftsman elements as seen with the roof overhang and exposed eaves. This residence has two notable exterior character defining features: 1) the wood shingle exterior and 2) the sunroom at the south façade. The President of the Encinitas Historical Society, Carolyn Cope, said that the sunroom is not a common addition to residences and is more often seen in the American south.

Despite these notable features, this residence is not considered an exemplary representation of a particular architectural style, the work of a master architect, nor expresses high artistic values. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1220 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: The integrity of this building's location is uncertain per the Encinitas Historical Society which states the building was moved to its current location at an unknown time; USDA historic aerial photographs show that this building was present in its current location (though not configuration) by 1939. From 1939 to ca. 1964, this building has undergone substantial alterations with multiple additions to its west, south, and north elevations, thereby greatly impacting its original

CONTINUATION SHEET

integrity of Design, Materials, Feeling, and Workmanship. However, with the passage of time, these alterations, while substantial, have become historic in age and are now part of the history of the building. This building retains its integrity of association with its original use as a single-family property. Residential development in the surrounding area has substantially impacted the residence's integrity of Setting.

Ancillary Building- Detached Garage
Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, consultation with the Encinitas Historical Society, associated deeds and other property records, the detached garage is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This detached garage is not an exemplary representation of a particular architectural style, the work of a master architect, nor expresses high artistic values. Therefore, this building is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1220 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This ancillary building retains its Integrity of Location and Association. The addition to the north elevation of this building has had a notable impact on the building's Integrity of Design, Materials, Feeling, and Workmanship; however since it is not known when this addition occurred it is not clear if it is a historic-aged feature of this building. Residential development in the surrounding area has substantially impacted the building's integrity of Setting.

CONTINUATION SHEET

COUNTY ASSESSOR SAN DIEGO CO. CALIFORNIA		RESIDENTIAL BUILDING RECORD		00-1990		PARCEL 1340-14-73			
ADDRESS 1220 Melba Rd.		SHEET 259-180-16 OF 1 SHEET		259-180-26					
DESCRIPTION OF BUILDING									
CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL		
D4.5+70	Light	X Frame	Stucco on	Flat Pitch	Wiring	X Heating	ROOMS		
	Sub-Standard	"x"	"x"	Gable 1/4 m	K.T. Conduit	Cooling	FLOORS		
ARCHITECTURE	X Standard	Sheathing	Siding "x"	Hip	B.X. Cable	Forced Clean'g	FLOOR FINISH		
	Above-Standard	Concrete Block		Shed	Fixtures	Humid.	Material Grade		
1 Stories	Special	B.B.B. T.A.G.		Cut Up	Few Cheap	Wall Unit	TRIM		
TYPE	Brick	X Shingle		Dormers	Avg. Med.	Zone Unit	INTERIOR FINISH		
USE Design	FOUNDATION	Adobe	Shake	X Raft. "x"	Many Special	Central	Walls		
X Single	X Concrete	X Floor Joist	B.B.B. T.A.G.	Gutters	PLUMBING	V Elec. in B.T.U.	Ceilings		
Double	Reinforced	1st "x"			Water H.H. Auto	Fireplace			
Duplex	Brick	2nd "x"	Brick	X Shingle	Water Softner	M.B.T.U.			
Apartment	Wood	Sub-Floor	Stone	Shake					
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile	X Sink				
Motel	X Cmt T.		D.H. Casement	Tile Trim	Laundry				
		Insulated Ceilings	Metal Sash	Compo.	X Water H.H. Auto	Fireplace			
		Insulated Walls	Screens	Compo Shingle	Water Softner				
	Units	Light Heavy							
CONSTRUCTION RECORD		EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD	RATING (E,G,A,F,P)			BATH DETAIL	
Permit No.	For	Amount	Date	Age	Remain'g Life	Table	%	Cond.	
1	D	—	1938	1938	1960	30	36	75	
			1938	1965	27	37	70	70	
				1968	30	27	58	58	
				1977				A	
								SPECIAL FEATURES	
								Book Cases	
								Shutters	
								Vent Fan	
								Built in Rerrig.	
								" " Oven & Plate	
								" " Dishwasher	
								Venetian Blinds	
12-27-17 COMPUTATION									
Appraiser & Date	6-3-59	Quertis	CLARKSON	9-10-64	UNIT 1968				
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D	1439	620	8942	670	9641	720	10361		
AC			130		140		140		
EP			450		450		450		
G II	434	2.20	950	2.20	950		950		
WALL	200		3.50		700		700		
TOTAL		10452		11881		12601			
NORMAL % GOOD		73		70		58			
R.C.L.N.D		7630		8317		7309			
A-11 B-58		A 3-54							

Residential Building Record for 1220 Melba Road (Courtesy of San Diego County, County Assessor n.d.)

CONTINUATION SHEET



Photo Key for 1220 Melba Road



1. Driveway of 1220 Melba Road, facing north



2. Overview of 1220 Melba Road, south façade



3. Residence, east side of south façade (sunroom)



4. Interior of sunroom



5. Residence, west side of south façade



6. Residence, west elevation (left) and south façade (right)



7. Residence, west elevation



8. Residence, east elevation



9. Residence, east elevation



10. Residence, west elevation (left) and north elevation (right)



11. Residence, east half of north elevation



12. Residence, west half of north elevation

CONTINUATION SHEET



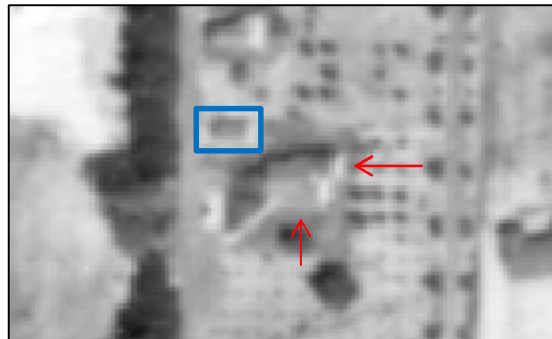
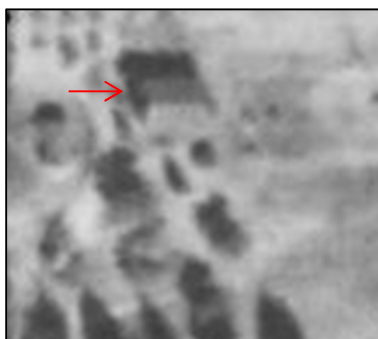
13. Overview of lawn adjacent to north elevation



14. Detached ancillary building



1939 USDA Aerial Photograph of 1220 Melba Road (red: residence; FrameFinder 1939)



(Left) 1947 aerial, 1220 Melba Rd. (NETROnline 1947); (right) 1953 USDA aerial photograph of 1220 Melba Rd. (FrameFinder 1953). Red arrows: building additions. Blue outline: detached ancillary building (likely a garage).

SDBG Museum Guides

By Sally Sandler, Docent/Historian

Welcome to the Larabee House Museum at San Diego Botanic Garden

This small museum reflects some of the interests, people and places that were part of the lives of Ruth Baird Larabee (1904-1969) and Charles Wright Larabee, (1901-1968) who originated San Diego Botanic Garden. It is not intended to tell their entire life stories. Those unusual and complicated events are recounted in the book entitled, "Sowing Seeds of Wonder," on sale in The Gift Shops.

The Larabees' primary contributions were (1) to develop this property, (2) to share it with various youth scouting groups, and then (3) to donate it to the County.

1.) Painting by Julia Luippold of the "Larabee House on the Avocado Ranch"

- a. Julia Luippold was a gardening friend of Ruth Larabee.
- b. This painting shows approximately how the house looked around 1956, although it was not pink, but light brown (artistic license.)
- c. The house was built in 1917 by Donald C. Ingersoll and his wife Gertrude (Nanette.) It was purchased in 1923 by Anton van Amersfoort, a prominent avocado farmer who lived here until 1943.
- d. Ruth Larabee bought this house and the two parcels which made up the 27 acre estate in 1943.
- e. Ruth and Charles Larabee loved Latin cultures. When they arrived here in 1943, the Larabees built the adobe wall. The fireplace and adobe walls were whitewashed. Together with the rustic wooden gates, Spanish tiles and Moorish window in the wall, the overall feeling was of California Mission architecture, like something you might have seen in Rancho Santa Fe at the time.
- f. The Larabees plastered the interior walls, added wainscoting and wooden floors, and built the bookcases that enclose and frame the fireplace. The house was originally less than 1,000 square feet, was very dark inside and filled with antique furnishings.
- g. Charles Larabee lived here from 1943 to 1950, when they divorced. Ruth stayed until 1957.
- h. Note the open front porch, with a backcountry view to the east. This was enclosed sometime in the 1960s by the County, after Ruth gave her property to them in 1957. The porch is going to be opened again and restored to something like the original,

SDBG Museum Guides

By Sally Sandler, Docent/Historian



Historical Timeline

Important people and events in the history of San Diego Botanic Garden

Before the Larabees

- 1917 Donald Carlton Ingersoll purchases 45 acres in Encinitas.
- 1918 Ingersoll builds a small ranch home on one of the parcels, which is 16.5 acres. His wife Gertrude ("Nanette" or "Nan,") plants some eucalyptus trees.
- 1923 Avocado farmer and landholder Anton van Amersfoort purchases the 16.5 acres in a foreclosure sale. He plants numerous trees, including a grove of avocados. The road now called Quail Gardens Drive is named Amersfoort Drive.
- 1923 Herman Seidler purchases the 10 acre parcel south of the van Amersfoort property from the Union Trust Company of San Diego.

The Larabee Era

- 1926 Ruth graduates from Vassar College and marries Charles Larabee. They live in Kansas City, where she is a public school teacher, and he is an engineer for Larabee Flour.
- 1931 Charles receives the first half of his inheritance from Frederick Larabee's estate. He quits working for Larabee Flour and co-owns "The Plant Shop," a nursery in Kansas City.
- 1936 Charles Larabee receives the second half of his inheritance.
- 1938-42 Charles travels extensively, photographs people and landmarks in South America, Mexico, and the American Southwest. He participates in an historic two-month journey down the Colorado River and becomes a self-styled expert and lecturer on the American Southwest.
- 1942 Ruth Larabee purchases the 10 acre parcel from Herman Seidler.
- 1943 Ruth also purchases the 16.5 acre parcel from Anton van Amersfoort, combining the two properties into a ranch of 26.5 acres. The Larabees move to the ranch from Kansas City. They name the estate "El Rancho San Ysidro de las Flores" and begin planting trees, shrubs and succulents. They are helped by professionals Clifford Tanner, Christen Westergaard, and Mildred Macpherson. Ruth is Troop Leader for Senior Girl Scouts, and Charles is Scout Executive for Senior Explorer Scouts sponsored by the Encinitas Rotary Club.
- 1944 Ruth Larabee receives her inheritance from Charles Baird's estate.
- 1946-51 The Lawn House is used as the Scout Hut for Girl Scouts, Explorer Scouts, and Camp Fire Girls.

CONTINUATION SHEET

Page 15 of 15

*Resource Name or # 1220 Melba Road

☒ Continuation ☐ Update

References

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PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: 1230 Melba Road

P1. Other Identifier:

P2. Location: ☒ Not for Publication ☐ Unrestricted

a. **County:** San Diego

b. **USGS 7.5' Quad:** Encinitas **Date:** 1997 **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **S.B.B.M.**

c. **Address:** 1230 Melba Road **City:** Encinitas **Zip:** 92024

d. **UTM: Zone:** ; **mE/** **mN**

e. **Other Locational Data:** APN: 259-180-3300

Elevation:

P3a. Description:

This small, one-story, single-family residence is in overall good condition. The building has an irregular footprint with a normal pitched open gabled roof (clad in composition shingles) intersected by a low pitched shed roof (roofing material not known) at the south elevation, and a flat roofed porch overhang (covered with corrugated metal sheeting) at the east elevation. The building addition at the southern elevation is set on a concrete block foundation, approximately 1-2 feet above ground level. The exterior is clad in wood board and batten siding. The main entrance is located at the north façade and consists of a panel and glass wood door. Windows are wood framed and appear to be original to the building. Two wood framed corner windows (two panes each; one fixed, one casement) are located at the junction of the west elevation and the north façade. (See Continuation Sheet)

P3b. Resource Attributes: HP2. Single family property

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
Residence, north façade (left)
and west elevation (right)

**P6. Date Constructed/Age
and Sources:** ☒ Historic
☐ Prehistoric ☐ Both
Ca. 1939; USDA Historic aerial
photograph (FrameFinder
1939)

P7. Owner and Address:
Torrey Pacific Corporation
171 Saxony Rd., Suite 109
Encinitas, CA 92024

P8. Recorded by:
Cogstone Resource
Management, Inc.; 1518 W. Taft
Ave., Orange, CA 92865

P9. Date Recorded:
July 1, 2021

P10. Survey Type: Pedestrian survey

P11. Report Citation: *Cultural Resources Assessment Report for the Melba Road and Island View Lane Residential Project, City of Encinitas, San Diego County, California.* Prepared for: BRG Consulting. Prepared by: Cogstone Resource Management.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*Resource Name or #: 1230 Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: None

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: Cottage Bungalow Style elements

*B6. Construction History:

Per USDA historic aerial photographs, this single-family residence was constructed ca. 1939. The large addition located at the south elevation was added sometime between 1953 and 1964 (NETROnline 1953 and 1964). The porch overhang located at the east elevation was added sometime between 1984 and 1985 (NETROnline 1984 and 1985). Despite research efforts, a history of ownership could not be identified.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Not known

b. Builder: Not Known

*B10. Significance: Theme: Residential Development Area: Encinitas, CA

Period of Significance: ca. 1939-1976 Property Type: Single family property Applicable Criteria: N/A

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this residence, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this residence is recommended not eligible for listing under the National Register of Historic Places (NRHP) Criterion 1 or the California Register of Historic Resources (CRHR) Criterion A.

See Continuation Sheet

B11. Additional Resource Attributes:

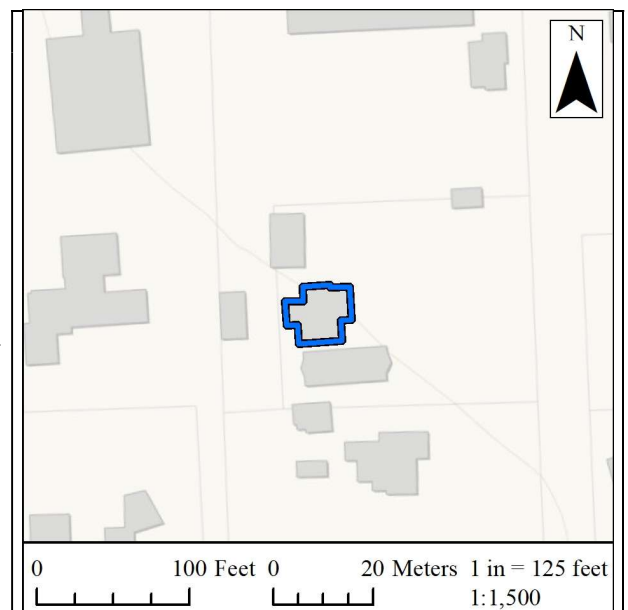
*B12. References:

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: July 26, 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

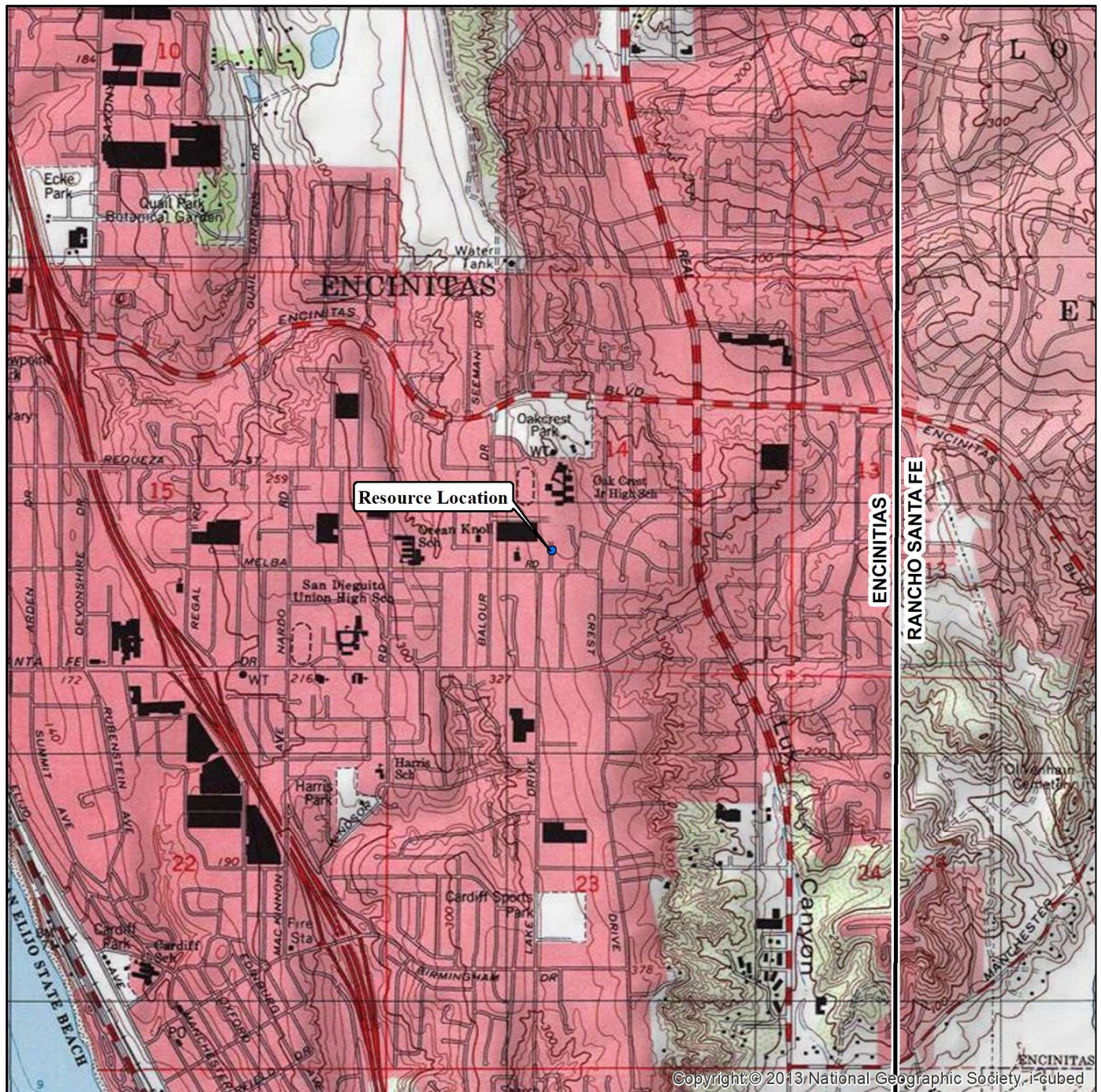
Page 3 of 8

Map Name: Encinitas



*Scale: 1:24,000

*Resource Name or #: 1230 Melba Road

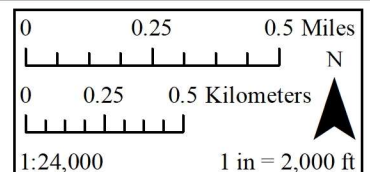
*Date of Map: 1997



1230 Melba Residence
(APN: 259-180-3300)
City of Encinitas
San Diego County, CA

 1230 Melba Road
 USGS Quad

USGS 7.5' Quads:
ENCINITAS
RANCHO SANTA FE



P3a. Description Cont.:

Fenestration at the north elevation includes a small wood framed casement window, an aluminum framed sliding window, an aluminum framed sliding door, a five-glass paned door, and one vinyl framed window (not historic in age).

***B10. Significance Cont.:**

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the single-family residence is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence embodies aspects of cottage Bungalow style architecture which includes its small size, gabled roof, and asymmetrical design. Although this residence is very well maintained, it is not an exemplary representation of Bungalow style architecture, nor does it represent the work of a master architect or express high artistic values. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1230 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This residence appears to maintain its integrity of Location and Association. With the construction of the building addition at the south elevation and the porch overhang at the east elevation there has been a notable impact to the building's integrity of Design, Materials, Feeling, and Workmanship. However, the addition at the south elevation is over 50 years old and is now considered a historic-aged feature of this building. Due to residential development in the immediate surrounding area, this building has lost some of its integrity of Setting.



1939, residence at what is now 1230 Melba Road (Frame Finder 1939)



Ca. 2021; residence at 1230 Melba Road (courtesy of Google Maps)



Photo Key for 1230 Melba Road



1. Residence, north façade (left) and west elevation (right)



2. Close up of secondary entrance near north façade



3. Residence, north façade



4. Residence, east elevation with porch overhang



5. Residence, south end of west elevation



6. Residence, west elevations

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 8 of 8

*Resource Name or # 1230 Melba Road

☒ Continuation ☐ Update

References

FrameFinder

1939 "Flight C_5750, Frame 204-55." https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed: July 26, 2021.

Google

Ca. 2021 "1230 Melba Road." *Google Maps*. <https://www.google.com/maps>. Accessed: June 26, 2021.

NETROnline

1953 *Historic Aerials*. <https://www.historicaerials.com/viewer#>. Accessed: June 26, 2021.

1964 *Historic Aerials*. <https://www.historicaerials.com/viewer#>. Accessed: June 26, 2021.

1984 *Historic Aerials*. <https://www.historicaerials.com/viewer#>. Accessed: June 26, 2021.

1985 *Historic Aerials*. <https://www.historicaerials.com/viewer#>. Accessed: June 26, 2021.

PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: 1230A Melba Road

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: San Diego County

b. USGS 7.5' Quad: Encinitas Date: 1997 T ; R ; ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 1230A Melba Road City: Encinitas Zip: 92024

d. UTM: Zone: ; mE/ mN

e. Other Locational Data: (APN: 259-180-3300)

Elevation:

P3a. Description:

This one-story, single-family residence has a rectangular footprint and a normal pitched roof. The building is set on a concrete foundation and elevated less than a foot above ground level. The roof is clad with composition shingles and has a moderate eave overhang. The exterior of the building is clad in vertical wood siding (weatherboard) and the condition of the material does not appear historic in age (possibly added within the last 10-15 years). The main entrance is located at the west façade and consists of a three paneled glass/wood door; while the doorknob and lock hardware are not historic in age, the door itself does appear historic in age. The six large and two small windows on all elevations are one-by-one sliding windows with aluminum frames. A secondary pedestrian door with a small upper and lower louvered vent is found at the east elevation and allows access to and from the backyard.

P3b. Resource Attributes: HP2. Single Family property; HP4. Ancillary Building

P4. Resources Present: ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
West Façade, facing southeast

P6. Date Constructed/Age

and Sources: ☒ Historic

☐ Prehistoric ☐ Both

Ca. 1963

P7. Owner and Address:

Torrey Pacific Corporation
171 Saxony Rd. Suite 109
Encinitas, CA 92024

P8. Recorded by:

Cogstone Resource
Management, Inc.; 1518 W. Taft
Ave., Orange, CA 92865

P9. Date Recorded:

July 1, 2021

P10. Survey Type:

Pedestrian Survey

P11. Report Citation: *Cultural Resources Assessment Report for the Melba Road and Island View Lane Residential Project, City of Encinitas, San Diego County, California.* Prepared for: BRG Consulting. Prepared by Cogstone Resource Management.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 0 of 7

*Resource Name or #: 1230A Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: 1230A Melba Road

B3. Original Use: Single Family Residence

B4. Present Use: Single Family property

***B5. Architectural Style:** No Style

***B6. Construction History:**

Per USDA historic aerial photographs, this residence was constructed sometime between 1953 and 1963 (NETROnline 1953 and 1963). Upon visual inspection, the exterior wall cladding does not appear to be historic in age and is estimated to have been added within the last 10-15 years. The roof's composition shingles are in excellent condition and do not appear historic in age. They are estimated to have been added within the last 10 years. Despite research efforts, a history of ownership could not be identified.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**

***B8. Related Features:**

The adjacent shed is not historic in age as it first appears in historic aerials sometime between 1978 and 1980 (NETROnline 1978 and 1980).

B9a. Architect: Not Known

b. Builder: Not Known

***B10. Significance: Theme:** Residential Development

Area: Encinitas, CA

Period of Significance: ca. 1963-1976

Property Type: Single family property

Applicable Criteria: N/A

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this residence is recommended not eligible for listing under the National Register of Historic Places (NRHP) Criterion A or the California Register of Historic Resources (CRHR) Criterion 1.

See Continuation Sheet

B11. Additional Resource Attributes:

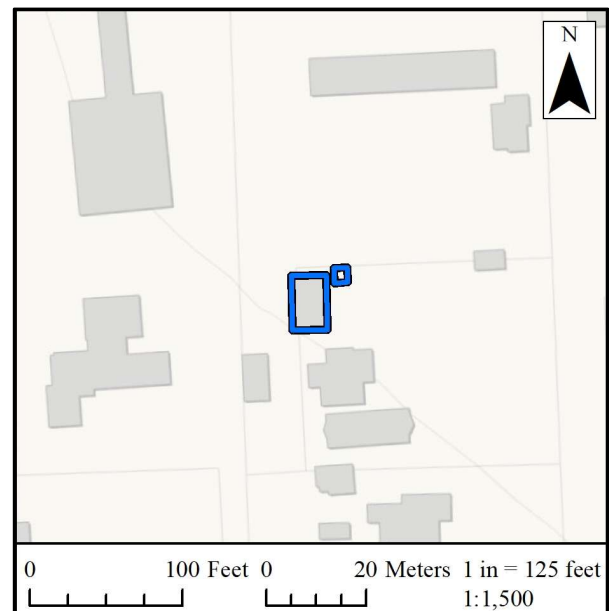
***B12. References:**

See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Shannon Lopez

***Date of Evaluation:** July 23, 2021



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

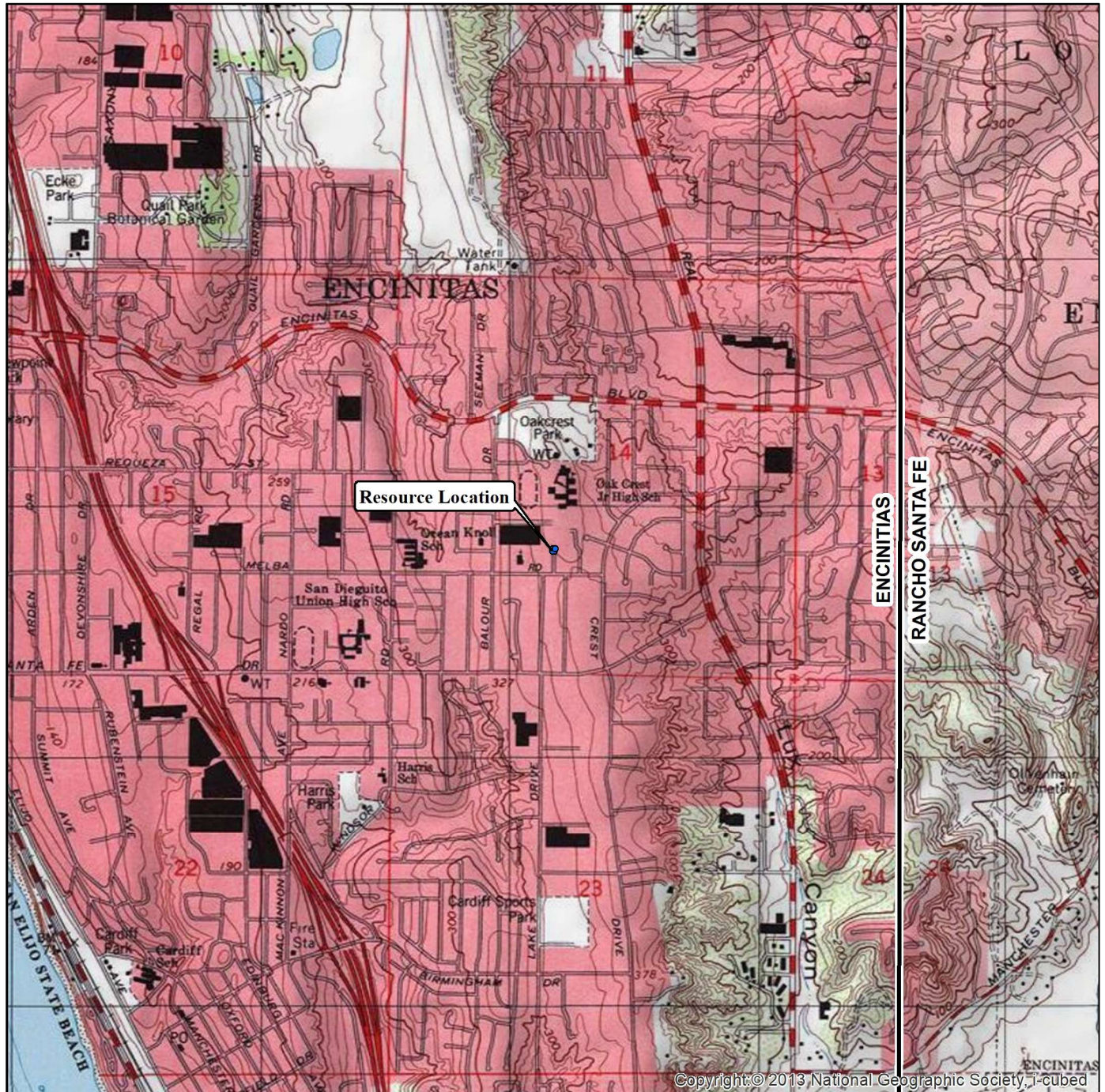
Page 3 of 7

Resource Name or #: 1230A Melba Road



Map Name: Encinitas

*Scale: 1:24,000

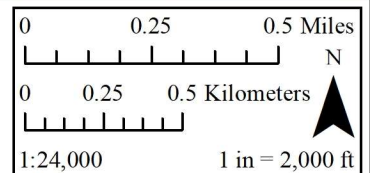
*Date of Map: 1997



1230A Melba Residence
(APN: 259-180-3300)
City of Encinitas
San Diego County, CA

 1230A Melba Road
 USGS Quad

USGS 7.5' Quads:
ENCINITAS
RANCHO SANTA FE



History of Ownership

Information regarding previous ownership is limited.

A Quitclaim Deed filed with the San Diego County Recorder in 1979 shows the transfer of ownership of property associated with APN: 259-180-3300 from Rachel Staver to Torrey Pacific Properties (*San Diego County Recorder* 1979). It is possible that Rachel Staver was the original homeowner.

*B10. Significance Cont.:

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, this single-family residence is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence does not represent a particular architectural style nor does it represent the work of a master or possess high artistic values. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of the property does not appear to predate modern day trash services(predating could indicate historic refuse deposits) and following an intensive pedestrian survey of 1230A Melba Road this property is not likely to yield information important to history or prehistory. Therefore, 1230A Melba Road is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This residence retains its integrity of Location and Association. Large greenhouses immediately north of this residence were added in the 1970s but were mostly removed in ca. 2002 and the residence's integrity of Setting was restored (NETROnline 1978 and 2002). Due to alterations to the building within the (estimated) past 20 years this building has lost a substantial degree of its integrity of Design, Materials, Feeling, and Workmanship.

References:

FrameFinder

1963 "Flight CAS_SD, Frame 1-99". January 1, 1963. https://mil.library.ucsb.edu/ap_indexes/FrameFinder/. Accessed: July 23, 2021.

NETROnline

1953 *Historic Aerials*. <https://www.historicaerials.com/viewer>. Accessed: July 23, 2021.

1978 *Historic Aerials*. <https://www.historicaerials.com/viewer>. Accessed: July 23, 2021.

2002 *Historic Aerials*. <https://www.historicaerials.com/viewer>. Accessed: July 23, 2021.

San Diego County Recorder

1979 "File No. 79-348694". *Quitclaim Deed*. Document provided by Brian Staver of the Torrey Pacific Corporation.



Photo Key for 1230A Melba Road



1. Residence, west façade



2. Residence, north elevation



3. Residence, east elevation



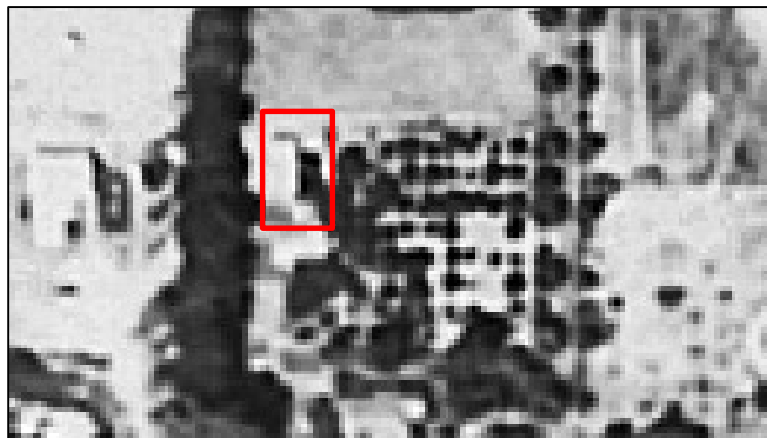
4. Shed, west façade (right) and south elevation (right)



5. Residence, south elevation

Blank

Blank



USDA Aerial Photograph of 1230A Melba Road (FrameFinder 1963)

PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 28

*Resource Name or #: 1240 and 1234 Melba Road

P1. Other Identifier:

P2. Location: ☒ Not for Publication ☐ Unrestricted

a. County: San Diego

b. USGS 7.5' Quad: Encinitas Date: 1997 T ; R ; ¼ of ¼ of Sec ; S.B.B.M.

c. Address: 1240 Melba Road City: Encinitas Zip: 92024

d. UTM: Zone: ; mE/ mN

e. Other Locational Data:

Elevation:

(APNs: 259-180-0900 and 259-180-1000)

P3a. Description:

This property consists of two single-family residences (main house and guest house), one detached garage, one shed, one small greenhouse, one large greenhouse, one small administration building, and a long private driveway with decorative palm trees which give the driveway the appearance of a boulevard. There is also one small child's playhouse constructed in the late 1970s/ early 1980s, located at the northwest corner of the property (however this structure is not historic in age and will not be evaluated for eligibility). The main residence is a one-story Ranch style house with an irregular shaped footprint and an intersecting/ overlaid hip roof with a five-sided projection (multifaceted hip roof) located near the center of the southeast façade (added ca. 1967) (NETROnline 1967). The residence is set atop a brick foundation which raises the building approximately 2 feet above grade. The roof is clad in composition shingles with a red brick chimney located near the center of the body of the building. The exterior of the building is clad in horizontal wood siding (weatherboard), which does not appear historic in age and was possibly added within the last 20 years. (See Continuation Sheet)

P3b. Resource Attributes: HP2. Single family property, HP4. Ancillary Building, HP37. Driveway/ Boulevard

P4. Resources Present: ☒ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other



P5b. Description of Photo:
Southeast façade, facing northwest

P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Built ca. 1953; NETROnline Historic Aerials

P7. Owner and Address:
Torrey Pacific Corporation
171 Saxony Road, Suite 109
Encinitas, CA 92024

P8. Recorded by:
Shannon Lopez
Cogstone Resource

Management, Inc.; 1518 W. Taft Ave, Orange, CA 92865

P9. Date Recorded: July 1, 2021

P10. Survey Type: Pedestrian Survey

P11. Report Citation: *Cultural Resources Assessment Report for the Melba Road and Island View Lane Residential Project, City of Encinitas, San Diego County, California*. Prepared for: BRG Consulting. Prepared by: Cogstone Resource Management.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 28

*Resource Name or #: 1240 and 1234 Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: 1240 Melba Road

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Ranch Style

*B6. Construction History: This building first appears in a 1953 USDA historic aerial photograph (NETROnline 1953). The original footprint appears to be largely a reverse L-shape with the small projection at the southern end of the southeast façade. Due to dense trees adjacent to the southeast façade which obscure the view of the building, it is difficult to determine when the multifaceted hipped roof was added to the center of the façade; however, it is estimated the addition was constructed ca. 1967 (NETROnline 1967). The exterior of the building is clad in horizontal wood siding (weatherboard) which appears to be in good condition; it is estimated this material was added within the last 20 years. There are multiple skylights across the roof which are first visible in the 1982 USDA historic aerial photograph (NETROnline 1982). The vinyl windows and sliding doors do not appear historic in age and are estimated to have been added within the last 15-20 years.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Not Known

b. Builder: Not known

*B10. Significance: Theme: Residential Development

Area: Encinitas, CA

Period of Significance: ca. 1953-1976

Property Type: Single family property

Applicable Criteria: N/A

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this residence is recommended not eligible for listing under the National Register of Historic Places (NRHP) Criterion 1 or the California Register of Historic Resources (CRHR) Criterion A.

B11. Additional Resource Attributes:

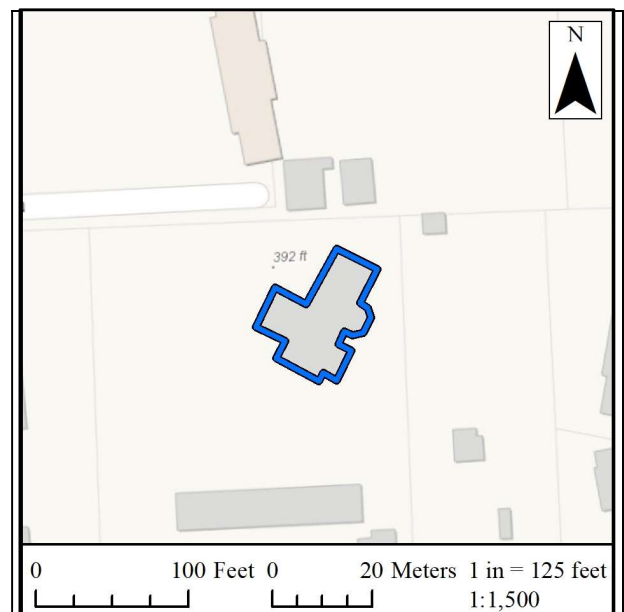
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: July 22, 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 28

*Resource Name or #: 1240 and 1234 Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: 1240 Melba Road

B3. Original Use: Single Family Residence-Guest House

B4. Present Use: Single family residence

*B5. Architectural Style: No style

*B6. Construction History: This building first appears in the 1953 USDA historic aerial photograph (NETROnline 1953). Dense vegetation adjacent to the building obstructs the view of the building after 1964 (NETROnline 1964). Based on visual inspection of the building, it appears that the external building materials are historic in age and most likely original to the building.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Not known

b. Builder: Not known

*B10. Significance: Theme: Residential Development

Area: Encinitas, CA

Period of Significance: ca. 1953-1976

Property Type: Single family residence

Applicable Criteria: N/A

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this building, including searching various newspapers and consultation with historic societies and local government agencies, this residence is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

See Continuation Sheet

B11. Additional Resource Attributes:

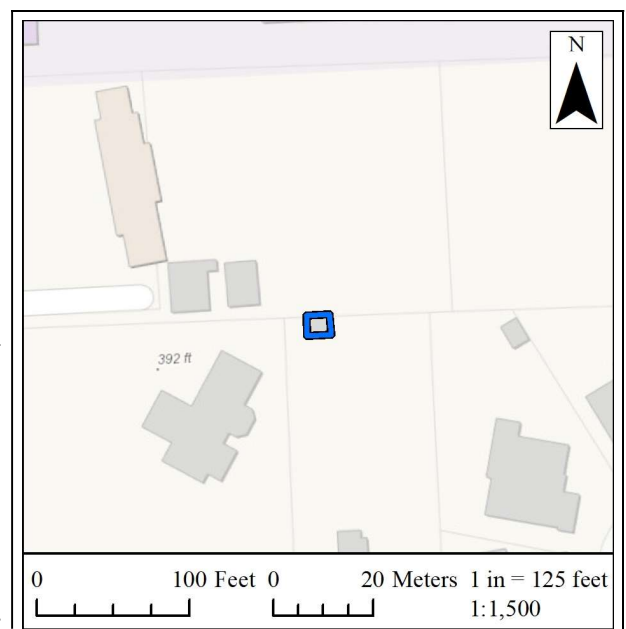
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: July 22, 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 28

*Resource Name or #: 1240 and 1234 Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: 1240 Melba Road

B3. Original Use: Detached Garage

B4. Present Use: Detached garage/ storage

*B5. Architectural Style: No Style but with Ranch elements

*B6. Construction History: It is unclear when the detached garage was initially constructed but it seems to be partially visible in a 1978 USDA historic aerial (NETROnline 1978). By 1980, the driveway was realigned to its current configuration in front of the garage. Overall, the building appears to be in good condition. The automatic garage door appears to be approximately 20 years old or less. The exterior horizontal weatherboard siding is also in good condition and does not appear historic in age. It is not known when the two skylight windows were added to the west facing side of the roof.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Not Known

b. Builder: Not Known

*B10. Significance: Theme: Residential Development

Area: Encinitas, CA

Period of Significance: ca. 1978

Property Type: Ancillary Building

Applicable Criteria: N/A

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this building, including searching various newspapers and consultation with historic societies and local government agencies, this building is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this building is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

See Continuation Sheet

B11. Additional Resource Attributes:

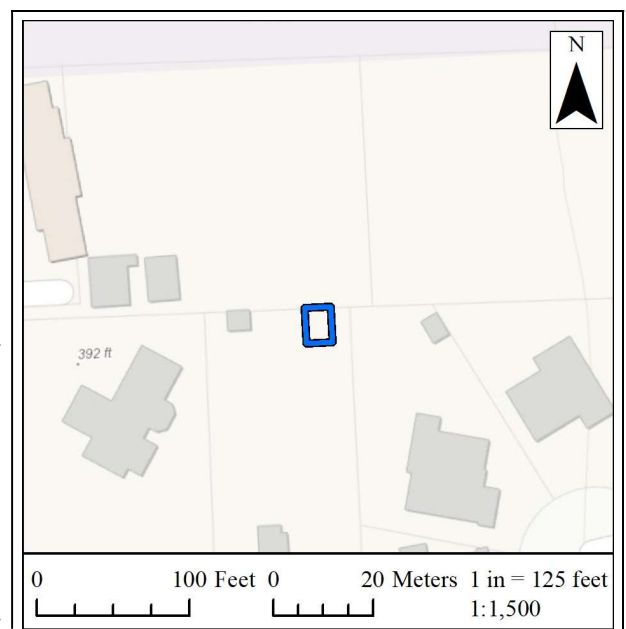
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: July 22, 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 5 of 28

*Resource Name or #: 1240 and 1234 Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: 1240 Melba Road

B3. Original Use: Storage Shed

B4. Present Use: Storage shed

*B5. Architectural Style: Ranch elements

*B6. Construction History: What appears to be this building is seen in the 1953 USDA historic aerial photograph (NETROnline 1953). Documentation regarding this structure is limited. The exterior vertical weatherboard shows notable deterioration, however, despite the deterioration of materials it is uncertain if it is historic in age or was added at a later date. The flush wood doors at the north façade show substantial fading and peeling of materials. The condition of the composition shingle roofing material also does not appear historic in age.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Not known

b. Builder: Not known

*B10. Significance: Theme: Residential Development

Area: Encinitas, CA

Period of Significance: 1953-1976

Property Type: Ancillary Building

Applicable Criteria: N/A

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this shed is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this shed is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

See Continuation Sheet

B11. Additional Resource Attributes:

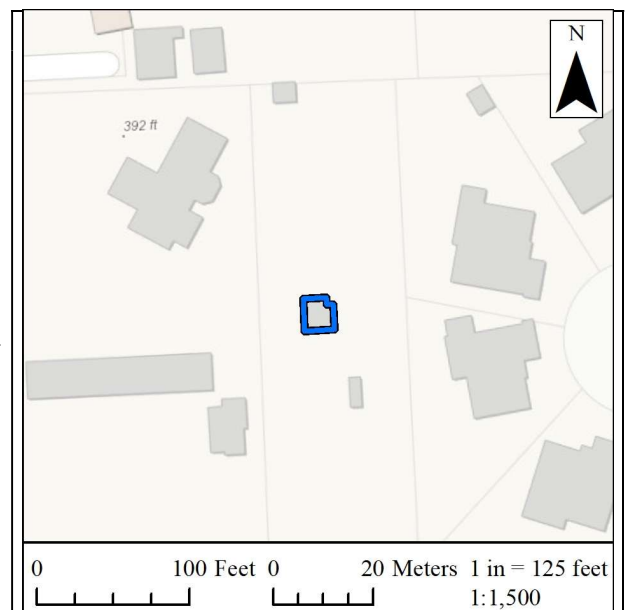
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: July 22, 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 28

*Resource Name or #: 1240 and 1234 Melba Road

Status Code: N/A

B1. Historic Name: None

B2. Common Name: Greenhouse

B3. Original Use: Large Greenhouse

B4. Present Use: Greenhouse

*B5. Architectural Style: No Style

*B6. Construction History: Due to data gaps, the large greenhouse does not appear in USDA historic aerial photographs until sometime between 1967 and 1978. In 1978, the greenhouse was much larger than its current state, comprising three identical rectangular segments. In 1984, a fourth rectangular section was added to the north side of the building. By 2003, three of the four sections of the greenhouse had been demolished, leaving behind the 1984 addition which is still extant today.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: Not known

b. Builder: Not known

*B10. Significance: Theme: Horticulture

Area: Encinitas, CA

Period of Significance: 1984- Present

Property Type: Ancillary Building

Applicable Criteria: NA

While the original greenhouse was likely historic in age, the section of building which remains was constructed in 1984 and is not historic in age. Therefore, at present this section of greenhouse does not meet the standard for 45 years or older in order to be evaluated for eligibility for listing under the NRHP or the CRHR.

Integrity: This remaining section of greenhouse retains its integrity of Location and Association. Due to the demolition of the majority of the original greenhouse, this section no longer retains its integrity of Design, Setting, Materials, Feeling, or Workmanship.

B11. Additional Resource Attributes:

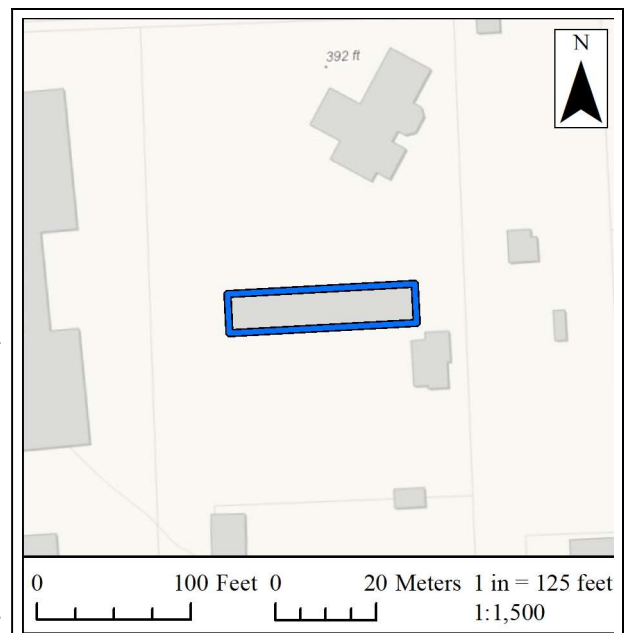
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: July 22, 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 7 of 28

*Resource Name or #: 1240 and 1234 Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name: Greenhouse

B3. Original Use: Small Greenhouse

B4. Present Use: Storage

*B5. Architectural Style: No Style

*B6. Construction History: Due to data gaps, this small greenhouse does not appear in USDA historic aerial photographs until sometime between 1967 and 1978. Information regarding this greenhouse is extremely limited, however, based on aerial photographs and a pedestrian survey it does not appear there have been any substantial alterations to the building's footprint.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location: *B8. Related Features:

B9a. Architect: Not Known

b. Builder: Not Known

*B10. Significance: Theme: Horticulture

Area: Encinitas, CA

Period of Significance: ca. 1967-1978 to ca. 1978

Property Type: Ancillary Building

Applicable Criteria: N/A

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this greenhouse is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this greenhouse is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

See Continuation Sheet

B11. Additional Resource Attributes:

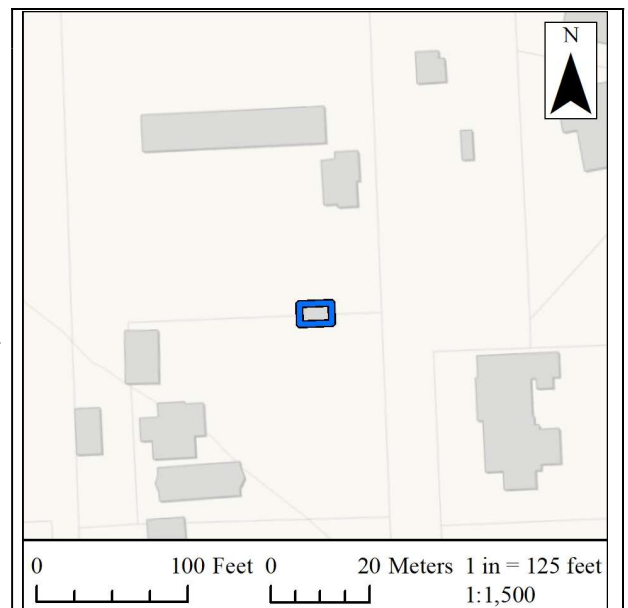
*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: July 22, 2021



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 8 of 28

*Resource Name or #: 1240 and 1234 Melba Road

Status Code: 6Z

B1. Historic Name: None

B2. Common Name:

B3. Original Use: Administration Building

B4. Present Use: Vacant

*B5. Architectural Style: No Style

*B6. Construction History: This small shed-like building was constructed sometime between 1967 and 1978 (NETROnline 1967 and 1978). Information regarding this building is extremely limited, however, based on aerial photographs and a pedestrian survey it does not appear there have been any substantial alterations to the building's footprint. According to Brian Staver of Torrey Pacific Corporation, this building was used as an administration building by the previous owners.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location: *B8. Related Features:

B9a. Architect: Not Known

b. Builder: Not Known

*B10. Significance: Theme: Horticulture Area: Encinitas, CA
Period of Significance: ca. 1967-1978 to ca. 1978 Property Type: Ancillary Building
Applicable Criteria: N/A

Criteria 1/A

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this structure, including searching various newspapers and consultation with historic societies and local government agencies, this building is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this building is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

See Continuation Sheet

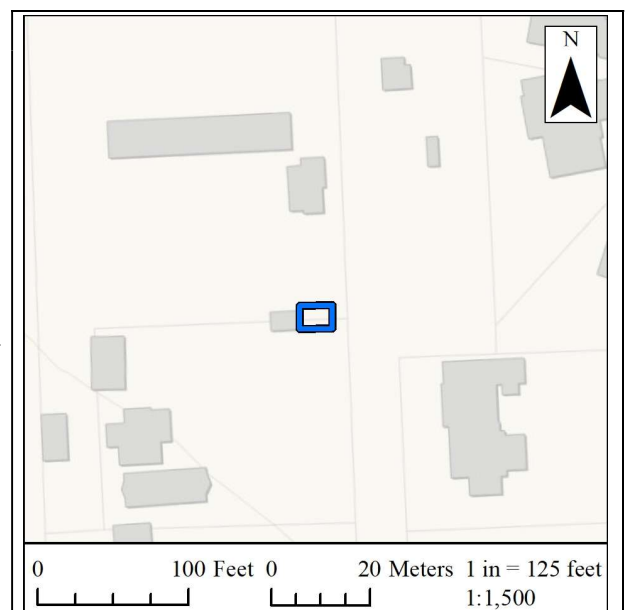
B11. Additional Resource Attributes:

*B12. References:

B13. Remarks:

*B14. Evaluator: Shannon Lopez

*Date of Evaluation: July 22, 2021



LINEAR FEATURE RECORD

L1. Historic and/or Common Name: 1240 Melba Road Driveway/ Boulevard

L2a. Portion Described: ☒ Entire Resource ☒ Segment ☐ Point Observation **Designation:** 6Z

b. Location of point or segment:

Located between Melba Road and the two single family residences at 1240 Melba Road.

L3. Description:

This driveway begins at Melba Road and leads directly to the residence at 1240 Melba Road with a round-about at the northernmost portion. It is not known when the round-about was added due to the presence of tall trees, however it is first partially visible in the late 1980s (NETROnline 1987). Both the west and east sides of the driveway are lined by over a dozen 50+ year old palm trees giving it the aesthetic of a boulevard. Many of the palm tree crowns have been removed leaving behind the bole.

L4. Dimensions:

a. **Top Width** 10-12 feet

b. **Bottom Width** At Grade

c. **Height or Depth** At Grade

d. **Length of Segment** 529 feet

L5. Associated Resources:

Residences at 1240 Melba Road and associated ancillary buildings.

L4e. Sketch of Cross-Section	Facing: _____
(Intentionally Blank)	

L6. Setting: Residential

L7. Integrity Considerations:

Despite the addition of the round-about at the northern end of the driveway, overall, this feature retains the majority of its integrity of Location, Design, Materials, Feeling, Workmanship, and Association. Due to residential development adjacent to the eastern side of the driveway, this feature has lost a notable degree of its integrity of Setting.

See Continuation Sheet

L8a. Photograph, Map or Drawing

(See Continuation Sheet)

L8b. Description of Photo, Map, or Drawing:

Aerial view of driveway

L9. Remarks:

L10. Form Prepared by:
Shannon Lopez

L11. Date: July 19, 2021

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

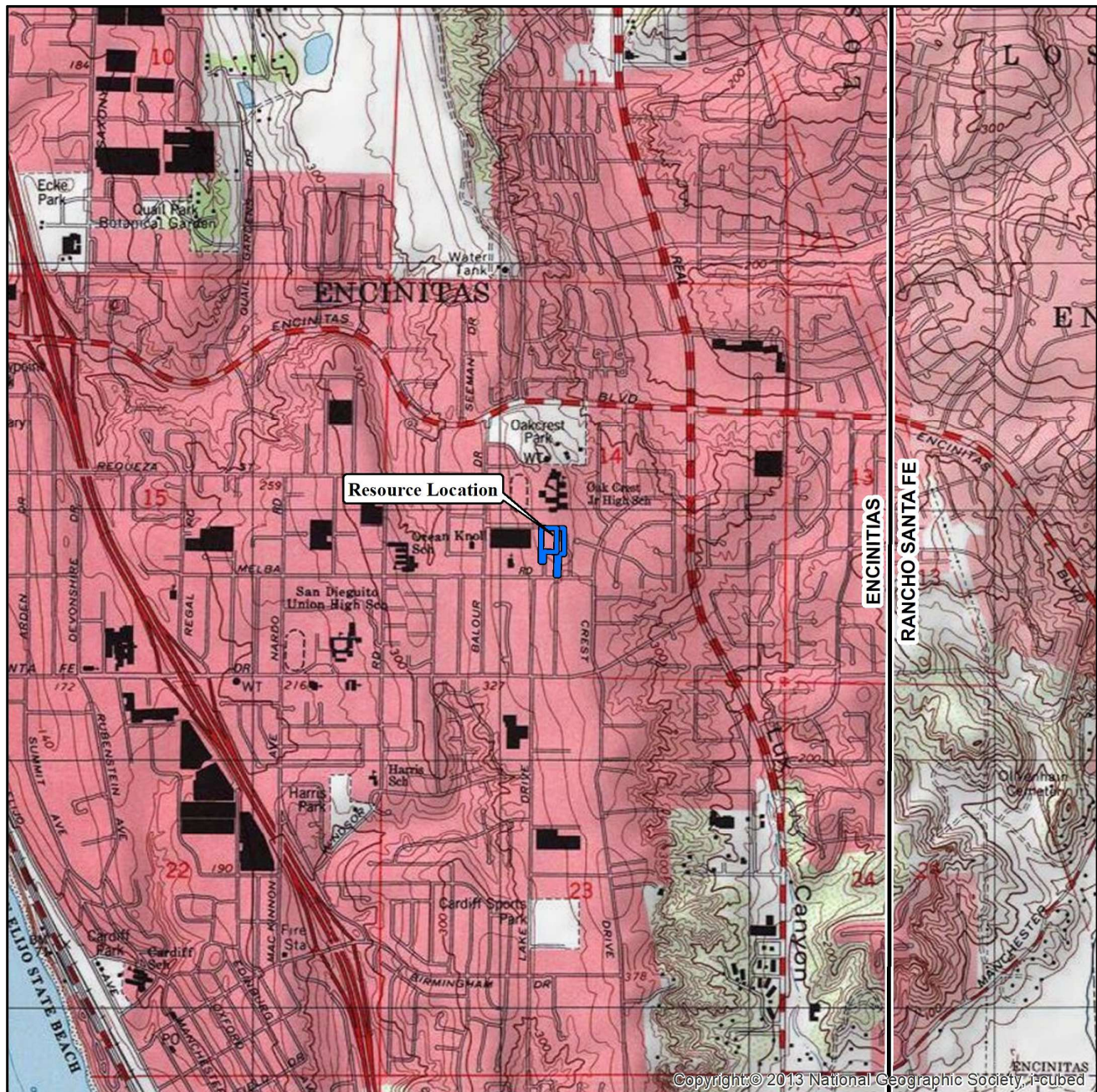
Page 10 of 28

Map Name: Encinitas



*Scale: 1:24,000

*Resource Name or #: 1240 Melba Road

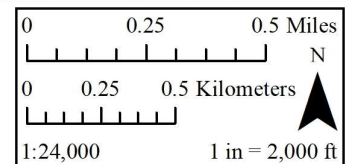
*Date of Map: 1997



1240 Melba Residence
(APNs: 259-180-0900,
259-180-1000)
City of Encinitas
San Diego County, CA

 1240 Melba Road
 USGS Quad

USGS 7.5' Quads:
ENCINITAS
RANCHO SANTA FE



P3a. Description Cont.:

Main House:

The main entrance to the residence is an eight-paneled wood door located at the southeast façade, under the eaves of the multi-faceted hip roof. A sliding glass door and a one-by-one sliding window are at the southern corner of the southeast façade.

The southeast elevation consists of multiple one-by-one sliding windows and one large fixed bay window.

At the northeast elevation, there are two large roll-up garage doors and a louvered gabled vent.

The northwest elevation consists of multiple one-by-one sliding windows and one-over-one single-hung windows (all with vinyl frames). There are also four sliding glass doors; two of these sliding doors are situated on the building projection located at the southern end of the northwest elevation. A large porch overhang supported by three posts is attached to this projection. At the southwest elevation are two large one-by-one sliding windows and one sliding glass door.

Guest House:

The single-story guest house has a rectangular footprint and has no particular architectural style. The roof is a composition clad intersecting gabled roof with wide exposed eaves. The exterior of the building is clad in square butt shingles. There is one pedestrian door (wood, nine glass panels over one wood cross panel) located at the south façade. At the west end of the south façade is a one-by-one aluminum framed, sliding window. At the east elevation is a large four paneled picture window (wood framed) with the two narrow rectangular windows swinging out. A gabled louvered vent is located at the east elevation.

Detached Garage:

The detached garage has no particular style, but has wide overhanging exposed eaves as commonly seen with Ranch style. The building's footprint is rectangular and the exterior is clad in horizontal wood weatherboard panels. The normal pitched gabled roof is clad with composition shingles.

Shed:

This small shed is one story with a rectangular footprint. The normal pitched gabled roof is clad with composition shingles and has a wide eave overhang with exposed rafters. An approximately 4-5 foot overhang at the east elevation, supported by three wood posts, creates a shelter that is currently used for storage of building materials. The exterior of the building is clad in vertical weatherboard which shows notable deterioration; however, despite the deterioration of materials it is uncertain if it is historic in age or was added at a later date. The only entrance to the shed is located at the north façade; the flush wood doors show substantial fading and peeling of materials.

Driveway/Boulevard:

This driveway begins at Melba Road and leads directly to the residence at 1240 Melba Road with a round-about at the northernmost portion. It is not known when the round-about was added due to the presence of tall trees, however it is first partially visible in the late 1980s (NETROnline 1987). Both the west and east sides of the driveway are lined by over a dozen 50+ year old palm trees giving it the aesthetic of a boulevard. Many of the palm tree crowns have been removed leaving behind the bole.

Buildings of 1234 Melba Ave.

There are three buildings associated with the address 1234 Melba Ave. (APN: 259-180-0900) which consists of a large greenhouse, a small greenhouse, and a small administration building.

Large Greenhouse

The large greenhouse has a rectangular footprint and is still in use. The building is wood framed with

exposed wood trusses. The normal pitched gabled roof and sides of the building are covered in a combination of large plastic sheets, bird netting, and sheets of plywood. There is one pedestrian door at the east elevation, however, it is inaccessible as it is covered by plastic sheeting. The primary entrance to the large greenhouse is at the south elevation through an intentional gap in the plastic sheeting which aligns with a concrete paved walkway, allowing easy access to and from the building. A long metal rail hangs over this entrance which was possibly used as a track for a sliding door.

Administration Building

The majority of this small single-story building is largely covered with vines; only a portion of the north elevation and east façade are visible. The roof has a low pitch with a wide eave overhang at the west elevation. A single flush pedestrian door is present at the west façade. The exterior of the building is clad in vertical clapboard. Single aluminum framed, two-paneled sliding windows are located at the north elevation, east elevation, and south elevation.

Small Greenhouse

The small greenhouse is adjacent to the west façade of the administration building. The greenhouse is a simple wood frame with the roof and much of the exterior of the structure covered with plastic sheeting. The roof is a normal pitch with no overhang.

B10. Significance Cont.:

History of Ownership

Information regarding history of ownership for 1240 Melba Road is limited.

On March 11, 1983, a Quitclaim Deed recorded with the Office of Records of San Diego County authorizes the transfer of property associated with APNs: 259-180-0900 and 259-180-1000 from Marian Staver to the Torrey Pacific Corporation (San Diego County Recorder 1983).

In addition, for an unknown period of time, this property was associated with Andrew S. Irwin and Ann S. Irwin. The property's address is associated with ASI Investment Company. The business was filed with the County Clerk of San Diego on October 18, 2000 (*Newspapers* 2000).

Single Family Residence (Main Residence):

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the main single family residence is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence largely embodies Ranch style architecture which was commonly constructed from the 1930s to the mid-1970s. This residence is not an exemplary representation of Ranch style architecture, nor does it represent the work of a master architect or express high artistic values. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

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The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This building maintains its integrity of Location. As this continues to be used as a single single-family residence it retains its integrity of Association. Due to alterations to the building in previous decades it has lost a moderate degree of its integrity of Design, Materials, Feeling, and Workmanship. Due to residential development in the surrounding area, the addition of a large wood fence, and demolition of nearby historic aged buildings in past decades, this building has lost a notable degree of integrity of Setting.

Guest House:

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the secondary residence/ guest house is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This residence does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this residence to yield information important to history or prehistory. Therefore, this residence is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This Building retains its integrity of Location, Design, Setting, Materials, Feeling, Workmanship, and Association.

Detached Garage:

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the detached garage is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

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This detached garage does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, this garage is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for this the detached garage to yield information important to history or prehistory. Therefore, this detached garage is recommended not eligible for listing under the NRHP Criteria Criterion D or the CRHR Criterion 4.

Integrity: There has have been alterations to the exterior of the building in recent decades such as the installation of a new garage door and the exterior weatherboard cladding. Therefore this building has lost a notable degree of its integrity of Design, Materials, Feeling, and Workmanship. This building retains its integrity of Location and Association.

Shed:

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the shed is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This shed does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, this shed is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for the shed to yield information important to history or prehistory. Therefore, the shed is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This building retains its integrity of Location. It appears that this building retains much of its integrity of Design, Feeling, and Association. It is not clear if this building retains its integrity of Materials and Workmanship. Due to residential development in the surrounding area, the addition of a large wood fence, and demolition of nearby historic aged buildings in past decades, this building has lost a notable degree of integrity of Setting.

Administration Building

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

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Following review of historic newspapers, associated deeds and other property records, the administration building is not associated with the lives of significant persons in our past. Therefore, this building is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This administration building does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, this building is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1234 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for the shed building to yield information important to history or prehistory. Therefore, the shed building is recommended not eligible for listing under the NRHP Criteria Criterion D or the CRHR Criterion 4.

Integrity: This building retains its integrity of Location. It appears that this building retains much of its integrity of Design, Feeling, and Association. It is not clear if this building retains its integrity of Materials and Workmanship. Due to residential development in the surrounding area, the addition of a large wood fence, and demolition of nearby historic aged buildings in past decades, this building has lost a notable degree of integrity of Setting.

Small Greenhouse

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the small greenhouse is not associated with the lives of significant persons in our past. Therefore, this greenhouse is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

This greenhouse building does not represent any particular architectural style nor does it exhibit high artistic values or represent the work of a master architect. Therefore, this greenhouse is recommended not eligible for listing under the NRHP Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1234 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for the greenhouse to yield information important to history or prehistory. Therefore, the

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greenhouse is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.

Integrity: This greenhouse retains its integrity of Location, Design, Materials, Feeling, Workmanship, and Association. Due to the demolition of greenhouses that previously occupied the surrounding area, this greenhouse has lost a substantial degree of integrity of setting.

Driveway/ Boulevard:

Criteria A/1

Is the resource associated with events that have made a significant contribution to the broad patterns of our history?

Despite extensive background research regarding this resource, including searching various newspapers and consultation with historic societies and local government agencies, the driveway/ boulevard is not associated with events that have made a significant contribution to the broad patterns of our history. Therefore, this resource is recommended not eligible for listing under the NRHP Criterion 1 or the CRHR Criterion A.

Criteria B/2

Is the resource associated with the lives of significant persons in our past?

Following review of historic newspapers, associated deeds and other property records, the driveway/ boulevard is not associated with the lives of significant persons in our past. Therefore, this driveway is recommended not eligible for listing under the NRHP Criterion B or the CRHR Criterion 2.

Criteria C/3

Does the resource 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?

The addition of the palm trees as decorative elements to the long private driveway creates the look and feel of a narrow boulevard, which is not commonly seen in the dense residential area of the surrounding neighborhood. However, while unusual for a private residence as well as being aesthetically pleasing, this driveway is not an exemplary representation of a boulevard nor represents high artistic values which would raise it to a level of excellence required for listing in the NRHP or the CRHR. Therefore, the driveway/ boulevard is recommended not eligible for listing under the NRHP Criteria Criterion C or the CRHR Criterion 3.

Criteria D/4

Has this resource yielded or may be likely to yield, information important in history or prehistory?

The development of 1240 Melba Road does not appear to predate modern day trash services (predating could indicate historic refuse deposits) and following an intensive pedestrian survey of the property it is unlikely for the driveway/ boulevard to yield information important to history or prehistory. Therefore, the driveway/ boulevard is recommended not eligible for listing under the NRHP Criterion D or the CRHR Criterion 4.



Photo Key for 1240 Melba Road; Main Residence



1. Residence, southern end of southeast façade



2. Residence, overview of southeast façade



3. Residence, northern end of southeast façade



4. Residence, northeast elevation



5. Residence, northern end of northwest elevation



6. Residence, northeast elevation (left) and northwest elevation (right)



7. Residence, northwest elevation



8. Residence, northwest elevation (left) and southwest elevation (right)



9. Residence, northwest elevation (left) and southwest elevation (right)



10. Residence, southwest elevation



11. Residence, southwest elevation



12. Residence, southeast elevation (with sliding door) and southwest elevation



Photo Key for 1240 Melba Road; Secondary Residence and Detached Garage

Secondary Residence at 1240 Melba Road (APN259-180-1000)

<p>13. Residence, south facade</p>	<p>14. Residence, south facade</p>
<p>15. Residence, east elevation</p>	<p>16. Residence, north elevation</p>

1240B Melba Road
1 Ancillary Building (Detached Garage)



17. Garage, south facade



18. Garage, west elevation (left) and south façade (right)



19. Garage, north elevation



20. Garage, east elevation



Photo Key for 1240 Melba Road; Ancillary Building/Shed

Ancillary Building/ Shed on APN 259-180-1000



21. Ancillary building, north facade



22. Ancillary building, east elevation



23. Ancillary building, east elevation



24. Ancillary building, south elevation

**Child's Playhouse Northeast of Main Residence at 1240 Melba Road
(Not historic in age; ca. late 1970s early 1980s)**



25. Playhouse, east façade (left) and north elevation (right)



26. Playhouse, west elevation (left) and south elevation (right)

Large Greenhouse



17. Greenhouse, west elevation



18. Greenhouse, eastern end of south façade



19. Greenhouse, south façade



20. Greenhouse, entrance at south façade



21. Greenhouse, western end of south façade



22. Interior, eastern half of greenhouse



23. Interior, ventilation equipment at east elevation



24. Interior, western half of greenhouse

Administration Building and Small Greenhouse



1. Administration building, east elevation (left) and north elevation (right)



2. Interior of administration building, east elevation (left) and south elevation (right)



3. Administration building, west façade



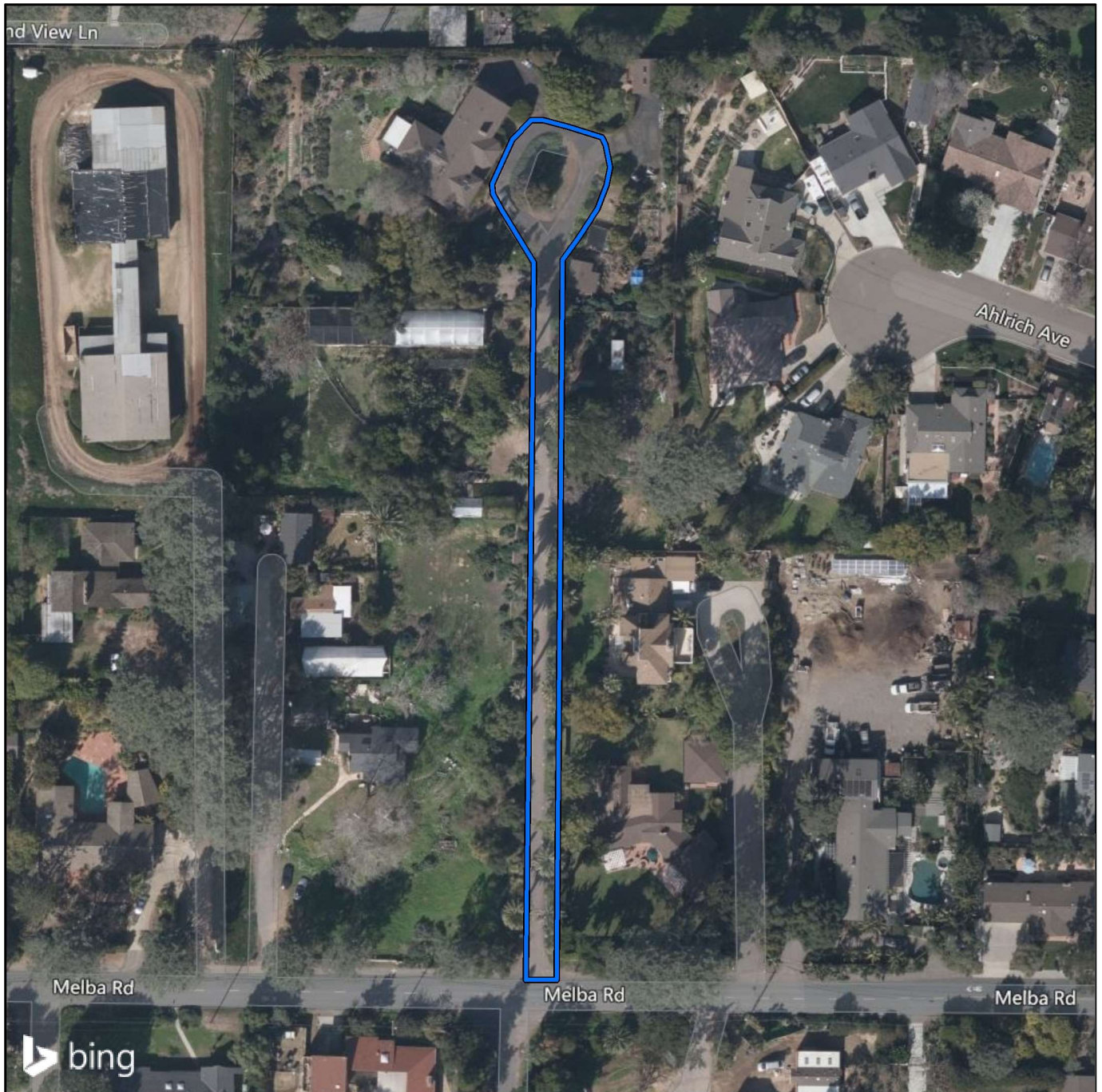
4. Administration building (left) and north façade of greenhouse (right)




6. South elevations of greenhouse (left) and administration building (right)

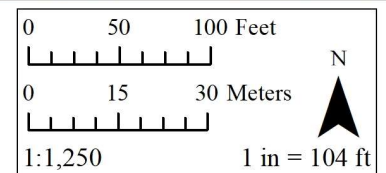
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1240 Melba Road Driveway
City of Encinitas
San Diego County, CA

 1240 Melba Road Driveway



CONTINUATION SHEET

Primary #
HRI#

Trinomial

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*Resource Name or # 1240 Melba Road

☒ Continuation ☐ Update

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