

APPENDIX F2

Historical Resources Technical Report

HISTORICAL RESOURCES TECHNICAL REPORT FOR NORTH RIVER FARMS

5401 North River Road and 297 Wilshire Road,
Oceanside, California

PREPARED FOR:

INTEGRAL COMMUNITIES

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EXECUTIVE SUMMARY

Dudek was retained by Integral Communities to complete a historic resource evaluation for the proposed North River Farms Project (project). The study includes a pedestrian survey of the project site for historic built environment resources, building development and archival research, recordation and evaluation of 14 buildings and structures (subject property) on the project site over 45 years of age, and an assessment of project-related impacts to historical resources in conformance with the California Environmental Quality Act (CEQA) and all applicable local municipal code and planning documents.

The subject property and all associated buildings were found not eligible under all NRHP, CRHR, and City of Oceanside designation criteria and integrity requirements. Therefore, the subject property is not considered an historical resource for the purposes of CEQA. No management recommendations or additional study is required.

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1 INTRODUCTION

Dudek was retained by Integral Communities to complete a historic resource evaluation for the proposed North River Farms Project (project). The study includes a pedestrian survey of the project site for historic built environment resources, building development and archival research, recordation and evaluation of 14 buildings and structures on the project site over 45 years of age, and an assessment of project-related impacts to historical resources in conformance with the California Environmental Quality Act (CEQA) and all applicable local municipal code and planning documents.

1.1 Project Location

The project is located along North River Road in the City of Oceanside, California. The project consists of two parcels: the primary 75.76-acre parcel, Assessor's Parcel Number (APN) 157-100-84-00, at 5401 North River Road, and a second 100.87-acre parcel, APN 157-100-83-00, at 297 Wilshire Road. The two parcels fall within Township 10 South, Range 4 West, Sections 34 and 35, and Township 11 South, Range 4 West, Sections 2 and 3, of the San Bernardino Meridian in San Diego County, California (Figures 1 and 2).

1.2 Project Description

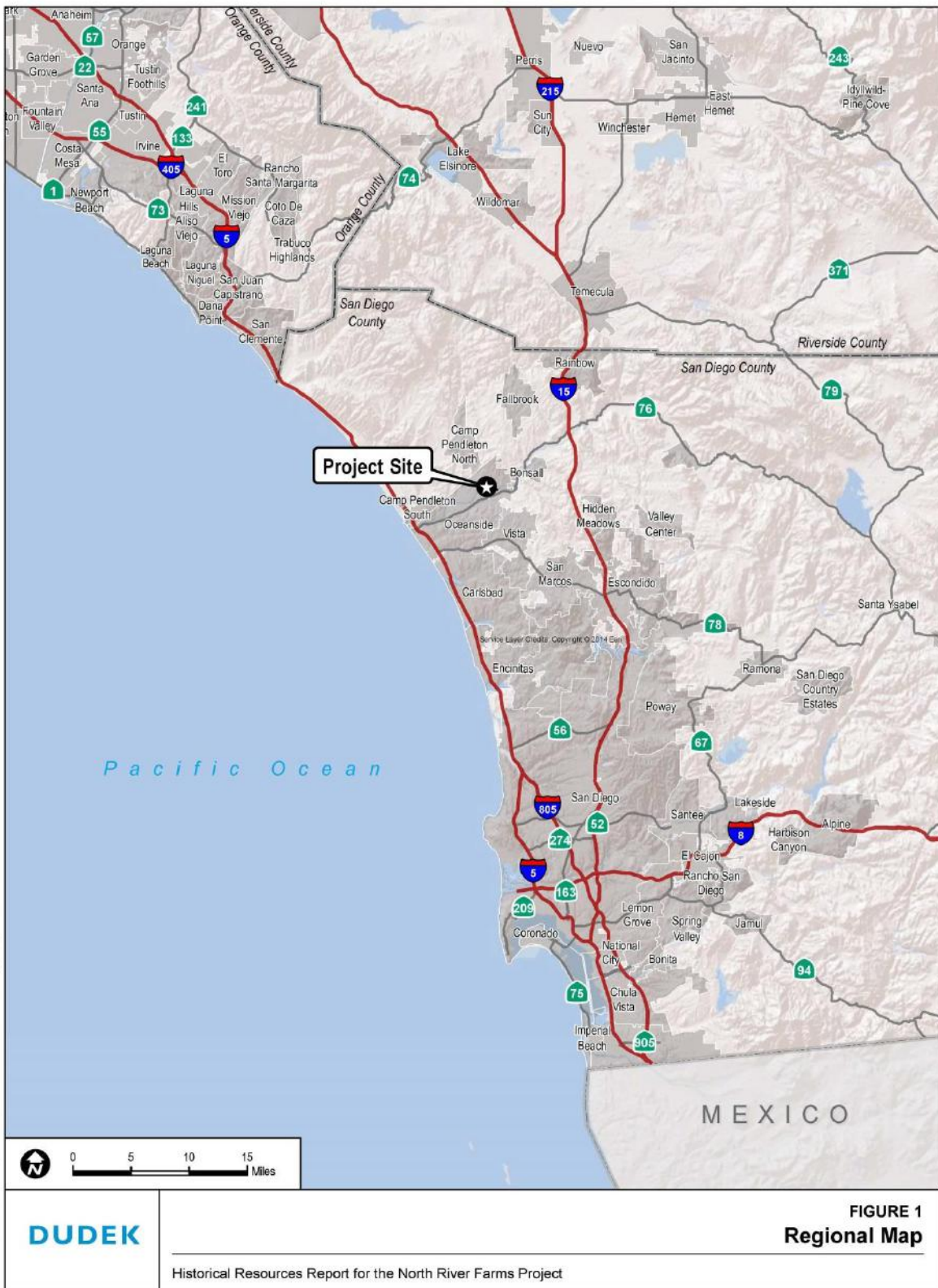
The project envisions the development of a high quality agriculturally focused community. A neighborhood that is connected to the greater land and its neighboring uses, one that promotes healthy food and healthy living, and brings generations and the surrounding region together through agriculture, education, sustainable living and commerce. The Project will provide access to agriculture in a way that is usable, tangible and educational. The Project presents a unique opportunity to bring a new type of development to Oceanside, one that will complement surrounding agricultural, residential, institutional, and commercial development.

The proposed Project designates four separate districts that will support a variety of uses. Such uses could include an educational center at the Village Core, a boutique hotel, flexible retail and commercial uses for maker spaces, collaborative office spaces, a restaurant or community uses, estate style homes, traditional single-family detached, cluster developments, multi-family attached clusters, and townhouses. The Project establishes an overall development range that could allow for a hotel, educational, commercial and residential uses with a residential unit cap of 689 dwelling units. This corresponds to an overall density range of approximately 4 dwelling units per gross acre to meet local housing needs.

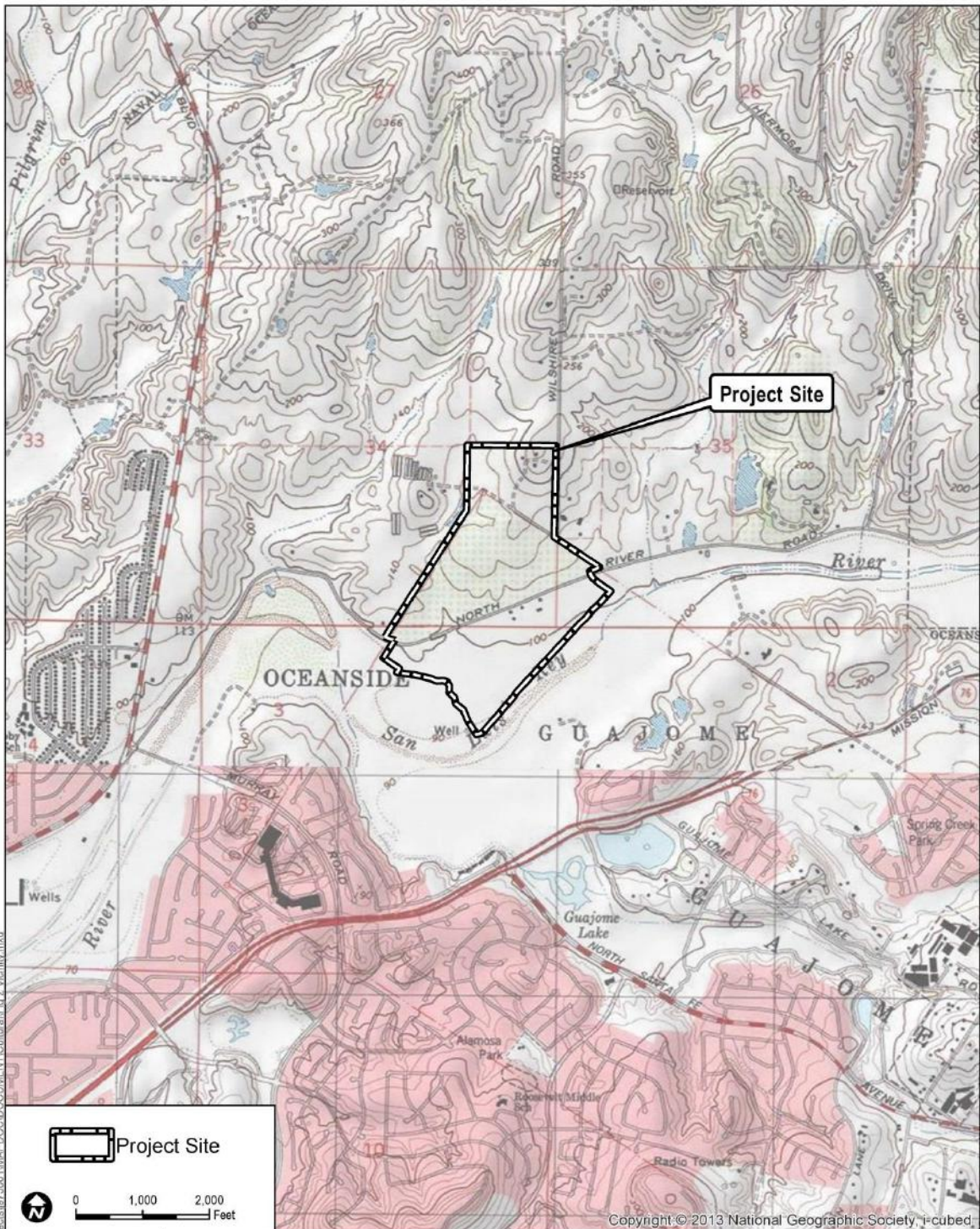
The project components discussed in this report include the proposed northerly parcel, which is located on site north of North River Road; the proposed southerly parcel, which is located on site south of North River Road; the City's right-of-way (ROW); and two off-site areas that extend south of the project site and

will be subject to impacts. Additional off-site impacts include roadway network improvements at North River Road, Wilshire Road and Douglas Avenue.

HISTORICAL RESOURCES TECHNICAL REPORT FOR
SECOND LINE OF PROJECT TITLE



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SOURCE: USGS 7.5-Minute Series Quadrangle.

FIGURE 2
Vicinity Map

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Historical Resources Report for the North River Farms Project

1.3 Regulatory Setting

State

California Register of Historical Resources

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (PRC Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR, enumerated below, were developed to be in accordance with previously established criteria developed for listing in the NRHP.

According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (2) Is associated with the lives of persons important in our past;
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; and/or
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as tribal cultural resource (California Public Resources Code Section 21074(c), 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

Local

City of Oceanside Historic Preservation Ordinance

Chapter 14A of the City of Oceanside Municipal Code, referred to as the Historic Preservation Ordinance, identifies evaluation criteria under which a historical site or area may be designated in Section 14A.6:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- (b) It is identified with persons or events significant in local, state, or national history; or
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) It is representative of the notable work of a builder, designer, or architect; or
- (e) It is found by the council to have significant characteristics which should come under the protection of this chapter.

(Ord. No. 82-14, § 1, 9-8-82).

1.4 Project Personnel

Archival research, intensive pedestrian survey, and preparation of this report were performed by Dudek Senior Architectural Historian Kara R. Dotter, MSHP. Dudek Senior Architectural Historian Samantha Murray, MA, provided quality assurance/quality control of the report. Ms. Dotter and Ms. Murray exceed the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History.

2 HISTORICAL CONTEXT

2.1 Historical Overview of the City of Oceanside

Mission San Luis Rey was founded in 1798, in the northeastern area of what would become Oceanside. After Mexico's successful War for independence in 1821, Mexico passed the Secularization Act of 1833 to combat the potential Spanish influence of the missions, which remained loyal to the Roman Catholic Church in Spain after the war. The Mexican government confiscated mission properties between 1834 and 1836; they broke up the properties, and either sold them or gave them away to private citizens. This ushered in the Rancho Era, where large tracts of secularized land were held by private individuals and families until the Mexican-American War began in 1846. Part of the Mission property, approximately 2,260 acres to the west of Mission San Luis Rey, was granted in 1845 by Governor Pio Pico to Andrés and José Manuel, local Luiseno Indians, and became Rancho Guajome (Hoffman 1862). Another rancho, Rancho Santa Margarita, was located north of the subject property, and Rancho Agua Hedionda, was located east-southeast of and closer to the subject property (Alexander 1912).

During the 1870s, early pioneers moved into the region and founded the Township of San Luis Rey. In 1882, railroad construction began between Riverside and San Diego. One year later, Andrew Jackson Myers applied for a Homestead Grant in what would become downtown Oceanside. On July 3, 1888, the City of Oceanside incorporated and the first train depot was built. Oceanside continued to grow, with expansion during the 1920s spurred on by construction of a highway through the town that connected Los Angeles and San Diego. In 1942, the Navy took control of Rancho Santa Margarita and renamed it Camp Joseph H. Pendleton. Construction of the camp led to a population boom in Oceanside, as military members and their families moved into the area; by 1950, the population had nearly tripled. The continued presence of Camp Pendleton and the growth of population in southern California as a whole led to Oceanside becoming the third largest city in San Diego County (Oceanside Historical Society 2018, City of Oceanside n.d.).

2.2 History of the 5401 North River Road Complex

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher, who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7, 000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was

subdivided between seven owners by this time, with Susie G. Couts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Couts family, to Clarence Crow of Los Angeles (LAT 1942).

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (*Find a Grave* 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

2.3 History of the 297 Wilshire Road Complex

A portion of the property at 297 Wilshire Road was once part of the northern most section of Rancho Guajome, with the remainder of the property falling within township lands. Archival research did not yield any other information relating to the history of this parcel.

3 METHODS AND RESULTS

The methodology and results for archival research and field surveys are discussed in this section. For ease of reference during the discussion, the 14 buildings are individually numbered (Figures 3 and 4).

3.1 Archival Research

Between March and June 2018, a variety of archival resources were reviewed for information relating to the two parcels. Aerial images from the University of California Santa Barbara and Nationwide Environmental Title Research, LLC (NETR), were reviewed, as well as Google Streetview images. Historical topographic maps produced by the United States Geological Survey were also consulted. Information also was gleaned from newspapers published at the time. Sanborn Maps were examined, but the subject parcels were not within their mapped boundaries. Information relating to building/permit records or water and sewer connection records was not available from the County of San Diego Assessor's Office. Additionally, there was no information available from the Oceanside Historical Society; however, they recommended contacting John Daley, a local historian who used to live near the proposed project site. Subsequent conversations with Mr. Daley indicated that the North River Road property was once known as Camelot Ranch and that it was possibly owned by a daughter of Walter and Cordelia Knott, the founders of Knott's Berry Farm. Mr. Daley stated he had no information relating to the Wilshire property.

Historical Aerials

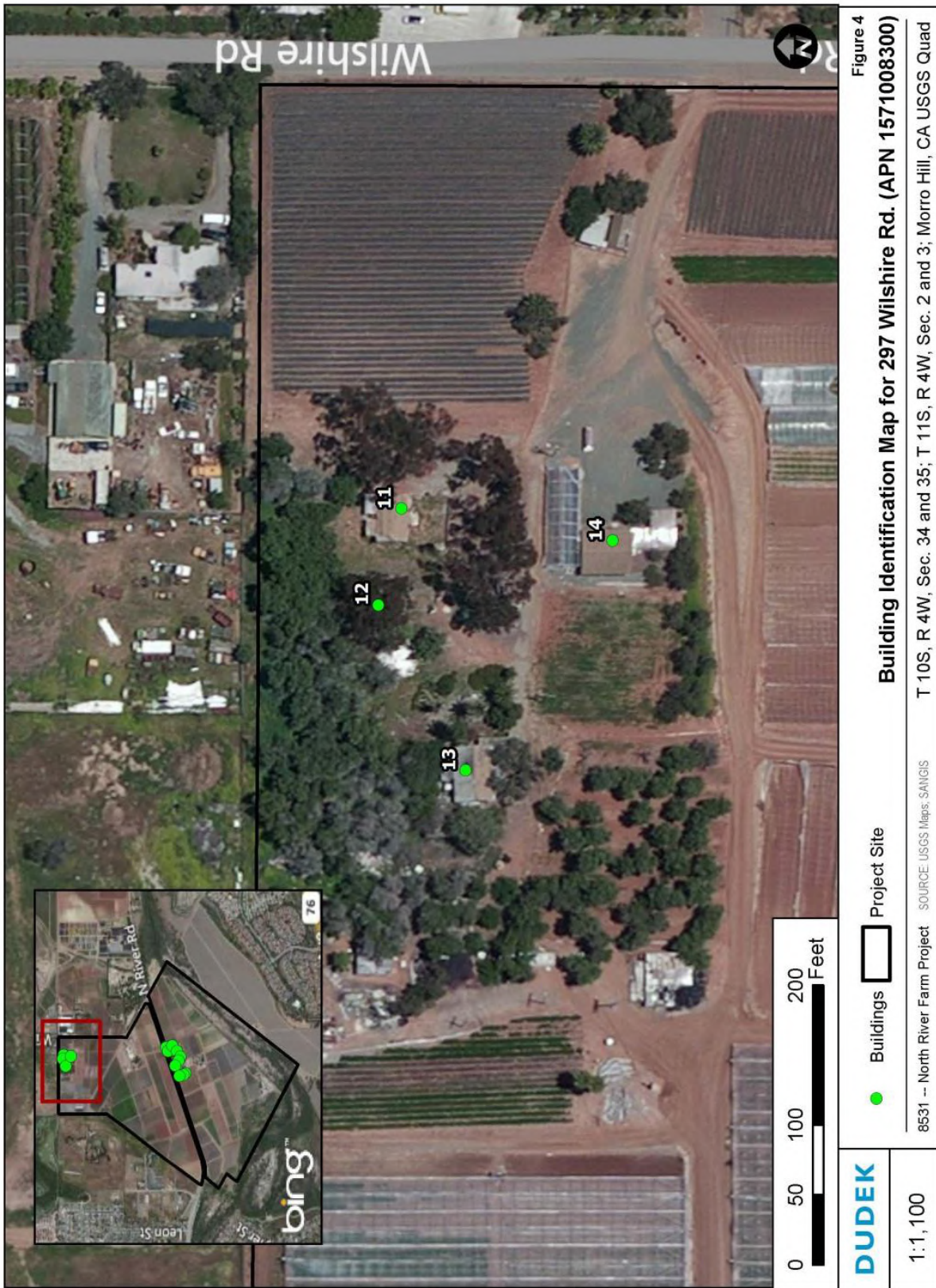
The historical aerials consulted included the following:

- From NETR: 1938, 1946, 1953, 1964, 1967, 1980, 1989, 1994, 1997, 2002, 2003, 2005, 2009, 2010, 2012, 2014. Images from the years 2002, 2005, 2009, 2010, and 2012 are of poor quality and therefore it was difficult to clearly identify building outlines and shapes.
- From UC Santa Barbara: 1946 (gs-cp_9-113); 1953 (axn-1953_8m-62, axn-1953_8m-63); 1963 (cas-sd_2-211); and 1994 (napp-2c_6865-141).

For the River Road parcel, the 1938 aerial indicates that Building 4 and the pool were extant. By 1946, Buildings 2, 5, and 9 were present. Seven years later, Buildings 2 through 10 and the pool existed. All 10 buildings, the pool and the large concrete slab (basketball court) were present by 1980.

For the Wilshire Road parcel, Building 13 was present on the site in 1938. By 1946, Buildings 12 and 14 were extant, and by 1953, Buildings 11 through 14 existed.





Historical Topographic Maps

The historical topographic maps reviewed included the following:

- San Luis Rey, CA (Scale 1:125,000) dated 1901, with the following editions: 1906, 1911, 1921, 1929, 1933, 1941, 1946.
- Margarita Peak, CA (Scale 1:62500) dated 1942 and 1941 (1961 edition).
- Morro Hill, CA (Scale 1:24000) dated 1949, 1948 (1960 edition), and 1968 (1969 and 1995 editions).

For the River Road parcel, a U-shaped drive providing access to and from the south side of River Road is indicated on the 1901 San Luis Rey map, with a road heading southerly from the apex of the curve. No buildings are indicated south of River Road or within the U-shaped drive until the 1942 Margarita Peak map. At this time, the southerly-heading road is no longer present and a building is indicated at the apex of the U-shaped drive. On the 1949 Morro Hill map, a long building (likely Building 4) and six other buildings (likely Buildings 2, 6, 7, 8, 9, and 10) are indicated on the map, without the U-shaped drive. The layout remains the same on the 1960 Morro Hill map, but by 1969, two buildings appear to be missing (likely Buildings 6 and 8). The same buildings are indicated on the 1995 edition of the Morro Hill map.

For the Wilshire parcel, a single building is indicated on the 1901, 1906, 1911, 1921, 1929, 1933, 1941, and 1946 editions of the San Luis Rey map; however, the location does not correspond to any of the existing buildings. On the 1949 Morro Hill map, one building is present in a location indicative of it being Building 13. By 1969, four buildings are identified on the Morro Hill map, although one appears to not correspond to the existing buildings. The same four buildings are present on the 1995 Morro Hill map.

3.2 Field Survey

Dudek senior architectural historian Kara R. Dotter, MSHP, conducted an intensive-level pedestrian survey of the two parcels on April 27, 2018. Ms. Dotter documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the project site were taken with a 20-megapixel Canon EOS Rebel T5i DSLR camera with an EF-S 18-55mm f/3.5-5.6 IS STM lens. All field notes, photographs, and records related to the current study are on file at Dudek's Encinitas, California, office.

3.3 Description of Surveyed Resources

5401 North River Rad, APN 157-100-84-00

The North River parcel currently hosts growing operations for West Coast Tomato. The buildings are clustered in the northeast section of the parcel, close to North River Farms Road, and are sitting vacant. An

aboveground water reservoir for irrigation is situated a few hundred feet southwest of the buildings, with the remainder of the parcel devoted to growing operations.

Building 1 - Garage



Figure 5 Garage building, view looking northwest. (IMG_8496)

Building 1 is a front-gabled, two-car garage with board-and-batten exterior walls, and horizontal boards on the gable ends. The building rest on a concrete foundation. The roof is sheathed in plywood and covered in asphalt shingles. A detached up-and-over style wood garage door leans against the southern portion of the garage door opening on the east (main) elevation. Other fenestration includes two single windows, one each piercing the western portion of the north and south elevations, and a single doorway on the west elevation. The interior of the garage is finished, with a row of cabinets along the rear (west) wall.

Building 2 – Z-shaped Residence



Figure 6 **Z-shaped brick house, view looking northeast. (IMG_8517)**

Building 2 is a single-story, brick single-family residence with a hipped roof clad in tile similar in shape to the Decra Classic lightweight steel tile. The building has a Z-shape in plan, and rests on a concrete foundation. Multiple single three-panel wood doors provide access on all but the north elevation. A French door provides access on the northern portion of the east elevation. Windows occur in ribbons that typically meet at the house corners. They are wood-framed and include single-lite casement windows, fixed single-lite windows, and fixed picture windows. The windows on the north elevation and north section of the west elevation are bordered on top and bottom with a string of narrow windows. A chimney juts upwards on the north elevation.

Building 3 – Small Residence



Figure 7 **Small two-room residence, view looking southeast. (IMG_8518)**

Building 3 is a small, single-story residence with a hipped roof clad in tile similar in shape to the Decra Classic lightweight steel tile. Rectangular in plan, the building has three brick walls and one stud wall clad in wood clapboards; the building rests on a concrete foundation. A single three-panel door provides access to the main room on the north (main) elevation. Fenestration is limited, consisting of casement windows and a square opening on the north elevation that may have been a service window. An addition to the rear of the building houses a combined kitchenette and bathroom. The wooden wall with entrance door and the addition of bathing and cooking facilities indicate this building was adapted to serve as a residence.

Building 4 – Large, C-Shaped Residence



Figure 8 **Large residence, view looking south-southwest. (IMG_8563)**



Figure 9 Large residence, view looking north-northwest. Vegetation obscures the central courtyard area. (IMG_8544)



Figure 10 Interior of Great Room, western portion of the building, view looking south. Notice the Spanish Colonial Revival style influences in the iron grille door insert, chamfered king post trusses supported by ogee corbels, and exposed beams. (IMG_8588)

Building 4 is a single-story, single-family Spanish Colonial Revival style residence with a complex roof form clad in tapered half-barrel clay Mission tiles and Spanish S-shaped clay tiles. The building has a C-shape in plan, is clad in stucco and board-and-batten wood planks, and appears to rest on concrete foundations. Multiple single wood doors and sliding glass doors provide access. A Spanish style wood door with iron grille work provides access to the great room from the courtyard. Windows are numerous and include single-lite casement windows, fixed single-lite windows, and unidentifiable boarded-over windows. Two chimneys jut upward, ones on the west elevation and the other internally. A deep, covered patio extends full-length along the north elevation, while a second deep, covered patio wrap around the interior of the courtyard. The great room on the western side of the building retains several elements of Spanish Colonial Revival, including exposed King trusses with decorative corbels, exposed roof beams, and arched wall openings. Later alterations include 1950s-era stone work cladding both fireplaces and forming a low wall along the southern edge of the courtyard; late 20th Century kitchen remodel, sliding glass doors, air ducts, and wiring conduit; several stages of additions to the north elevation including the board-and-batten expansion and multiple generations of extensions to the patio roof; and an added wing on the southeastern

portion of the house, clad in asphalt shingle roofing material, and multiple car port additions to the west elevation of the added wing.

Building 5 – Miscellaneous Building



Figure 11 Small miscellaneous building, view looking southeast. (IMG_8646)

Building 5 is a single-story, one-room building with a front-gable roof clad in asphalt composition shingles. The building has an earthen floor and may or may not have a perimeter foundation. The walls are clad with unfinished stucco, leaving portions of the wire mesh exposed. An arched opening is on the north (main) elevation, and the east and west elevations each have a single aluminum-framed sliding window. A front-gabled shade structure attached to a concrete slab, with translucent polythene sheeting covering the rafters, is attached to the north elevation.

Building 6 – Residence



Figure 12 **Residence, view looking southeast. (IMG_8651)**

Building 6 is a side-gabled residence with brick walls and a roof clad in tile similar in shape to the Decra Classic lightweight steel tile. An integral porch is centered on the east (main) elevation. Fenestration is regular and mostly symmetrical, with a limited number of windows on each elevation and single doors granting access from the east elevation. The west elevation has a central portion clad in vertical boards that houses a sliding glass door. Adjacent to this section is a full-height opening bordered on the northern side by an infilled brick wall. The house appears to originally have been a duplex with enclosed patios on the east and west elevation, but at some later date it was changed into a single-family residence.

Building 7 – Residence



Figure 13 **Single-family residence, view looking southeast. (IMG_8665)**

Building 7 is a single-story, brick single-family residence with a hipped roof clad in tile similar in shape to the Decra Classic lightweight steel tile. The building has a Z-shape in plan, and rests on a concrete foundation. Multiple single doors provide access on the east and west elevations. Windows are located at the house corners, with some piercing the elevations at random locations. They were wood-framed but are either missing or boarded over. A large chimney juts upwards on the south elevation. A covered patio was added at some point to the west elevation, over the main entrance.

Building 8 - Residence



Figure 14 **Residence, view looking northwest. (IMG_8695)**

Building 8 is a double front-gable residence clad in a variety of materials, including stucco, board-and-batten, and vertical wood planks, with asphalt shingles cladding the roof. The northern front-gabled section serves as a single-car garage with carriage-style wood garage doors, while the southern front-gabled section provides living space. A shed-roofed addition is attached to the southern elevation, and provides access to the living quarters from the east elevation. The windows are boarded over, hampering identification of window types.

Building 9 - Residence



Figure 15 **Residence, view looking northwest. (IMG_8702)**

Building 9 is a front-gabled residence, with an enclosed shed-roof addition to the east (main) elevation and two front-gabled additions to the west elevation. A smaller shed-roofed addition juts from the south elevation. The majority of the building is clad in stucco, except for the small shed-roofed addition that is clad in wood. The roof is clad with asphalt shingles. Fenestration is irregular; the openings are boarded over, hampering identification of window types.

Building 10 - Residence



Figure 16 **Residence, view looking northwest. (IMG_8709)**

Building 10 is a one-story, brick, side-gabled residence with a large front-gabled addition on the west elevation. The roof is clad in asphalt shingles, and a large square chimney juts upward from the west elevation. The east (main) elevation has an integral patio in the center, that is flanked to the north by a narrow double-car garage. Fenestration is irregular; the windows are boarded over, hampering identification of window types. Several single doors provide access on the east (main), south, and west elevations. A small integral patio is sited on the west elevation, adjacent to the large addition, and shelters three single doors.

297 Wilshire Road, APN 157-100-83-00

The parcel on Wilshire Road currently houses the operation of Rocket Farms, a company specializing in growing organic herbs. The buildings are clustered in the northwest section of the property, with the remainder of the parcel devoted to growing operations.

Building 11 - Residence



Figure 17 Residence, view looking northwest. (IMG_8740)

Building 11 is a single-story, front-gabled residence, clad in brick-patterned paper with a roof clad in rolled roofing material. The building is rectangular in plan and the foundation is post-and-beam. Two symmetrical flat-roofed additions just from the north elevation. Two single doors provide access from the south (main) elevation. Fenestration is regular, with both original and modern replacement slider windows. The symmetrical layout and two entrance doors imply this building is a duplex.

Building 12 - Residence



Figure 18 **Residence, view looking north-northeast. (IMG_8746)**

Building 12 appears to be a residence, but currently may either serve as storage or be abandoned. The single-story, front-gabled building is rectangular in plan and clad in stucco, with the exception of horizontal wood clapboards covering large opening in the south (main) elevation. The roof is sheathed with plywood, and appears to be collapsing. Fenestration is irregular, and the windows appear to be missing.

Building 13 – Large Residence



Figure 19 Large residence, view looking north-northeast. (IMG_8745)

Building 13 is a single-story, front-gabled residence designed in the Craftsman style. The building rests above a partial basement, and is clad in stucco and wood clapboards. The roof is sheathed with wood and then clad with deteriorating rolled asphalt roofing material. A shed-roofed addition just from half of the south elevation, while a series of side-gabled, front-gabled, and shed-roofed additions extend from the northern portion of the west elevation. Access is from the east (main) elevation, and fenestration is irregular. Observed window types include multiple-lite fixed windows, one-over-one double-hung windows, slider windows, fixed single-lite windows, and unidentifiable windows that are boarded over. A vertical-plank wood door grants access to the partial basement from the west elevation. The original Craftsman-style building was probably a single-family residence when first constructed, but now appears to either serve as storage space or is abandoned.

Building 14 – Office Building



Figure 20 Office building, view looking northwest. (IMG_8736)

Building 14 is a single-story, side-gabled building with a couple of two-story additions to the south elevation. The building is rectangular in plan, and is predominately clad in stucco with some horizontal boards cladding the southwest quadrant. The building is accessed at several points by single doors, with a security door covering the main door on the east elevation. Fenestration is irregular, and windows types include sliding single-lite windows and sliding replacement windows with false grille work. The main building has a two-story, shed-roofed addition to the south, and a second two-story addition projects from the southern end of the east elevation of the first addition. The building likely served as a residence at one point, but now operates as offices for the agricultural company utilizing the surrounding land.

4 SIGNIFICANCE EVALUATIONS

For a property to be listed in or determined eligible for listing in the NRHP, it must be demonstrated to possess integrity and to meet at least one of four criteria. The CRHR was designed to reflect the same criteria and integrity as those identified for the NRHP. Therefore, the NRHP and CRHR significance evaluations are presented together.

4.1 NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road and Wilshire parcels. Therefore, 5401 North River Road and 297 Wilshire Road are recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road and Wilshire parcels.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known.

The Wilshire Road parcel does not appear to be associated with anyone of importance, given the paucity of information available. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road and 297 Wilshire Road are recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road and Wilshire parcels are of a ubiquitous utilitarian form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7), Spanish Colonial Revival (Building 4), and Craftsman (Building 13). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. Building 13 shows traces of its Craftsman heritage in the knee braces, roof line, exposed rafters, and the few remaining original windows; however, the building has been expanded and extensively altered, and now appears to serve as a barn and storage area instead of a residence. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road and 297 Wilshire Road are recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

Neither the River Road parcel nor the Wilshire Road parcel have yielded, nor are they likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road and 297 Wilshire Road are recommended not eligible for listing under NRHP/CRHR Criterion D/4.

4.2 City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above in section 5.1, 5401 North River Road and 297 Wilshire Road are recommended not eligible for local listing under all applicable designation criteria.

4.3 Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location. For the Wilshire Rod parcel, Buildings 11 and 12 retain their original location; Building 14 appears to be of more recent construction than available historical maps and aerial photographs indicate; and Building 13 may have been moved to its current location from another location on the property. Therefore, integrity of location is compromised for the Wilshire Road parcel.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road and Wilshire Road parcels indicates that the River Road and Wilshire parcels no longer retain integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting. The buildings on the Wilshire Road parcel appear to have diminished integrity of setting, given the use of one residence as an office and another residence as a storage barn, but the continued use of the property for agricultural purposes.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road and Wilshire Road parcels indicates that the River Road and Wilshire parcels no longer retain integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road and Wilshire Road parcels indicates that the River Road and Wilshire parcels no longer retain integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling. The Wilshire Road parcel continues use as an agricultural enterprise, but the change in use for some of the buildings diminishes it integrity of feeling.

Association: The River Road and Wilshire Road parcels are still located within a relatively rural area, but their use has change over the year. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. Similarly, the Wilshire Road parcel has diminished integrity of location, association, and setting, and no longer retains integrity of design, materials, workmanship, or feeling. As such, the River Road and Wilshire Road parcels do not maintain enough integrity to be eligible for listing at the national, state, or local levels.

4.4 Summary

As discussed above, the River Road and Wilshire Road parcels are recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, neither parcel retains requisite integrity to be eligible for listing under any registration program. As such, 5401 North River Road and 297 Wilshire Road are not considered historical resources under CEQA.

5 FINDINGS AND CONCLUSIONS

Dudek prepared an historical resource evaluation report that included a pedestrian survey of the project site for historic built environment resources, building development and archival research, recordation and evaluation of 14 buildings and structures on the project site over 45 years of age, and an assessment of project-related impacts to historical resources in conformance with the California Environmental Quality Act (CEQA) and all applicable local municipal code and planning documents. The subject property and all associated buildings were found not eligible under all NRHP, CRHR, and City of Oceanside designation criteria and integrity requirements. Therefore, the subject property is not considered an historical resource for the purposes of CEQA. No management recommendations or additional study is required.

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6 BIBLIOGRAPHY

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- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- California Public Resources Code, Sections 5020–5029.6. Article 2, Historical Resources.
- California Public Resources Code, Sections 21000–21177. California Environmental Quality Act (CEQA), as amended.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- City of Oceanside. n.d. *History*. Accessed April 27, 2018. <http://www.ci.oceanside.ca.us/about/history.asp>
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922–8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018. <https://www.findagrave.com>.
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APPENDIX A

DPR Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 1 - Garage, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473918 mE/ 3679842 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 1 is a front-gabled, two-car garage with board-and-batten exterior walls, and horizontal boards on the gable ends. The building rest on a concrete foundation. The roof is sheathed in plywood and covered in asphalt shingles. A detached up-and-over style wood garage door leans against the southern portion of the garage door opening on the east (main) elevation. Other fenestration includes two single windows, one each piercing the western portion of the north and south elevations, and a single doorway on the west elevation. The interior of the garage is finished, with a row of cabinets along the rear (west) wall.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Garage building, view looking northwest. (April 27, 2018; IMG 8496)

*P6. Date Constructed/Age and Source: Historic Prehistoric

Both

c. 1963-1980 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: _____

June 13, 2018

*P10. Survey Type: (Describe)

Intensive pedestrian

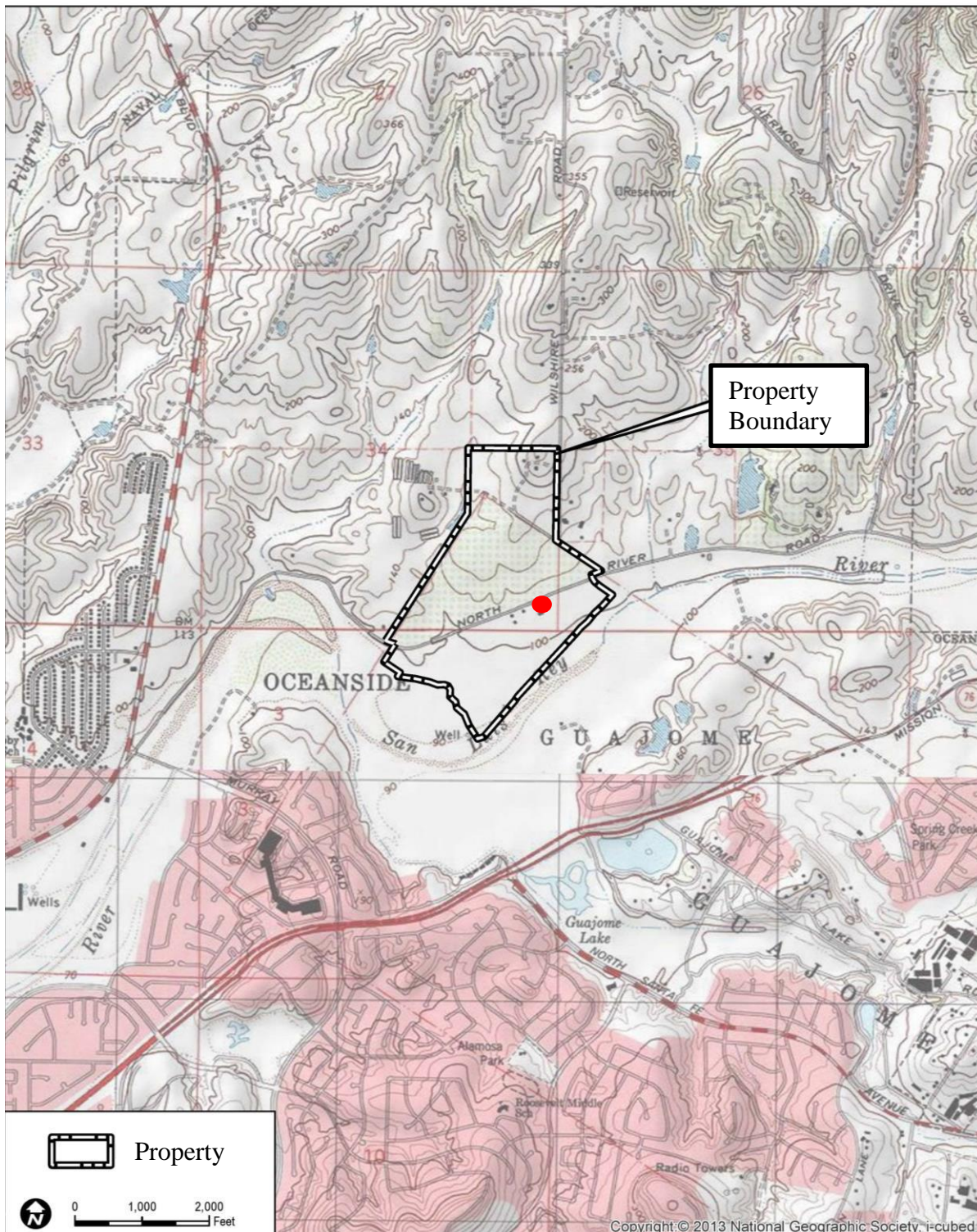
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 1 - Garage, 5401 N. River Rd. *NRHP Status Code 6Z

Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: garage B4. Present Use: garage (abandoned)

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1963-1980.

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

*B8. Related Features:

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

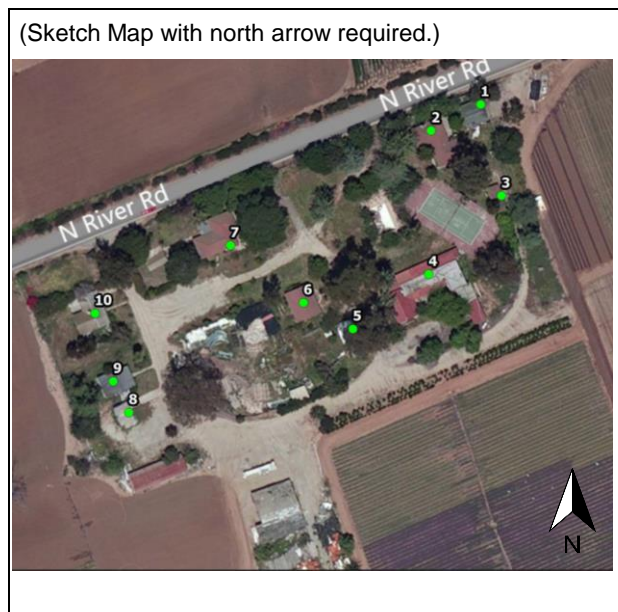
See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP

*Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 1 - Garage, 5401 N. River Rd.

Page 4 of 6

*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian

CONTINUATION SHEET

Property Name: Building 1 - Garage, 5401 N. River Rd.

Page 5 of 6

form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

CONTINUATION SHEET

Property Name: Building 1 - Garage, 5401 N. River Rd.

Page 6 of 6

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
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<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
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<https://www.newspapers.com/image/380763782/>
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State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 2 - Residence, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473905 mE/ 3679831 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 2 is a single-story, brick single-family residence with a hipped roof clad in tile similar in shape to the Decra Classic lightweight steel tile. The building has a Z-shape in plan, and rests on a concrete foundation. Multiple single three-panel wood doors provide access on all but the north elevation. A French door provides access on the northern portion of the east elevation. Windows occur in ribbons that typically meet at the house corners. They are wood-framed and include single-lite casement windows, fixed single-lite windows, and fixed picture windows. The windows on the north elevation and north section of the west elevation are bordered on top and bottom with a string of narrow windows. A chimney juts upwards on the north elevation.

*P3b. Resource Attributes: (List attributes and codes) N/A

*P4. Resources Present: Building

Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Z-shaped brick house, view looking northeast. (April 27, 2018; IMG 8517)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1938-1946 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: June 13, 2018

*P10. Survey Type: (Describe)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Intensive pedestrian

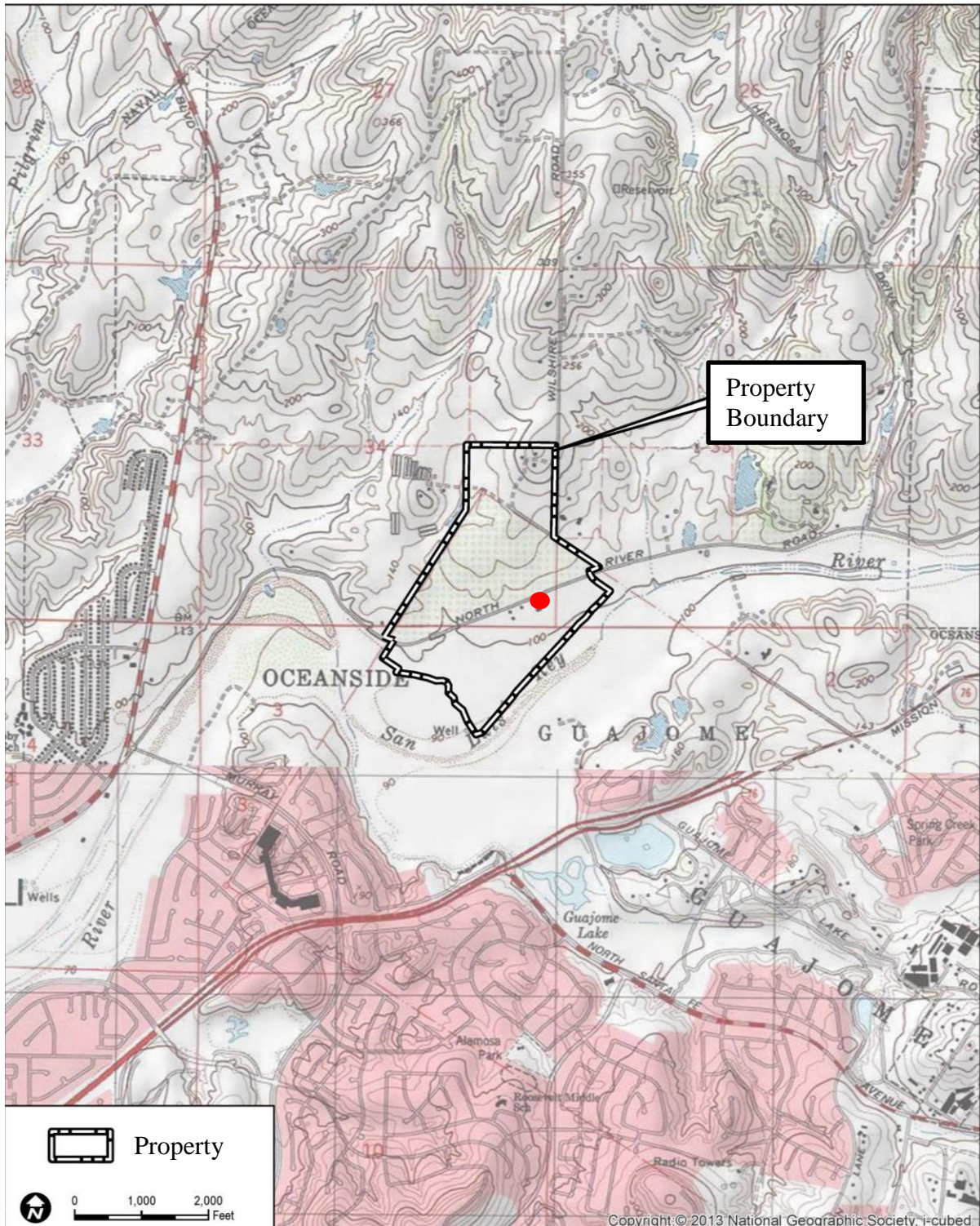
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 2 - Residence, 5401 N. River Rd. *NRHP Status Code 6Z
 Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residence B4. Present Use: residence (abandoned)

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built c. 1938-1946. Alterations to fenestration and interior of unknown date.

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

*B8. Related Features:

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

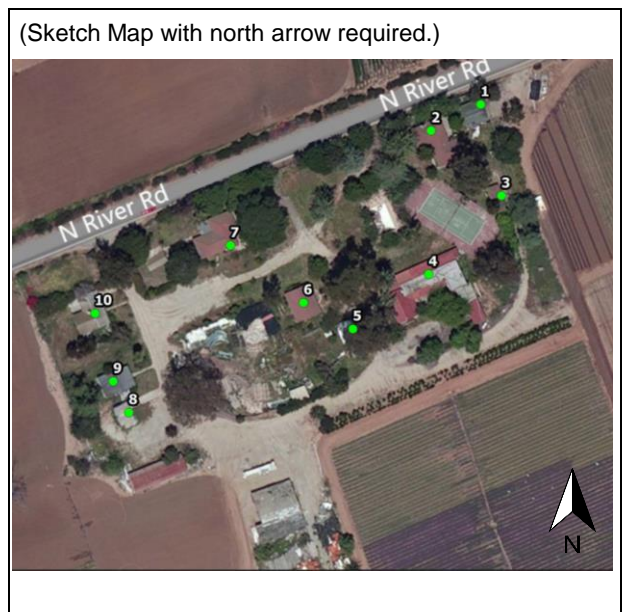
See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP

*Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 2 - Residence, 5401 N. River Rd.

Page 4 of 6

*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian

CONTINUATION SHEET

Property Name: Building 2 - Residence, 5401 N. River Rd.

Page 5 of 6

form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

CONTINUATION SHEET

Property Name: Building 2 - Residence, 5401 N. River Rd.

Page 6 of 6

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922-8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018.
<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>
- SDU (San Diego Union). 1946. "Certificate of Partnership Fictitious Name." March 22, page 17. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1953. "Cattle Growers Tour Today." April 9, page 6. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1956. "106 Livestock-Supplies." March 16, page 42. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1957. "Horse Show Attracts 4,500." May 13, page 7. Accessed June 1, 2018. www.genealogybank.com

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 3 - Small Residence, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473927 mE/ 3679809 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 3 is a small, single-story residence with a hipped roof clad in tile similar in shape to the Decra Classic lightweight steel tile. Rectangular in plan, the building has three brick walls and one stud wall clad in wood clapboards; the building rests on a concrete foundation. A single three-panel door provides access to the main room on the north (main) elevation. Fenestration is limited, consisting of casement windows and a square opening on the north elevation that may have been a service window. An addition to the rear of the building houses a combined kitchenette and bathroom. The wooden wall with entrance door and the addition of bathing and cooking facilities indicate this building was adapted to serve as a residence.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Small residence, view looking southeast. (April 27, 2018; IMG 8518)

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

c. 1946-1953 (aerial photos)

*P7. Owner and Address: Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek
605 Third St.
Encinitas, CA 92025

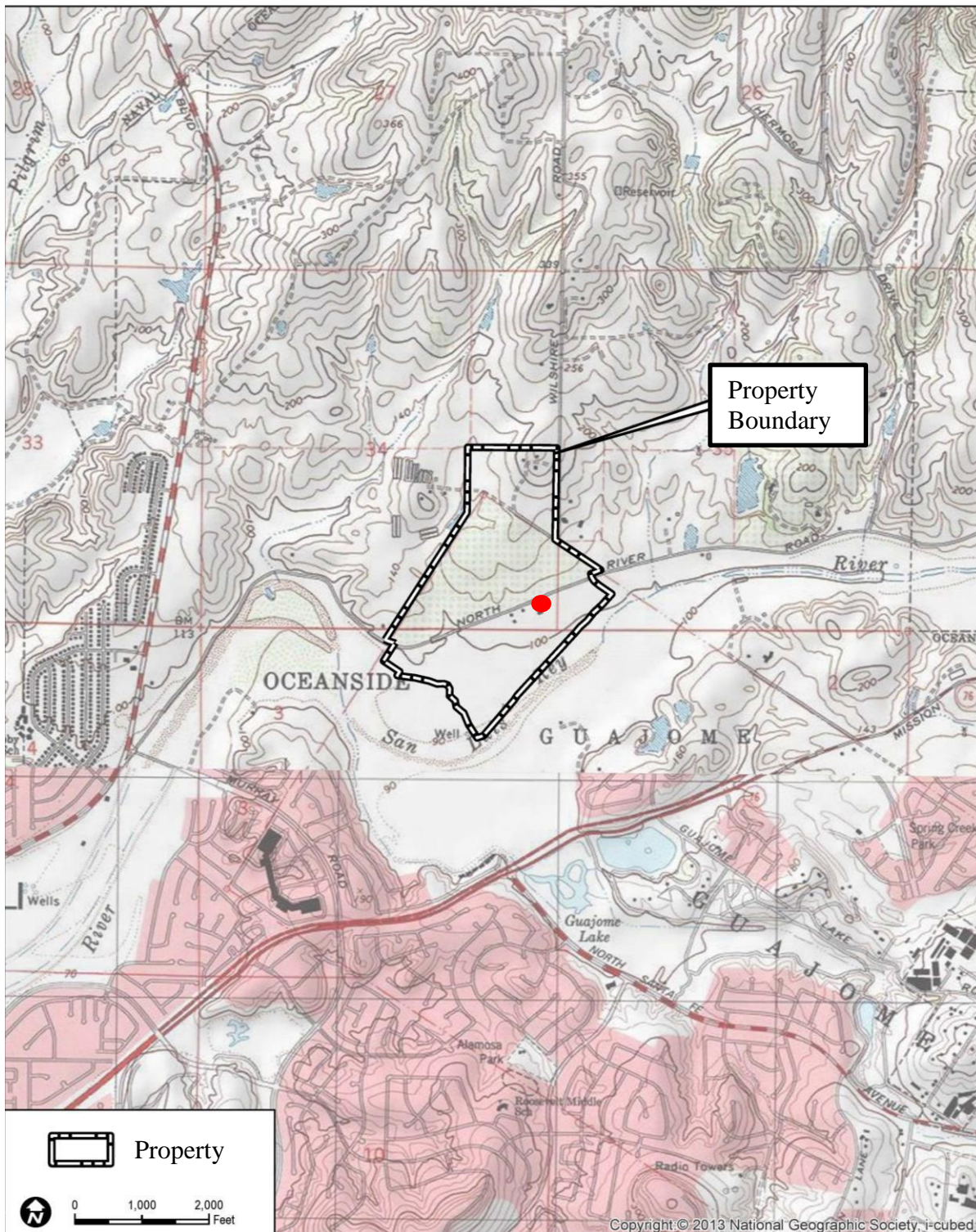
*P9. Date Recorded: June 13, 2018

*P10. Survey Type: (Describe) Intensive pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401

North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 3 - Small Residence, 5401 N. River Rd.

*NRHP Status Code 6Z

Page 3 of 6

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: unknown B4. Present Use: residence (abandoned)

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built c. 1946-1953. Addition to south elevation of unknown date.

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

*B8. Related Features: _____

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a

Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

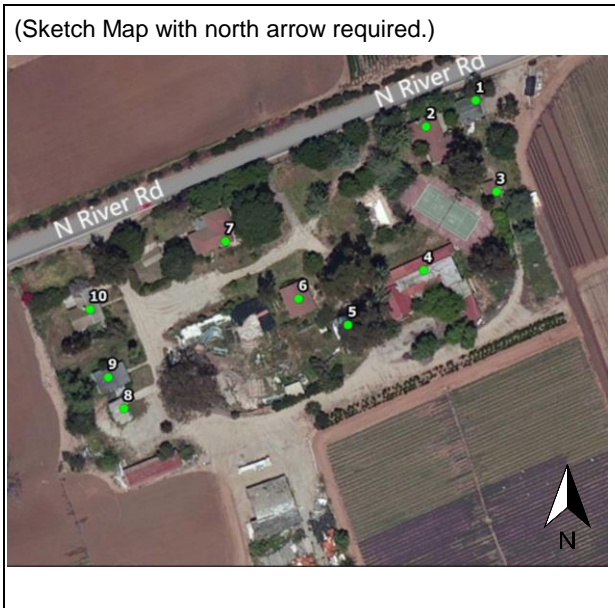
See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP

*Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 3 - Small Residence, 5401 N. River Rd.

Page 4 of 6

*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian

CONTINUATION SHEET

Property Name: Building 3 - Small Residence, 5401 N. River Rd.

Page 5 of 6

form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

CONTINUATION SHEET

Property Name: Building 3 - Small Residence, 5401 N. River Rd.

Page 6 of 6

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922-8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018.
<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>
- SDU (San Diego Union). 1946. "Certificate of Partnership Fictitious Name." March 22, page 17. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1953. "Cattle Growers Tour Today." April 9, page 6. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1956. "106 Livestock-Supplies." March 16, page 42. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1957. "Horse Show Attracts 4,500." May 13, page 7. Accessed June 1, 2018. www.genealogybank.com

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 4 - Large Residence, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473900 mE/ 3679777 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 4 is a single-story, single-family Spanish Colonial Revival style residence with a complex roof form clad in tapered half-barrel clay Mission tiles and Spanish S-shaped clay tiles. The building has a C-shape in plan, is clad in stucco and board-and-batten wood planks, and appears to rest on concrete foundations. Multiple single wood doors and sliding glass doors provide access. A Spanish style wood door with iron grille work provides access to the great room from the courtyard. Windows are numerous and include single-lite casement windows, fixed single-lite windows, and unidentifiable boarded-over windows. Two chimneys jut upward, ones on the west elevation and the other internally. (continued)

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Large residence, view looking south - southwest. (April 27, 2018; IMG 8563)

*P6. Date Constructed/Age and Source: Historic Prehistoric

Both

Prior to 1938 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: June 13, 2018

*P10. Survey Type: (Describe)
Intensive pedestrian

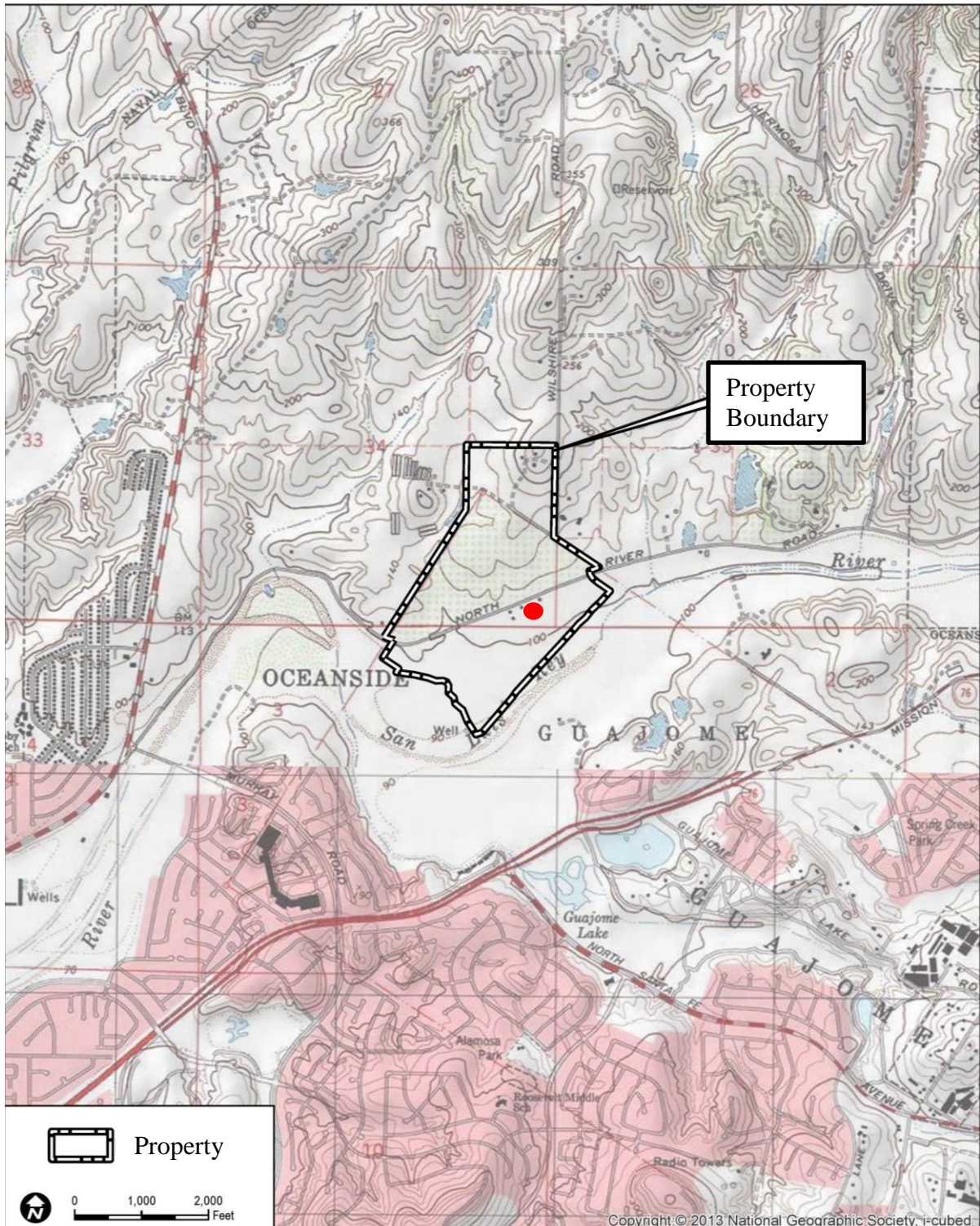
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 4 - Large Residence, 5401 N. River Rd.

*NRHP Status Code 6Z

Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residence B4. Present Use: residence (abandoned)

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built prior to 1938. Extensive alterations to the north elevation and courtyard of unknown date. Additions to south elevation of unknown date.

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

*B8. Related Features: _____

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

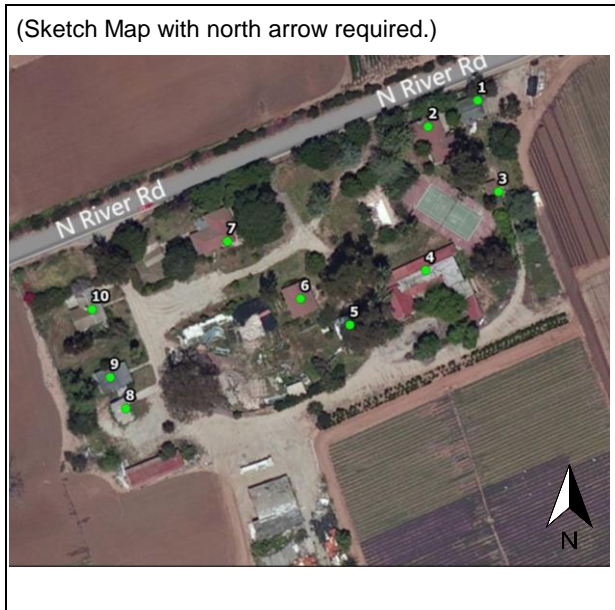
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 4 - Large Residence, 5401 N. River Rd.

Page 4 of 6

*P3a. Description: (continued)

A deep, covered patio extends full-length along the north elevation, while a second deep, covered patio wrap around the interior of the courtyard. The great room on the western side of the building retains several elements of Spanish Colonial Revival, including exposed King trusses with decorative corbels, exposed roof beams, and arched wall openings. Later alterations include 1950s-era stone work cladding both fireplaces and forming a low wall along the southern edge of the courtyard; late 20th Century kitchen remodel, sliding glass doors, air ducts, and wiring conduit; several stages of additions to the north elevation including the board-and-batten expansion and multiple generations of extensions to the patio roof; and an added wing on the southeastern portion of the house, clad in asphalt shingle roofing material, and multiple car port additions to the west elevation of the added wing.

*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of

CONTINUATION SHEET

Property Name: Building 4 - Large Residence, 5401 N. River Rd.

Page 5 of 6

their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

CONTINUATION SHEET

Property Name: Building 4 - Large Residence, 5401 N. River Rd.

Page 6 of 6

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922-8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018.
<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>
- SDU (San Diego Union). 1946. "Certificate of Partnership Fictitious Name." March 22, page 17. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1953. "Cattle Growers Tour Today." April 9, page 6. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1956. "106 Livestock-Supplies." March 16, page 42. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1957. "Horse Show Attracts 4,500." May 13, page 7. Accessed June 1, 2018. www.genealogybank.com

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 5 - Miscellaneous, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473900 mE/ 3679777 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 5 is a single-story, one-room building with a front-gable roof clad in asphalt composition shingles. The building has an earthen floor and may or may not have a perimeter foundation. The walls are clad with unfinished stucco, leaving portions of the wire mesh exposed. An arched opening is on the north (main) elevation, and the east and west elevations each have a single aluminum-framed sliding window. A front-gabled shade structure attached to a concrete slab, with translucent polythene sheeting covering the rafters, is attached to the north elevation.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Miscellaneous building, view looking southeast. (April 27, 2018; IMG 8646)

*P6. Date Constructed/Age and Source: Historic Prehistoric

Both

c. 1938-1946 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: June 13, 2018

*P10. Survey Type: (Describe)

Intensive pedestrian

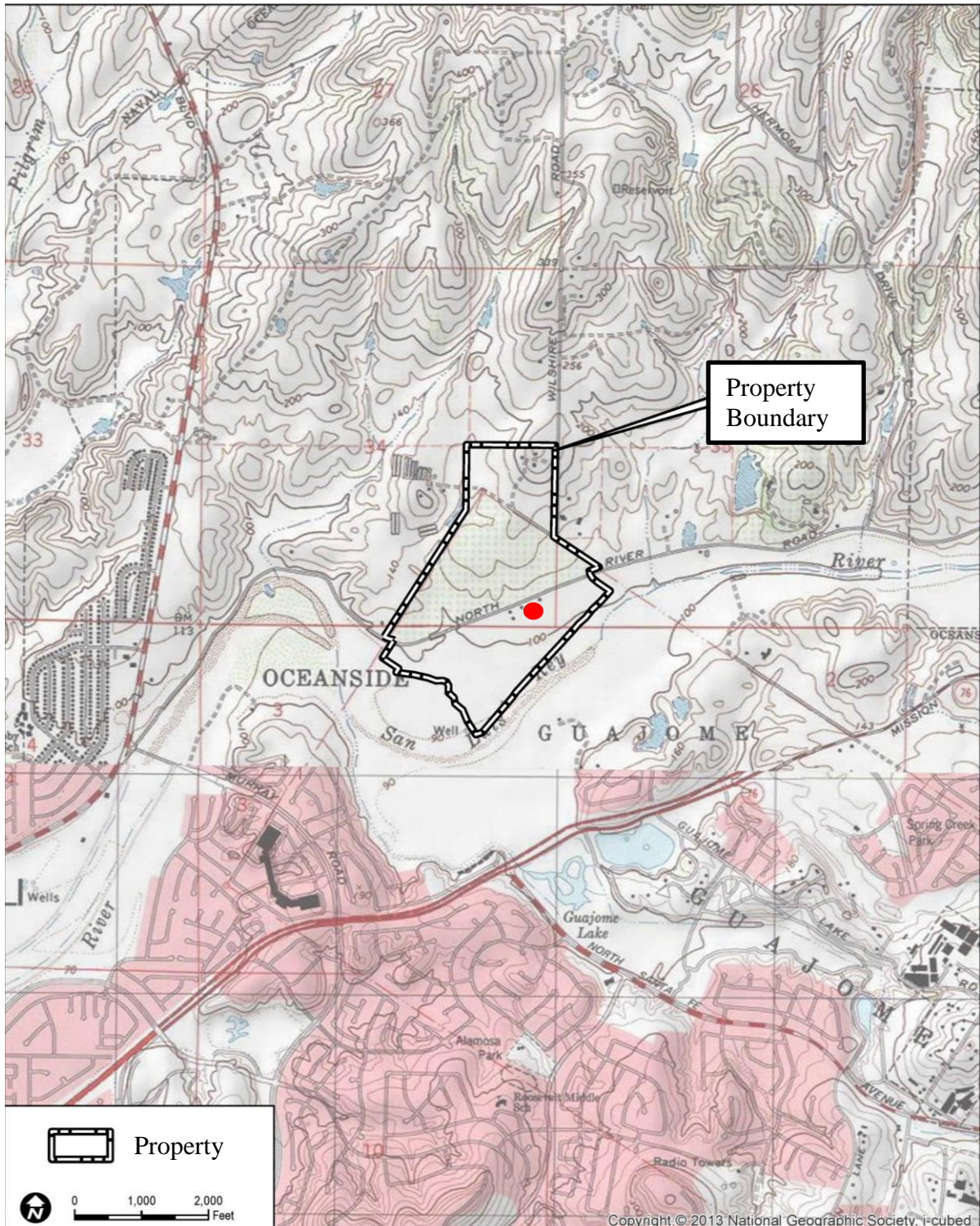
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 5 - Miscellaneous, 5401 N. River Rd.

*NRHP Status Code 6Z

Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: unknown B4. Present Use: unknown (abandoned)

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1938-1946. Replacement windows and new stucco of unknown date.

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

*B8. Related Features: _____

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

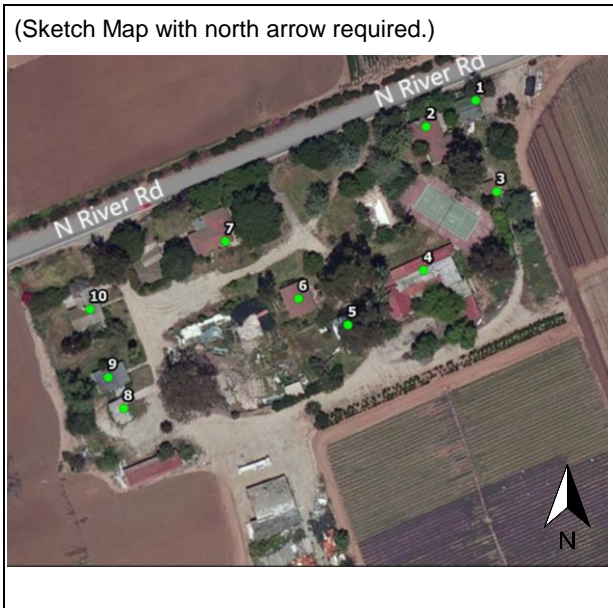
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 5 - Miscellaneous, 5401 N. River Rd.

Page 4 of 6

*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian

CONTINUATION SHEET

Property Name: Building 5 - Miscellaneous, 5401 N. River Rd.

Page 5 of 6

form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

CONTINUATION SHEET

Property Name: Building 5 - Miscellaneous, 5401 N. River Rd.

Page 6 of 6

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922-8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018.
<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>
- SDU (San Diego Union). 1946. "Certificate of Partnership Fictitious Name." March 22, page 17. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1953. "Cattle Growers Tour Today." April 9, page 6. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1956. "106 Livestock-Supplies." March 16, page 42. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1957. "Horse Show Attracts 4,500." May 13, page 7. Accessed June 1, 2018. www.genealogybank.com

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 6 - Residence, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473853 mE/ 3679770 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 6 is a side-gabled residence with brick walls and a roof clad in tile similar in shape to the Decra Classic lightweight steel tile. An integral porch is centered on the east (main) elevation. Fenestration is regular and mostly symmetrical, with a limited number of windows on each elevation and single doors granting access from the east elevation. The west elevation has a central portion clad in vertical boards that houses a sliding glass door. Adjacent to this section is a full-height opening bordered on the northern side by an infilled brick wall. The house appears to originally have been a duplex with enclosed patios on the east and west elevation, but at some later date it was changed into a single-family residence.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Residence, view looking southeast. (April 27, 2018; IMG 8651)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1946-1953 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: _____

June 13, 2018

*P10. Survey Type: (Describe)

Intensive pedestrian

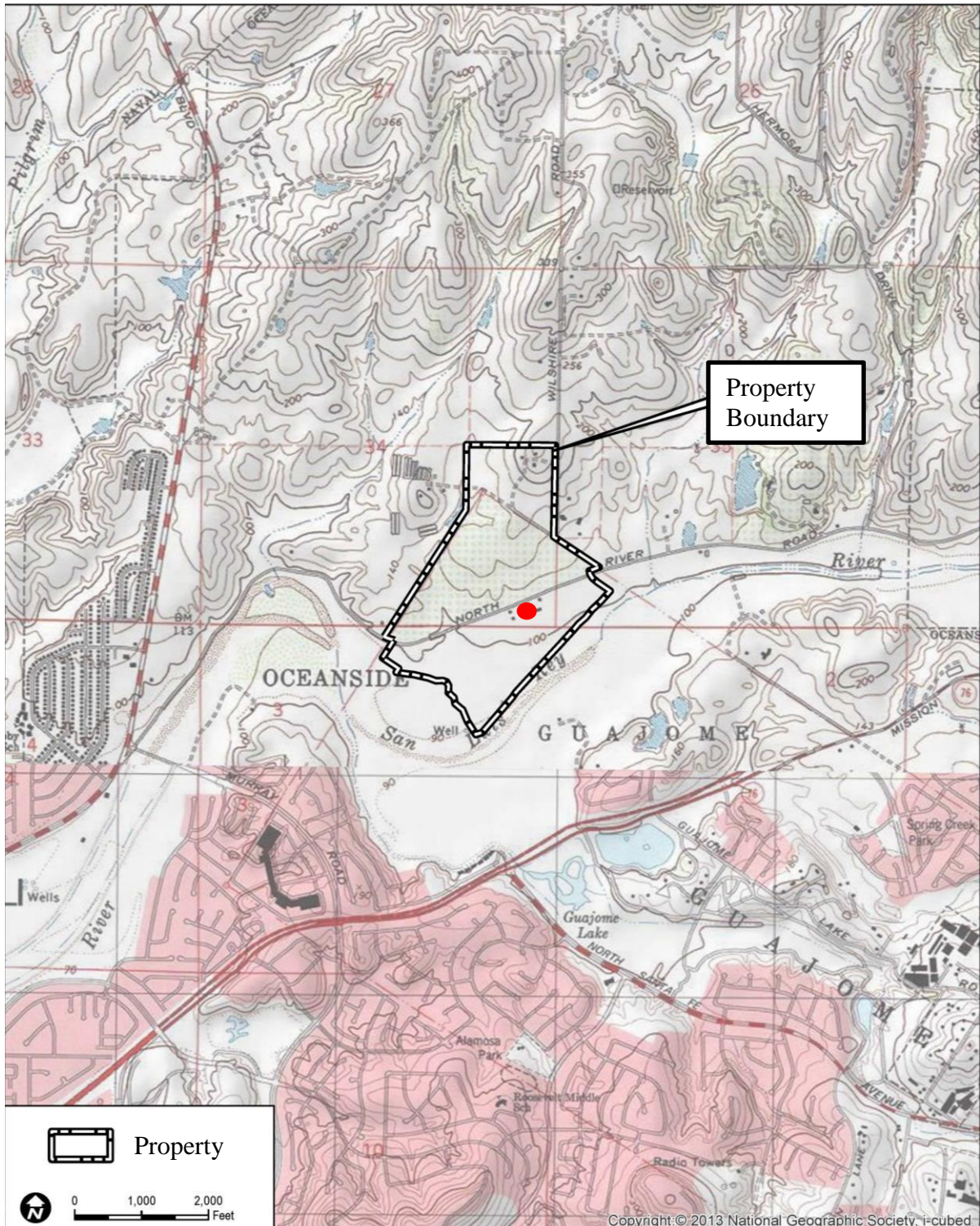
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 6 - Residence, 5401 N. River Rd. *NRHP Status Code 6Z
 Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residential B4. Present Use: residential (abandoned)

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1946-1953. Extensive alterations (duplex to single-family, replacement/new doors and windows) of unknown date.

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

*B8. Related Features: _____

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

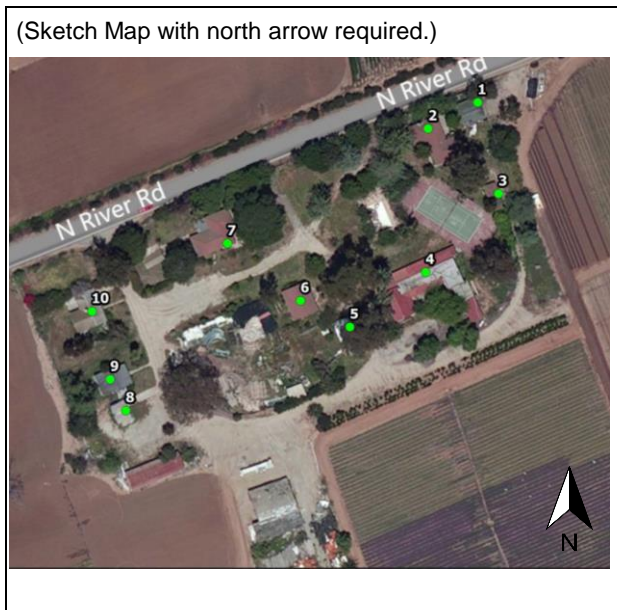
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 6 - Residence, 5401 N. River Rd.

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*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian

CONTINUATION SHEET

Property Name: Building 6 - Residence, 5401 N. River Rd.

Page 5 of 6

form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

CONTINUATION SHEET

Property Name: Building 6 - Residence, 5401 N. River Rd.

Page 6 of 6

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922-8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018.
<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>
- SDU (San Diego Union). 1946. "Certificate of Partnership Fictitious Name." March 22, page 17. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1953. "Cattle Growers Tour Today." April 9, page 6. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1956. "106 Livestock-Supplies." March 16, page 42. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1957. "Horse Show Attracts 4,500." May 13, page 7. Accessed June 1, 2018. www.genealogybank.com

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 7 - Residence, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473819 mE/ 3679796 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 7 is a single-story, brick single-family residence with a hipped roof clad in tile similar in shape to the Decra Classic lightweight steel tile. The building has a Z-shape in plan, and rests on a concrete foundation. Multiple single doors provide access on the east and west elevations. Windows are located at the house corners, with some piercing the elevations at random locations. They were wood-framed but are either missing or boarded over. A large chimney juts upwards on the south elevation. A covered patio was added at some point to the west elevation, over the main entrance.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Residence, view looking southeast. (April 27, 2018; IMG 8665)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1946-1953 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: _____

June 13, 2018

*P10. Survey Type: (Describe)

Intensive pedestrian

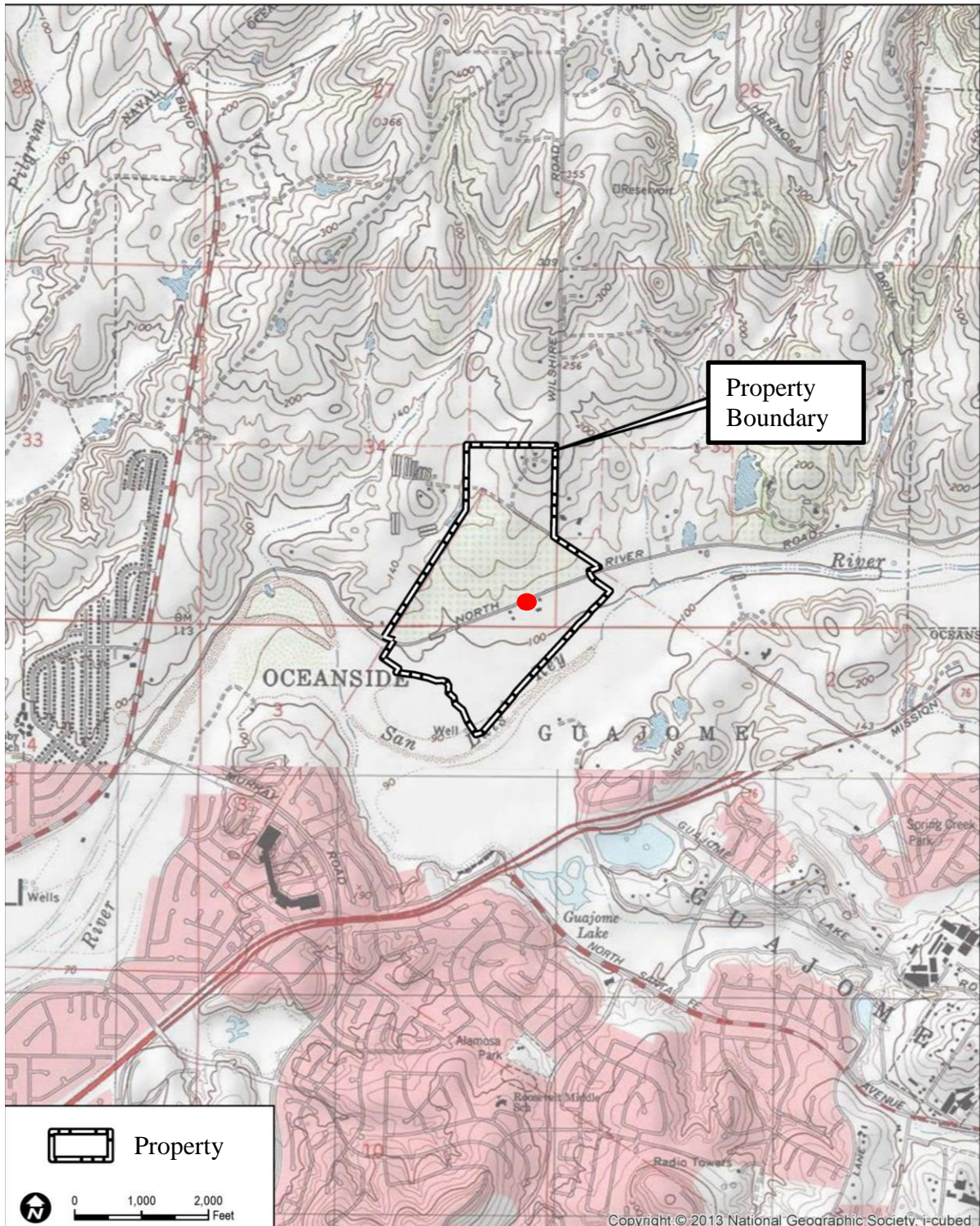
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 7 - Residence, 5401 N. River Rd. *NRHP Status Code 6Z
 Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residential B4. Present Use: residential (abandoned)

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1946-1953. Alterations (covered front patio, replacement/new doors and windows) of unknown date.

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

*B8. Related Features: _____

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

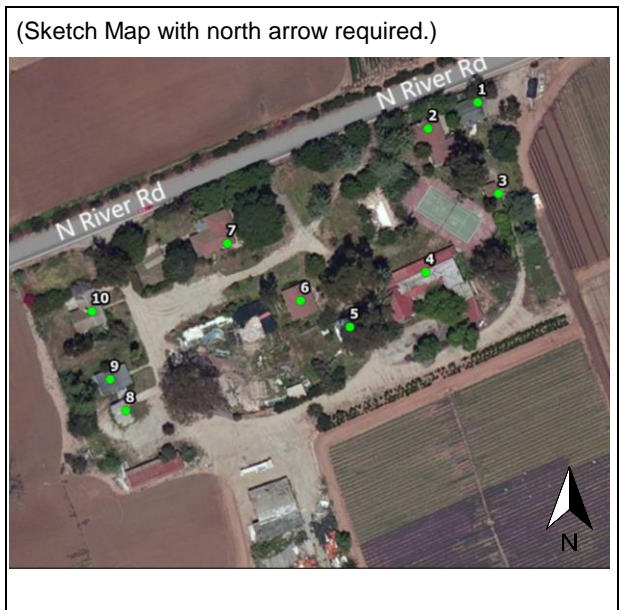
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 7 - Residence, 5401 N. River Rd.

Page 4 of 6

*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian

CONTINUATION SHEET

Property Name: Building 7 - Residence, 5401 N. River Rd.

Page 5 of 6

form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

CONTINUATION SHEET

Property Name: Building 7 - Residence, 5401 N. River Rd.

Page 6 of 6

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922-8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018.
<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>
- SDU (San Diego Union). 1946. "Certificate of Partnership Fictitious Name." March 22, page 17. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1953. "Cattle Growers Tour Today." April 9, page 6. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1956. "106 Livestock-Supplies." March 16, page 42. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1957. "Horse Show Attracts 4,500." May 13, page 7. Accessed June 1, 2018. www.genealogybank.com

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 8 - Residence, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473785 mE/ 3679726 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 8 is a double front-gable residence clad in a variety of materials, including stucco, board-and-batten, and vertical wood planks, with asphalt shingles cladding the roof. The northern front-gabled section serves as a single-car garage with carriage-style wood garage doors, while the southern front-gabled section provides living space. A shed-roofed addition is attached to the southern elevation, and provides access to the living quarters from the east elevation. The windows are boarded over, hampering identification of window types.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Residence, view looking northwest. (April 27, 2018; IMG 8695)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1946-1953 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: June 13, 2018

*P10. Survey Type: (Describe)
Intensive pedestrian

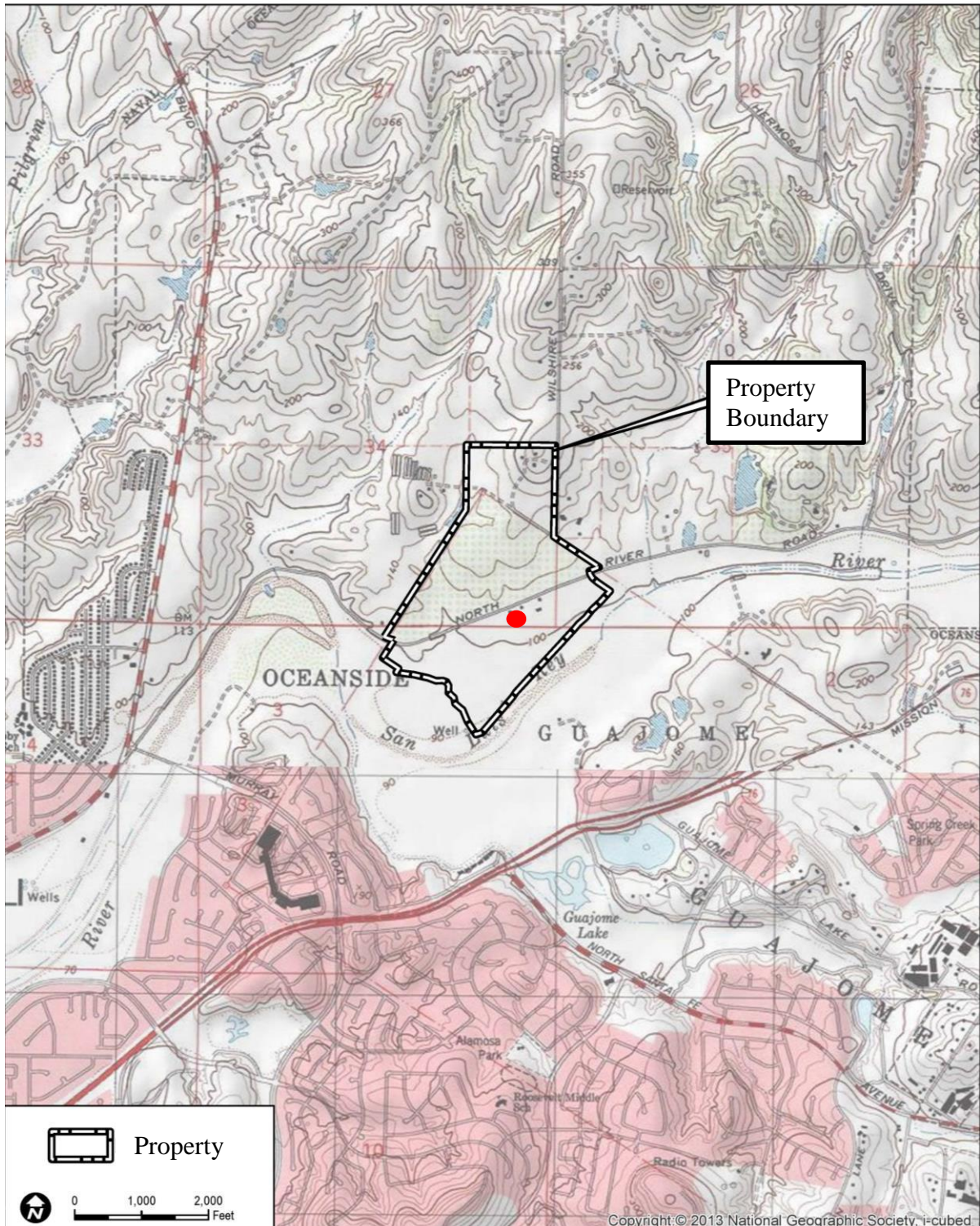
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 8 - Residence, 5401 N. River Rd. *NRHP Status Code 6Z
 Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: unknown B4. Present Use: residential (abandoned)

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1946-1953. Shed-roofed addition of unknown date.

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

*B8. Related Features:

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

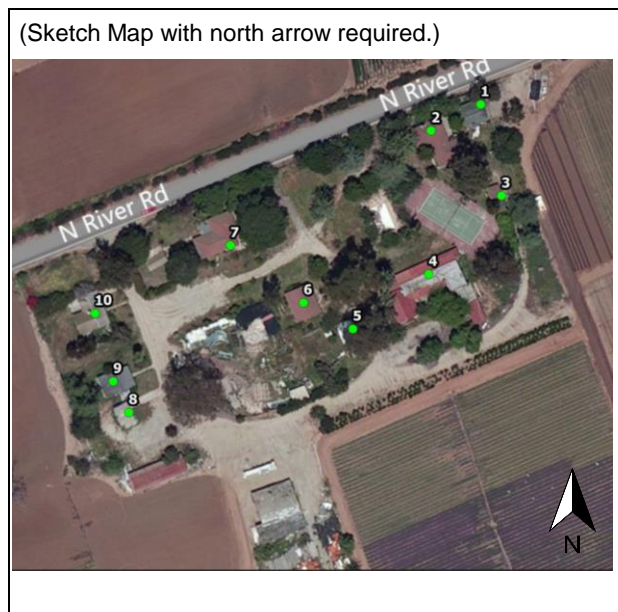
See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP

*Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 8 - Residence, 5401 N. River Rd.

Page 4 of 6

*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian

CONTINUATION SHEET

Property Name: Building 8 - Residence, 5401 N. River Rd.

Page 5 of 6

form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

CONTINUATION SHEET

Property Name: Building 8 - Residence, 5401 N. River Rd.

Page 6 of 6

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922-8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018.
<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>
- SDU (San Diego Union). 1946. "Certificate of Partnership Fictitious Name." March 22, page 17. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1953. "Cattle Growers Tour Today." April 9, page 6. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1956. "106 Livestock-Supplies." March 16, page 42. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1957. "Horse Show Attracts 4,500." May 13, page 7. Accessed June 1, 2018. www.genealogybank.com

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 9 - Residence, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473782 mE/ 3679740 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 9 is a front-gabled residence, with an enclosed shed-roof addition to the east (main elevation and two front-gabled additions to the west elevation. A smaller shed-roofed addition juts from the south elevation. The majority of the building is clad in stucco, except for the small shed-roofed addition that is clad in wood. The roof is clad with asphalt shingles. Fenestration is irregular; the openings are boarded over, hampering identification of window types.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Residence, view looking northwest. (April 27, 2018; IMG 8702)

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

c. 1938-1946 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: _____

June 13, 2018

*P10. Survey Type: (Describe)

Intensive pedestrian

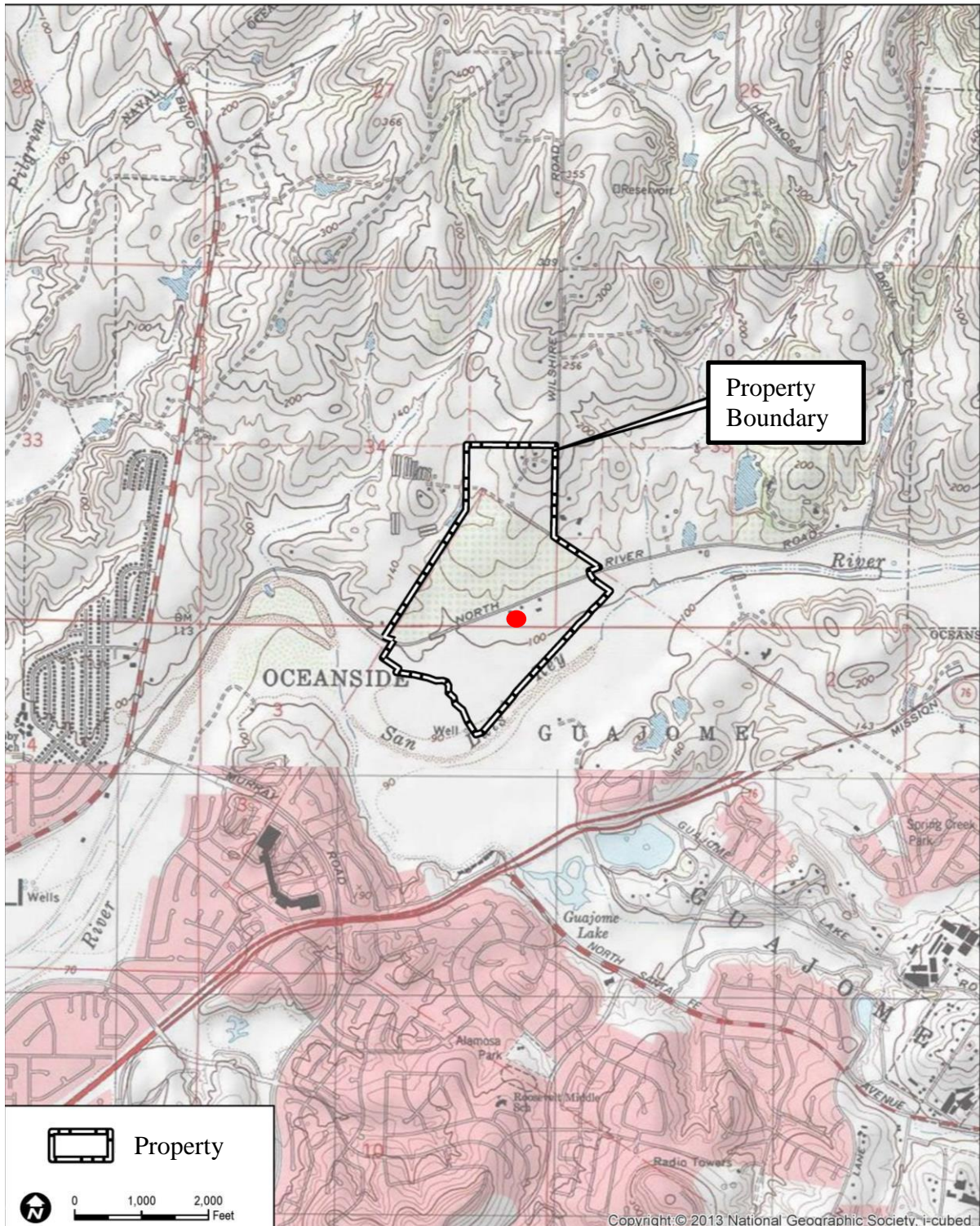
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 9 - Residence, 5401 N. River Rd. *NRHP Status Code 6Z
 Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residential B4. Present Use: residential (abandoned)

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1938-1946. Extensive alterations (front shed-roof addition, side shed-roof addition, two rear front-gable additions) of unknown date.

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

*B8. Related Features: _____

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

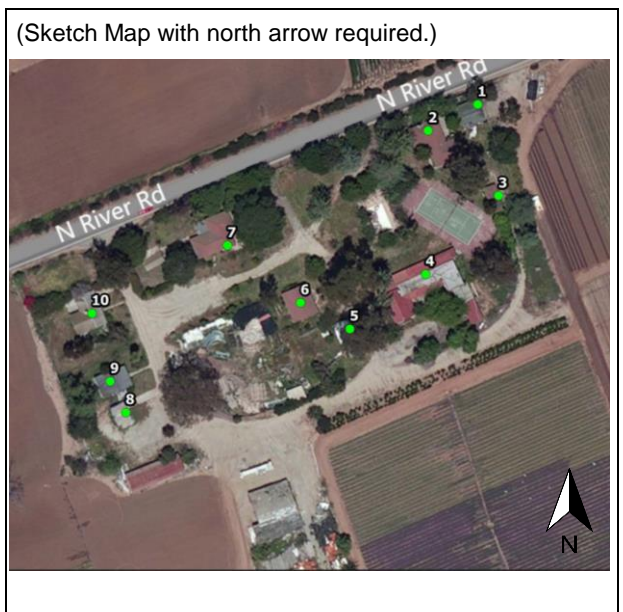
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 9 - Residence, 5401 N. River Rd.

Page 4 of 6

*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian

CONTINUATION SHEET

Property Name: Building 9 - Residence, 5401 N. River Rd.

Page 5 of 6

form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

CONTINUATION SHEET

Property Name: Building 9 - Residence, 5401 N. River Rd.

Page 6 of 6

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922-8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018.
<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>
- SDU (San Diego Union). 1946. "Certificate of Partnership Fictitious Name." March 22, page 17. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1953. "Cattle Growers Tour Today." April 9, page 6. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1956. "106 Livestock-Supplies." March 16, page 42. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1957. "Horse Show Attracts 4,500." May 13, page 7. Accessed June 1, 2018. www.genealogybank.com

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 10 - Residence, 5401 N. River Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 11S; R 4W; of of Sec 2 and 3; San Bernardino B.M.

c. Address 5401 North River Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473773 mE/ 3679766 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-84-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 10 is a one-story, brick, side-gabled residence with a large front-gabled addition on the west elevation. The roof is clad in asphalt shingles, and a large square chimney juts upward from the west elevation. The east (main) elevation has an integral patio in the center, that is flanked to the north by a narrow double-car garage. Fenestration is irregular; the windows are boarded over, hampering identification of window types. Several single doors provide access on the east (main), south, and west elevations. A small integral patio is sited on the west elevation, adjacent to the large addition, and shelters three single doors.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Residence, view looking northwest. (April 27, 2018; IMG 8709)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1946-1953 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: _____

June 13, 2018

*P10. Survey Type: (Describe)

Intensive pedestrian

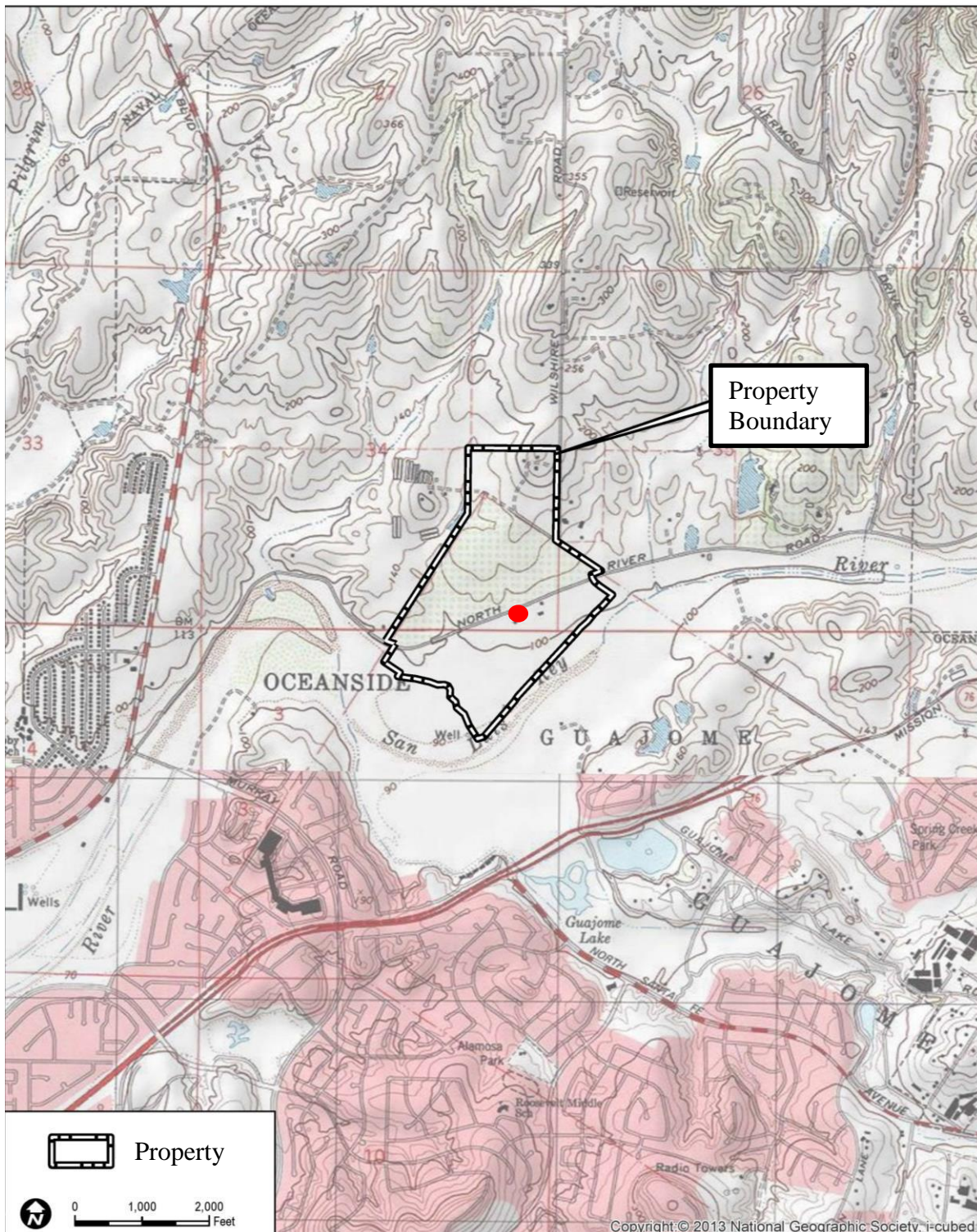
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 10 - Residence, 5401 N. River Rd. *NRHP Status Code 6Z
 Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residential B4. Present Use: residential (abandoned)

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1946-1953. Large addition to rear of unknown date.

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

*B8. Related Features:

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 5401 North River Road was once part of Rancho Guajome, a 2,219-acre land grant made by Mexican Governor Pio Pico to Andrés and José Manuel in 1845 (Hoffman 1862). Prior to the grant, the property belonged to Mission San Luis Rey. The Manuel brothers sold the property to Abel Stearns, a wealthy land owner and cattle rancher., who then gifted Rancho Guajome to his wife's younger sister, Ysidora Bandini, upon her marriage to Lieutenant Cave Johnson Coutts in 1851 (Brackett 1939). The couple built a large ranch house in the southwestern portion of the rancho. Built in the traditional Californio style, with four wings around a central courtyard, Coutts reused hand-hewn sycamore logs and half-barrel roof tiles salvaged from the nearby abandoned Mission San Luis Rey in the construction of the approximately 7,000 sq. ft. house (Christenson and Sweet 2008). The 1912 plat map of the area indicates Rancho Guajome was subdivided between seven owners by this time, with Susie G. Coutts retaining 233 acres of the northwestern portion of the rancho (Alexander 1912). In 1942, the portion containing the ranch house was sold outside of the Coutts family, to Clarence Crow of Los Angeles (LAT 1942).

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

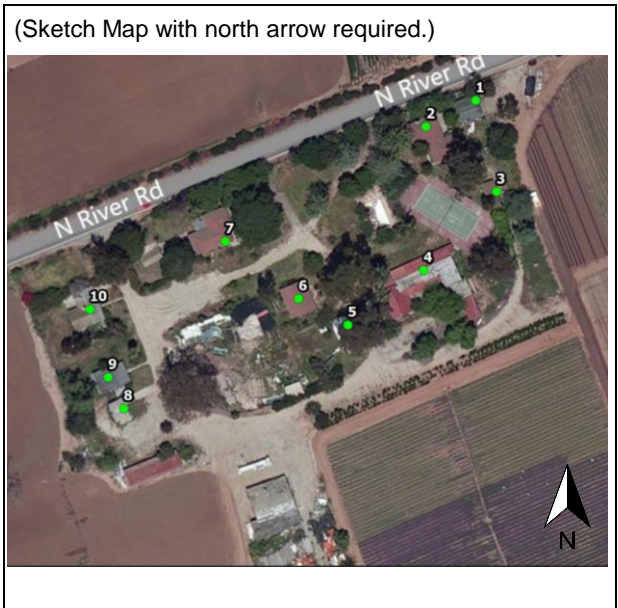
See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP

*Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 10 - Residence, 5401 N. River Rd.

Page 4 of 6

*B10. Significance: (continued)

Sometime prior to 1946, Harry C. Arthur, Jr. purchased the River Road parcel. An upper-level executive with West Coast Theaters, Arthur Jr. and his two sons, Harry C. Arthur III and Thomas G. Arthur, formed a business partnership under the name Camelot Ranch (SDU 1946). Camelot Ranch was located on the River Road parcel, and reportedly raised beef cattle and quarter horses (SDU 1953, 1956). At a horse show in Escondido in 1957, one of Camelot Ranch's quarter horses, Camelot Little Fuero, was awarded the title of Grand Champion Stallion Quarter Horse (SDU 1957). Harry C. Arthur III died in 1958, and his father passed away a few years later in 1966 (Ancestry.com 2000). Thomas G. Arthur, the owner of Arthur Food Services, held the concession for Dodgers Stadium for 29 years, until 1991; he was known for developing the Dodger Dog. Thomas died in 2006 (Find a Grave 2015). The ranch continued operations into the 1980s and possibly later (SDU 1980).

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel. Therefore, 5401 North River Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract comprising the River Road parcel.

The River Road parcel was owned by Harry C. Arthur, Jr., an upper-level executive with West Coast Theaters and later with Fox Theaters. However, neither Arthur nor his sons lived on the property; they lived in Los Angeles. The property was merely the site of their business enterprise, Camelot Ranch, and not closely associated with the work for which Arthur Jr. was known. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the River Road parcel are of a ubiquitous utilitarian

CONTINUATION SHEET

Property Name: Building 10 - Residence, 5401 N. River Rd.

Page 5 of 6

form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The identifiable architectural styles include Minimal Traditional (Buildings 2 and 7) and Spanish Colonial Revival (Building 4). Buildings 2 and 7 are unexceptional examples of Minimal Traditional, and unsympathetic alterations to the exteriors, interiors, and fenestration are evident. Building 4 shows evidence of several alterations to the roof line, particularly on the north (main) elevation, as well as being remodeled sometime in the 1980s, although the great room on the western end of the building retains several of its original architectural elements. There is also a large addition to the eastern portion of the south elevation. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The River Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 5401 North River Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 5401 North River Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The buildings on the River Road parcel remain in their same location as they were originally constructed, and therefore retain integrity of location.

Design: Extensive alterations and incompatible repairs to all buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of design.

Setting: The buildings on the River Road parcel are abandoned and surrounded by agricultural fields, a change of use from the historic cattle and horse operations; therefore, the River Road parcel no longer retains integrity of setting.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the River Road parcel indicates that the River Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on both the River Road parcel indicates that the River Road parcel no longer retains integrity of workmanship.

Feeling: Although the area is still somewhat rural, the River Road parcel no longer functions as a ranch and therefore no longer has integrity of feeling.

CONTINUATION SHEET

Property Name: Building 10 - Residence, 5401 N. River Rd.

Page 6 of 6

Association: The River Road parcel is still located within a relatively rural area, but the use has changes over the years. Therefore, the integrity of association is diminished.

In summary, the River Road parcel maintains integrity of location, has diminished integrity of association, and no longer has integrity of design, setting, materials, workmanship, or feeling. As such, the River Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the River Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 5401 North River Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Ancestry.com. 2000. *California, Death Index, 1940-1997* [database on-line]. Provo, UT: Ancestry.com Operations Inc.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Find A Grave. 2015. *Find A Grave*. Memorial page for Thomas Gregory Arthur (1922-8 Jun 2006), Find A Grave Memorial no. 148566588. Accessed June 13, 2018.
<https://www.findagrave.com>.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>
- SDU (San Diego Union). 1946. "Certificate of Partnership Fictitious Name." March 22, page 17. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1953. "Cattle Growers Tour Today." April 9, page 6. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1956. "106 Livestock-Supplies." March 16, page 42. Accessed June 1, 2018. www.genealogybank.com
- SDU. 1957. "Horse Show Attracts 4,500." May 13, page 7. Accessed June 1, 2018. www.genealogybank.com

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 11 - Residence, 297 Wilshire Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 10S; R 4W; of of Sec 34 and 35; San Bernardino B.M.

c. Address 297 Wilshire Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473882 mE/ 3680482 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-83-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 11 is a single-story, front-gabled residence, clad in brick-patterned paper with a roof clad in rolled roofing material. The building is rectangular in plan and the foundation is post-and-beam. Two symmetrical flat-roofed additions just from the north elevation. Two single doors provide access from the south (main) elevation. Fenestration is regular, with both original and modern replacement slider windows. The symmetrical layout and two entrance doors imply this building is a duplex.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Residence, view looking northwest. (April 27, 2018; IMG 8740)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
c. 1946-1953 (aerial photos)

*P7. Owner and Address:
Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek
605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: June 13, 2018

*P10. Survey Type: (Describe)
Intensive pedestrian

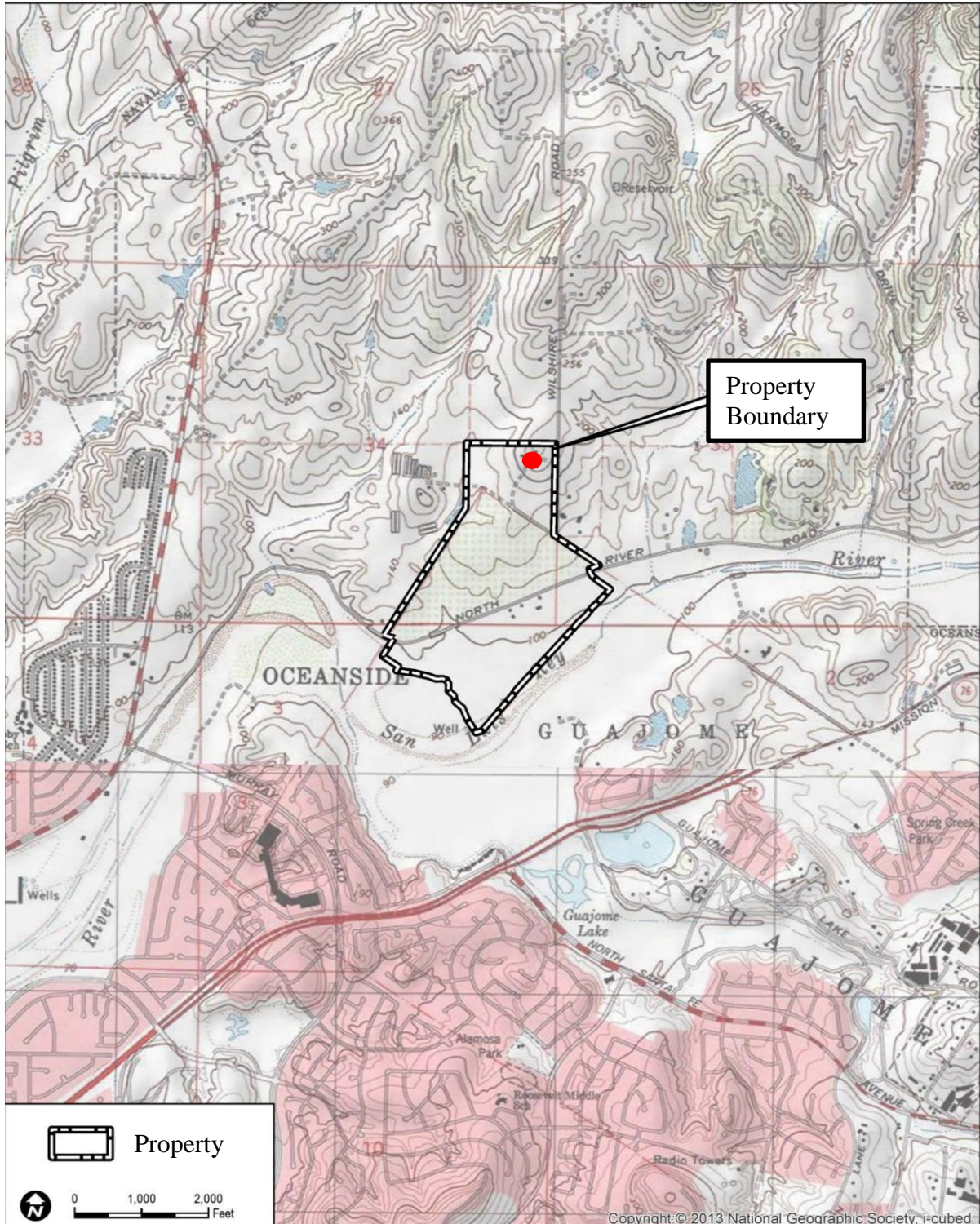
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____

Page 2 of 6 *Resource Name or # (Assigned by recorder) Building 11 - Residence, 297 Wilshire Rd.

*Map Name: Morro Hill, USGS 7.5 minute Quadrangle *Scale: 1:24,000 *Date of map: 1995



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 11 - Residence, 297 Wilshire Rd. *NRHP Status Code 6Z
 Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residential B4. Present Use: residential (abandoned)
 *B5. Architectural Style: utilitarian
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1946-1953. Two additions to rear of unknown date.

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

B9a. Architect: none b. Builder: none
 *B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A portion of the property at 297 Wilshire Road was once part of the northern most section of Rancho Guajome, with the remainder of the property falling within township lands. Archival research did not yield any other information relating to the history of this parcel.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 11 - Residence, 297 Wilshire Rd.

Page 4 of 6

*B10. Significance: (continued)

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although part of the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to be sited within the township lands and have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract forming part of the Wilshire Road parcel. Therefore, 297 Wilshire Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to be sited within the township lands and have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract forming part of the Wilshire Road parcel.

The Wilshire Road parcel does not appear to be associated with anyone of importance, given the paucity of information available. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the Wilshire Road parcel are of a ubiquitous utilitarian form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The one identifiable architectural style is the Craftsman style of Building 13. Building 13 shows traces of its Craftsman heritage in the knee braces, roof line, exposed rafters, and the few remaining original windows; however, the building has been expanded and extensively altered, and now appears to serve as a barn and storage area instead of a residence. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Wilshire Road parcel has not yielded, nor is it likely to yield, information important

CONTINUATION SHEET

Property Name: Building 11 - Residence, 297 Wilshire Rd.

Page 5 of 6

to understanding prehistory or history. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 297 Wilshire Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: For the Wilshire Road parcel, Buildings 11 and 12 retain their original location; Building 14 appears to be of more recent construction than available historical maps and aerial photographs indicate; and Building 13 may have been moved to its current location from another location on the property. Therefore, integrity of location is compromised for the Wilshire Road parcel.

Design: Extensive alterations and incompatible repairs to all buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of design.

Setting: The buildings on the Wilshire Road parcel appear to have diminished integrity of setting, given the use of one residence as an office and another residence as a storage barn, but maintaining the continued use of the property for agricultural purposes.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of workmanship.

Feeling: The Wilshire Road parcel continues use as an agricultural enterprise, but the change in use for some of the buildings diminishes its integrity of feeling.

Association: The Wilshire Road parcel is still located within a relatively rural area, but the use has changed over the years. Therefore, the integrity of association is diminished.

In summary, the Wilshire Road parcel has diminished integrity of location, association, and setting, and no longer retains integrity of design, materials, workmanship, or feeling. As such, the Wilshire Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the Wilshire Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 297 Wilshire Road are not considered historical resources under CEQA.

CONTINUATION SHEET

Property Name: Building 11 - Residence, 297 Wilshire Rd.

Page 6 of 6

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 12 - Residence, 297 Wilshire Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 10S; R 4W; of of Sec 34 and 35; San Bernardino B.M.

c. Address 297 Wilshire Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473867 mE/ 3680481 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-83-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 12 appears to be a residence, but currently may either serve as storage or be abandoned. The single-story, front-gabled building is rectangular in plan and clad in stucco, with the exception of horizontal wood clapboards covering large opening in the south (main) elevation. The roof is sheathed with plywood, and appears to be collapsing. Fenestration is irregular, and the windows appear to be missing.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Residence, view looking northwest. (April 27, 2018; IMG 8746)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1938-1946 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: June 13, 2018

*P10. Survey Type: (Describe)
Intensive pedestrian

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 12 - Residence, 297 Wilshire Rd. *NRHP Status Code 6Z
 Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residential B4. Present Use: residential (abandoned)
 *B5. Architectural Style: utilitarian
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1938-1946. Alteration to south (main) elevation and fenestration of unknown date.

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

B9a. Architect: none b. Builder: none
 *B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A portion of the property at 297 Wilshire Road was once part of the northern most section of Rancho Guajome, with the remainder of the property falling within township lands. Archival research did not yield any other information relating to the history of this parcel.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 12 - Residence, 297 Wilshire Rd.

Page 4 of 6

*B10. Significance: (continued)

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although part of the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to be sited within the township lands and have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract forming part of the Wilshire Road parcel. Therefore, 297 Wilshire Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to be sited within the township lands and have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract forming part of the Wilshire Road parcel.

The Wilshire Road parcel does not appear to be associated with anyone of importance, given the paucity of information available. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the Wilshire Road parcel are of a ubiquitous utilitarian form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The one identifiable architectural style is the Craftsman style of Building 13. Building 13 shows traces of its Craftsman heritage in the knee braces, roof line, exposed rafters, and the few remaining original windows; however, the building has been expanded and extensively altered, and now appears to serve as a barn and storage area instead of a residence. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Wilshire Road parcel has not yielded, nor is it likely to yield, information important

CONTINUATION SHEET

Property Name: Building 12 - Residence, 297 Wilshire Rd.

Page 5 of 6

to understanding prehistory or history. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 297 Wilshire Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: For the Wilshire Road parcel, Buildings 11 and 12 retain their original location; Building 14 appears to be of more recent construction than available historical maps and aerial photographs indicate; and Building 13 may have been moved to its current location from another location on the property. Therefore, integrity of location is compromised for the Wilshire Road parcel.

Design: Extensive alterations and incompatible repairs to all buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of design.

Setting: The buildings on the Wilshire Road parcel appear to have diminished integrity of setting, given the use of one residence as an office and another residence as a storage barn, but maintaining the continued use of the property for agricultural purposes.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of workmanship.

Feeling: The Wilshire Road parcel continues use as an agricultural enterprise, but the change in use for some of the buildings diminishes its integrity of feeling.

Association: The Wilshire Road parcel is still located within a relatively rural area, but the use has changed over the years. Therefore, the integrity of association is diminished.

In summary, the Wilshire Road parcel has diminished integrity of location, association, and setting, and no longer retains integrity of design, materials, workmanship, or feeling. As such, the Wilshire Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the Wilshire Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 297 Wilshire Road are not considered historical resources under CEQA.

CONTINUATION SHEET

Property Name: Building 12 - Residence, 297 Wilshire Rd.

Page 6 of 6

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 13 - Large Residence, 297 Wilshire Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 10S; R 4W; of of Sec 34 and 35; San Bernardino B.M.

c. Address 297 Wilshire Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473824 mE/ 3680465 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-83-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building 13 is a single-story, front-gabled residence designed in the Craftsman style. The building rests above a partial basement, and is clad in stucco and wood clapboards. The roof is sheathed with wood and then clad with deteriorating rolled asphalt roofing material. A shed-roofed addition just from half of the south elevation, while a series of side-gabled, front-gabled, and shed-roofed additions extend from the northern portion of the west elevation. Access is from the east (main) elevation, and fenestration is irregular. Observed window types include multiple-lite fixed windows, one-over-one double-hung windows, slider windows, fixed single-lite windows, and unidentifiable windows that are boarded over.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Residence, view looking north-northeast. (April 27, 2018; IMG 8745)

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

Prior to 1938 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: June 13, 2018

*P10. Survey Type: (Describe)
Intensive pedestrian

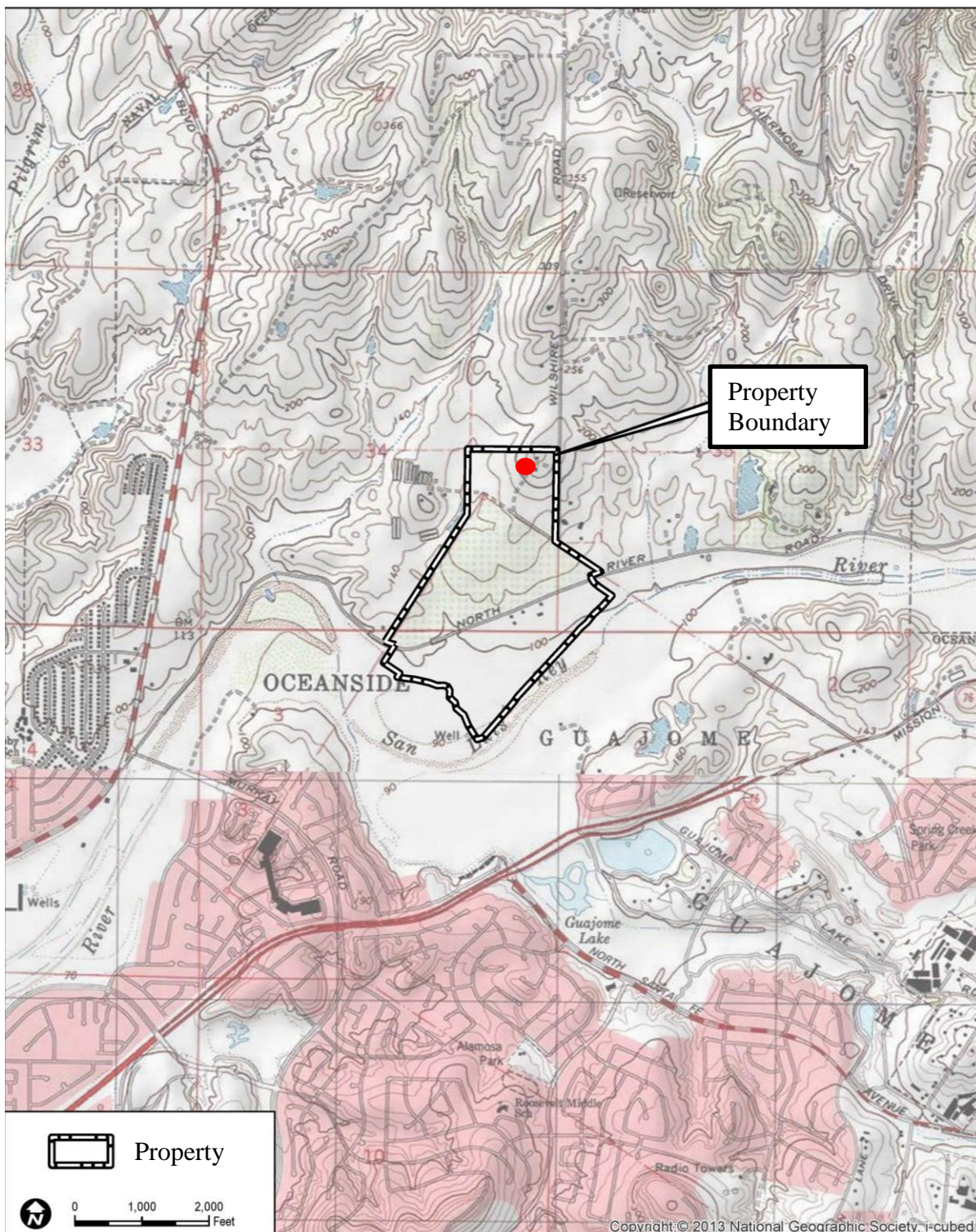
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 13 - Large Residence, 297 Wilshire Rd.

*NRHP Status Code 6Z

Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residential B4. Present Use: residential (abandoned)

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built prior to 1938. Extensive alterations and additions to the north, east, and south elevations and changes in fenestration of unknown date.

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

*B8. Related Features:

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A portion of the property at 297 Wilshire Road was once part of the northern most section of Rancho Guajome, with the remainder of the property falling within township lands. Archival research did not yield any other information relating to the history of this parcel.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: _ Building 13 - Large Residence, 297 Wilshire Rd. _

Page 4 of 6

*P3a. Description: (continued)

A vertical-plank wood door grants access to the partial basement from the west elevation. The original Craftsman-style building was probably a single-family residence when first constructed, but now appears to either serve as storage space or is abandoned.

*B10. Significance: (continued)

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although part of the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to be sited within the township lands and have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract forming part of the Wilshire Road parcel. Therefore, 297 Wilshire Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to be sited within the township lands and have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract forming part of the Wilshire Road parcel.

The Wilshire Road parcel does not appear to be associated with anyone of importance, given the paucity of information available. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the Wilshire Road parcel are of a ubiquitous utilitarian form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The one identifiable architectural style is the Craftsman style of Building 13. Building 13 shows traces of its Craftsman heritage in the knee braces, roof line, exposed rafters, and the few remaining original windows; however, the building has been expanded and extensively altered, and now appears to serve as a barn and storage area instead of a residence. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 297 Wilshire Road is recommended not eligible for listing

CONTINUATION SHEET

Property Name: _ Building 13 - Large Residence, 297 Wilshire Rd. _

Page _ 5 _ of _ 6 _

under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Wilshire Road parcel has not yielded, nor is it likely to yield, information important to understanding prehistory or history. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 297 Wilshire Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: For the Wilshire Road parcel, Buildings 11 and 12 retain their original location; Building 14 appears to be of more recent construction than available historical maps and aerial photographs indicate; and Building 13 may have been moved to its current location from another location on the property. Therefore, integrity of location is compromised for the Wilshire Road parcel.

Design: Extensive alterations and incompatible repairs to all buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of design.

Setting: The buildings on the Wilshire Road parcel appear to have diminished integrity of setting, given the use of one residence as an office and another residence as a storage barn, but maintaining the continued use of the property for agricultural purposes.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of workmanship.

Feeling: The Wilshire Road parcel continues use as an agricultural enterprise, but the change in use for some of the buildings diminishes its integrity of feeling.

Association: The Wilshire Road parcel is still located within a relatively rural area, but the use has changed over the years. Therefore, the integrity of association is diminished.

In summary, the Wilshire Road parcel has diminished integrity of location, association, and setting, and no longer retains integrity of design, materials, workmanship, or feeling. As such, the Wilshire Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

CONTINUATION SHEET

Property Name: Building 13 - Large Residence, 297 Wilshire Rd.

Page 6 of 6

As discussed above, the Wilshire Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 297 Wilshire Road are not considered historical resources under CEQA.

*B12. References:

- Alexander, W.E. 1912. *Plat Book of San Diego County, California*. Los Angeles and San Francisco, CA: Pacific Plat Book Company.
- Brackett, R.W. 1939. *A History of the Ranchos of San Diego County, California*. San Diego, CA: Union Title Insurance.
- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
- Hoffman, Ogden. 1862. *Reports of Land Cases Determined in the United States District Court for the Northern District of California: June Term, 1853 to June Term, 1858, Inclusive*. San Francisco: Nuna Hubert. Accessed June 13, 2018.
<https://archive.org/details/reportsoflandcas01hoff>
- LAT (Los Angeles Times). 1942. "Rancho Guajome." May 7, page 30. Accessed May 11, 2018.
<https://www.newspapers.com/image/380763782/>

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 6 *Resource Name or #: (Assigned by recorder) Building 14 - Office Building, 297 Wilshire Rd.

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Morro Hill Date 1995 T 10S; R 4W; of of Sec 34 and 35; San Bernardino B.M.

c. Address 297 Wilshire Road City Oceanside Zip 92057

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 473874 mE/ 3680435 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 157-100-83-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building is rectangular in plan, and is predominately clad in stucco with some horizontal boards cladding the southwest quadrant. The building is accessed at several points by single doors, with a security door covering the main door on the east elevation. Fenestration is irregular, and windows types include sliding single-lite windows and sliding replacement windows with false grille work. The main building has a two-story, shed-roofed addition to the south, and a second two-story addition projects from the southern end of the east elevation of the first addition. The building likely served as a residence at one point, but now operates as offices for the agricultural company utilizing the surrounding land.

*P3b. Resource Attributes: (List attributes and codes) N/A

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Office building, view looking northwest. (April 27, 2018; IMG 8736)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

c. 1938-1946 (aerial photos)

*P7. Owner and Address:

Self-Realization Fellowship
2235 Encinitas Blvd.
Encinitas, CA 92024

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek

605 Third St.
Encinitas, CA 92025

*P9. Date Recorded: _____

June 13, 2018

*P10. Survey Type: (Describe)

Intensive pedestrian

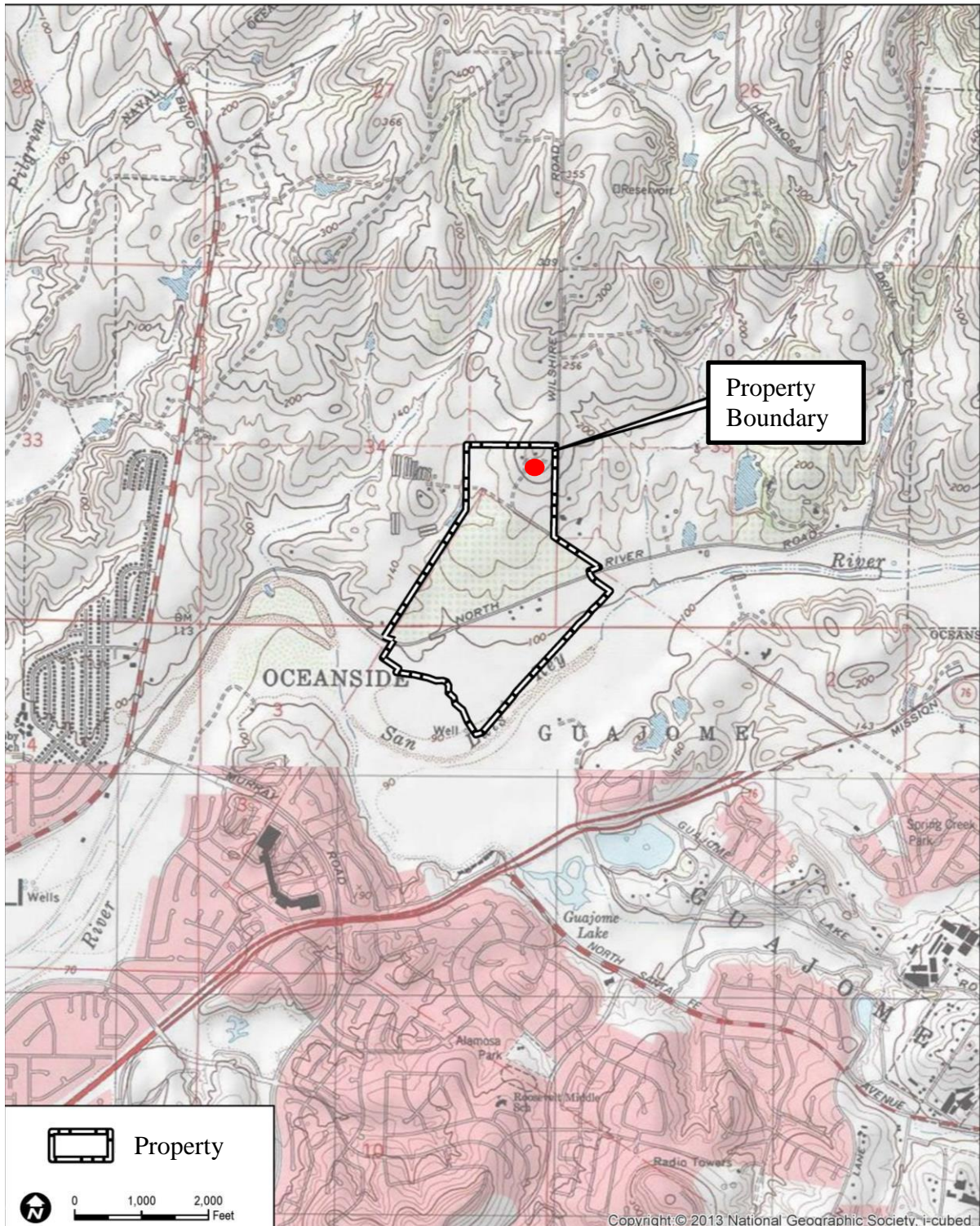
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dotter, Kara R. and Samantha Murray. 2018. Historical Resources Technical Report for North River Farms, 5401 North River Road and 297 Wilshire Road, Oceanside, California. Prepared by Dudek for Integral Communities.

*Attachments: NONE Location 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 (List): _____



State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Building 14 - Office Building, 297 Wilshire Rd.

*NRHP Status Code 6Z

Page 3 of 6

B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: residential B4. Present Use: office building

*B5. Architectural Style: utilitarian

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1938-1946. Additions to the south elevation and changes in fenestration of unknown date.

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

*B8. Related Features: _____

B9a. Architect: none b. Builder: none

*B10. Significance: Theme n/a Area n/a
 Period of Significance n/a Property Type n/a Applicable Criteria n/a
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A portion of the property at 297 Wilshire Road was once part of the northern most section of Rancho Guajome, with the remainder of the property falling within township lands. Archival research did not yield any other information relating to the history of this parcel.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:
 See continuation sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: June 13, 2018

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: Building 14 - Office Building, 297 Wilshire Rd.

Page 4 of 6

*B10. Significance: (continued)

Significance Evaluation

NRHP/CRHR Significance Evaluation

In consideration of the project site's history and requisite integrity, Dudek finds the property not eligible for designation in the NRHP or CRHR based on the following significance evaluation and in consideration of national eligibility criteria:

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Neither the River Road nor the Wilshire Road parcel are associated with events that made a significant contribution to broad patterns of history. Although part of the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to be sited within the township lands and have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house. Built by Cave Coutts, the ranch house remained in the family until it was purchased, along with 165 acres, in 1973 by the County of San Diego through a condemnation action. The ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract forming part of the Wilshire Road parcel. Therefore, 297 Wilshire Road is recommended not eligible for listing in the NRHP/CRHR under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Neither the River Road nor the Wilshire Road parcel are associated with the lives of persons significant in our past. Although the land was associated with the Rancho Guajome land grant and the Coutts family, the existing buildings appear to be sited within the township lands and have no direct connection to the Coutts family. Additionally, the important portion of Rancho Guajome was the 1851 adobe ranch house; the ranch house and its grounds were located in the southwestern portion of the land grant at the opposite end from the northerly tract forming part of the Wilshire Road parcel.

The Wilshire Road parcel does not appear to be associated with anyone of importance, given the paucity of information available. Additionally, research into the Knott family and whether one of their daughters lived on either of the parcels failed to yield any indication that the family was involved with either of the parcels in any way. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: That 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 majority of the buildings on the Wilshire Road parcel are of a ubiquitous utilitarian form and show evidence of extensive alterations, including but not limited to change of use and/or incompatible additions. The one identifiable architectural style is the Craftsman style of Building 13. Building 13 shows traces of its Craftsman heritage in the knee braces, roof line, exposed rafters, and the few remaining original windows; however, the building has been expanded and extensively altered, and now appears to serve as a barn and storage area instead of a residence. As such, the buildings lack distinctive characteristics of a type, period, or method of construction; do not represent the work of a master; do not possess high artistic values; nor do they represent contributors of an historic district. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

The Wilshire Road parcel has not yielded, nor is it likely to yield, information important

CONTINUATION SHEET

Property Name: Building 14 - Office Building, 297 Wilshire Rd.

Page 5 of 6

to understanding prehistory or history. Therefore, 297 Wilshire Road is recommended not eligible for listing under NRHP/CRHR Criterion D/4.

City of Oceanside Significance Evaluation

The criteria identified in the City of Oceanside Historic Preservation Ordinance are similar to the criteria for listing in the NRHP or CRHR. As such, for all the reasons detailed above, 297 Wilshire Road is recommended not eligible for local listing under all applicable designation criteria.

Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: For the Wilshire Road parcel, Buildings 11 and 12 retain their original location; Building 14 appears to be of more recent construction than available historical maps and aerial photographs indicate; and Building 13 may have been moved to its current location from another location on the property. Therefore, integrity of location is compromised for the Wilshire Road parcel.

Design: Extensive alterations and incompatible repairs to all buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of design.

Setting: The buildings on the Wilshire Road parcel appear to have diminished integrity of setting, given the use of one residence as an office and another residence as a storage barn, but maintaining the continued use of the property for agricultural purposes.

Materials: Extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of materials.

Workmanship: Similar to the materials integrity issue, the extensive alterations, incompatible repairs, and the replacement of original materials with non-compatible modern materials to the buildings on the Wilshire Road parcel indicates that the Wilshire Road parcel no longer retains integrity of workmanship.

Feeling: The Wilshire Road parcel continues use as an agricultural enterprise, but the change in use for some of the buildings diminishes its integrity of feeling.

Association: The Wilshire Road parcel is still located within a relatively rural area, but the use has changed over the years. Therefore, the integrity of association is diminished.

In summary, the Wilshire Road parcel has diminished integrity of location, association, and setting, and no longer retains integrity of design, materials, workmanship, or feeling. As such, the Wilshire Road parcel does not maintain enough integrity to be eligible for listing at the national, state, or local levels.

As discussed above, the Wilshire Road parcel is recommended not eligible under any criteria for listing at the national, state, or local levels. Similarly, the parcel does not retain requisite integrity to be eligible for listing under any registration program. As such, the buildings located at 297 Wilshire Road are not considered historical resources under CEQA.

CONTINUATION SHEET

Property Name: Building 14 - Office Building, 297 Wilshire Rd.

Page 6 of 6

*B12. References:

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- Christenson, Lynne Newell and Ellen L. Sweet. 2008. *Ranchos of San Diego County*. From the *Images of America* series. San Francisco, CA: Arcadia Publishing.
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<https://www.newspapers.com/image/380763782/>

APPENDIX B

Preparer's Qualifications

Kara R. Dotter, MSHP

Senior Historic Preservation Specialist and Architectural Historian

Kara Dotter is a senior historic preservation specialist with more than 15 years experience in historic preservation and architectural conservation. Her historic preservation experience spans all elements of cultural resources management, including project management, intensive- and reconnaissance-level field investigations, architectural history studies, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Places (CRHR), and local-level designation criteria, in addition to architectural conservation work.

Ms. Dotter's background in geology informs many aspects of her architectural conservation work, including insight into the deterioration of building materials over time, which helps inform preservation strategies for various types of construction materials.

She has experience with a variety of materials, in particular stone, brick, mortar, and concrete. Her materials analysis skills include petrographic analysis of stone, mortar, and concrete; paint analysis; wood species identification; and applicable American Society for Testing and Materials standards, as well as proficiency with Fourier transform infrared spectroscopy (FTIR), scanning electron microscopy with energy-dispersive X-ray spectroscopy (SEM-EDS), back-scattered electron imagery (BSE), atomic absorption spectrometry (AAS), differential thermal analysis (DTA), X-ray diffraction (XRD), and ion chromatography techniques.

Ms. Dotter exceeds the Secretary of the Interior's Professional Qualification Standards for Architectural History. She is experienced managing multidisciplinary projects in the lines of land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Architectural Survey Reports (HASRs) and Findings of Effect (FOE) reports for the California High-Speed Rail Authority.

Project Experience

Development

Environmental Services for the Salt Bay Design District, San Diego and Chula Vista, California (in progress). Dudek was retained by Gonzalez, Quintana & Hunter, LLC, to provide Cultural and Historical Resources Inventory in support of preparation of an environmental impact report (EIR) for the Salt Bay Design District Project that involves developing 46.6 acres at the southern end of the San Diego Bay as an industrial development. The work includes a CHRIS records search; a paleontological resources records search from the San Diego County Museum of Natural History; Native American Coordination; a cultural and historical resources survey; archival research; evaluation of potential historical resources for the NRHP, CRHR, and local eligibility criteria and integrity requirements; documentation on DPR forms; and preparation of both an Archaeological Resources Report and Historical Resources Technical Report. Ms. Dotter is the Cultural Resources project lead, as well as architectural historian and author of the Historical

EDUCATION

Queen's University of Belfast
PhD Candidate (ABD)

University of Texas, Austin
MS, Geological Sciences, 2006
MS, Historic Preservation, 2004

University of Houston
BS, Geology, 1996

CERTIFICATIONS

CEQA Practice Certificate (in progress)

PROFESSIONAL AFFILIATIONS

Association for Preservation Technology
California Preservation Foundation
Construction History Society of America
Society of Architectural Historians

Resources Technical Report. Ms. Dotter's contributions include architectural history field surveys; conducting archival research; recording and evaluating historical resources in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA.

HABS Written Documentation for Camp Haan, Riverside County, California (2017). Dudek was retained by the County of Riverside Economic Development Agency (EDA) to prepare HABS documentation for approximately 28 building foundations associated with the Camp Haan property located on March Air Reserve Base. Ms. Dotter conducted the site survey; worked with the HABS photographer; conducted archival research; and prepared the HABS documentation and submittal package.

Village 3 HomeFed Otay Park Swap, Otay Ranch, Chula Vista, California (2017). Ms. Dotter served as Cultural Resources project lead for the Constraints Analysis, as well as architectural historian and author of the Historical Resources Technical Report. The project proposed to develop approximately 100 acres of land south of the Otay River as an active recreation site. Ms. Dotter's contributions include architectural history field surveys; conducting archival research; recording and evaluating historical resources in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA.

The 1431 El Camino Real Project, City of Burlingame, San Mateo County, California (in progress). The City of Burlingame proposes to demolish an existing four-unit (two-story) apartment building along with the detached five-car garage structure at the rear and construct a new six-unit (three-story) townhouse complex, totaling 3,858 square feet and a proposed height of 35 feet. The property at 1431-1433 El Camino Real was constructed in 1947 and required evaluation for historical significance. Further, because the property requires a Caltrans encroachment permit, a Caltrans-compliant Historical Resources Compliance Report (HRCR) was prepared. In addition to evaluating the building at 1431 El Camino, Dudek also had to address impacts to an NRHP-listed tree row within the project area. Ms. Dotter co-authored the HRCR and provided QA/QC of the final cultural resources report.

Santa Monica/Orange Grove Mixed-Use Development, 7811 Santa Monica Blvd., West Hollywood, California (2017). Dudek was retained by the City of West Hollywood to prepare an Environmental Impact Report (EIR) for the Santa Monica/Orange Grove Mixed-Use Development Project. In support of the EIR, Dudek conducted a cultural resources inventory and evaluation of two commercial properties at 7811 Santa Monica Blvd. and 1125-1127 N. Ogden Drive. Both properties were found not eligible for designation under NRHP, CRHR and local designation criteria. Ms. Dotter co-authored of the Historical Resources Technical Report, documenting existing conditions and conducting research into the history of the area and its relation to the three-parcel property in question.

NEC Dinah Shore and Monterey Avenue Development, Palm Desert, California (2016). Ms. Dotter served as architectural historian and co-author of the Cultural Resources Report, conducting research into the history of the area and its relation to the property in question.

Montebello North and South, La Mesa, California (2016). Ms. Dotter served as architectural historian and author of the Cultural Resources Technical Report, conducted research into the history of the area and its relation to the 4.16 acre subject property, documented existing conditions, and liaised with the City of La Mesa Planning Department to bring about a successful result for the client.

Education

Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, Orange County, California (in progress). The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the District's instructional needs. Ms. Dotter co-authored the cultural resources study. All buildings and structures on campus over 45 years old and/or proposed for demolition/substantial alteration as part of the proposed project were photographed, researched, and evaluated in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area. The study also entailed conducting extensive archival and building development research, a records search, Native American coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation.

MiraCosta Community College District Oceanside Campus, San Diego County, California (2017). Dudek was retained by the MiraCosta Community College District (MCCCD) to conduct a cultural resources study for the proposed Oceanside Campus Facilities Master Plan. Of the original 11 buildings constructed in the early 1960s, nine are still extant and required evaluation for historical significance. The campus was ultimately found ineligible for designation due to a lack of important historical associations and integrity issues. Ms. Dotter conducted the site survey and archival research; evaluated significance for NRHP, CRHR, and local listing, as well as potential impacts under CEQA; and authored the Historical Resources Technical Report.

SDSU Tula Pavilion and Tenochca Hall Renewal/Refresh, San Diego, California (2017). Dudek was retained by the San Diego State University (SDSU) to evaluate potential impacts to historical resources associated with the proposed Tula Pavilion and Tenochca Hall Renewal/Refresh project located in San Diego, California. The historic resources technical memorandum provides the results of that evaluation. Ms. Dotter conducted the site survey and archival research, and authored the memorandum.

Kings Beach Elementary School Facilities Master Plan Project, Tahoe Truckee Unified School District (TTUSD), Kings Beach, California (2016). Ms. Dotter served as architectural historian and lead author of the cultural resources study. Recorded and evaluated the Kings Beach Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

Donner Trail Elementary School Modernization Project, Tahoe Truckee Unified School District (TTUSD), Kingvale, California (2016). Ms. Dotter served as architectural historian and lead author of the cultural resources study. Recorded and evaluated the Kings Beach Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

Municipal

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Dotter co-authored the resource descriptions and provided QA/QC of the cultural resources report.

Department of General Services Historical Resource Evaluation for the Normal Street Department of Motor Vehicles Site at 3960 Normal Street, San Diego, California (2017). Dudek was retained by the State of California Department of General Services to complete a Historical Resources Technical Report for a project that proposes demolition and replacement of the Department of Motor Vehicles (DMV) building located at 3960 Normal Street in the City of San Diego. To comply with Public Resources Code Section 5024(b), DGS must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under DGS's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or that may be eligible for registration as a California Historical Landmark (CHL). The DMV was found not eligible. Ms. Dotter authored the Historical Resources Technical Report, as well as recording and evaluating the Normal Street DMV building for Federal, State, and local level criteria and integrity considerations, completion of DPR forms, and responding to SHPO comments.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Dotter co-authored the cultural resources report, in addition to conducting the site survey, performing archival research, and evaluating the property for designation under NRHP, CRHR, and local eligibility criteria.

Department of General Services Historical Resource Evaluation for the Santa Barbara Armory Complex, City of Santa Barbara, California (2017). Ms. Dotter served as architectural historian and lead author of the update to state and local designations. The work involved historical resources documentation in order to comply with NEPA and CEQA regulations relating to the potential sale of the property. Ms. Dotter's contributions included updating documentation relating to the Santa Barbara Armory individual designation, as well as recording and evaluating the Santa Barbara Armory complex as a historic district for NRHP, CRHR, and local level criteria and integrity considerations; completion of DPR forms; and responding to SHPO comments.

Transportation

Environmental Preconstruction Services for Construction Package 2 and 3, California High-Speed Rail Authority, Fresno to Bakersfield Section, California (in progress). Ms. Dotter is the project lead

for the Built Environment component of the environmental preconstruction services. The work involves conducting cultural resources assessments for a proposed 65-mile-long segment of the Fresno to Bakersfield high-speed rail alignment as directed by the California High-Speed Rail Authority and Federal Transit Administration (FTA) in order to comply with NEPA and CEQA regulations. Ms. Dotter's contributions include architectural history field surveys; documenting and updating the CRHR-designated 7,040-acre Washington Irrigated Colony Rural Historic Landscape; completion of over 150 California Department of Parks and Recreation (DPR) forms for the evaluation of built environment resources; managing structural and vibration engineering consultants; conducting research for and producing HASRs and supplemental Findings of Effect (sFOEs); and development of Protection and Stabilization Plans and Response Plans for Unanticipated Effects and Unintended Damage.

Environmental Compliance Services for the Caltrain Modernization (Calmod) Peninsula Corridor Electrification Project (PCEP) (in progress). Ms. Dotter is the project lead for the Built Environment component of the environmental compliance services. The work involves cultural resources documentation in order to comply with NEPA and CEQA regulations relating to the electrification and increased capacity of the Caltrain Corridor from San Francisco's 4th and King Caltrain Station to approximately the Tamien Caltrain Station. Ms. Dotter's contributions include architectural history field surveys; managing subconsultants; conducting research for and producing documentation to HABS level III standards; and reviewing design plans and equipment placement for conformance with the Secretary of the Interior Standards for Rehabilitation.

Historical Resources Assessment for the SFO Residential Sound Insulation Program, Cities of San Bruno and Millbrae, San Mateo County, California (2017). Dudek was retained by San Francisco International Airport (SFO) to evaluate 28 residential properties constructed 50 years ago or more within the cities of San Bruno and Millbrae, in San Mateo County, California. These properties are proposed to receive installation of sound insulation materials as part of SFO's Residential Sound Insulation Program. All 28 properties were recorded and evaluated on State of California Department of Parks and Recreation Series 523 Forms for historical significance in consideration of National Register of Historic Places (NRHP) designation criteria and integrity requirements. Ms. Dotter co-authored the technical report and DPR forms for the evaluation of built environment resources.

Water/Wastewater

Waterways Maintenance Plan, City of San Diego, San Diego County, California (in progress). Dudek was retained by the City of San Diego and the Bureau of Reclamation to initiate the processing of a joint Environmental Impact Report (EIR) and Environmental Impact Statement (EIS). The proposed WMP is intended to establish an effective and streamlined program that allows for waterway facilities (channels, ditches, sumps) to be maintained, while minimizing impacts and potential adverse effects of maintenance. The proposed WMP will outline specific activities, maintenance methods, and procedures that will guide future maintenance and repair activities. Ms. Dotter is the lead author of the Historical Resources Inventory and Analysis Report, conducting archival research; identifying potential historical resources; and analyzing the proposed WMP maintenance activities to determine their potential to impact historical resources.

North County Pure Water Project, City of San Diego, California (in progress). Ms. Dotter is the architectural historian and lead author of the Historical Resource Technical Report for the proposed pipeline route as part of the EIR/EIS. Preparation of the report involved conducting extensive building development and archival research on historic-era structures along the proposed 56-mile-long route, development of related historic contexts, historical significance evaluations for each historic-era structure in

consideration of local, state, and national designation criteria and integrity requirements, and determining appropriate mitigation measures, in addition to responding to comments on the EIR/EIS from the public.

Historical Resource Evaluation Report for the San Dieguito Dam, Santa Fe irrigation District, Rancho Santa Fe, California (2016). Ms. Dotter served as architectural historian and lead author of the Historical Resource Evaluation Report for the proposed handrail replacement project. Preparation of the report involved conducting extensive engineering development and archival research on dams, development of an historic context, and historical significance evaluation for the historic-era structure in consideration of local, state, and national designation criteria and integrity requirements.

Other Project Experience

Development

Historic Resource Nomination Report for 1445 Granada Avenue, San Diego, California (2016). Conducted archival research, interviews, extensive photo documentation, and forensic analysis of a 1912 Craftsman-style home in support of designation as an historic resource. Ms. Dotter also compiled supporting evidence for proposing a new San Diego Master Architect/Builder. The building was successfully nominated in May 2017.

Historic Resource Technical Report for 1644 University Avenue, San Diego, California (2015). Served as architectural historian and author of the Historical Resource Technical Report. Preparation of the report involved conducting extensive building development and archival research on the commercial building, development of an historic context, and an historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements. The project proposed to build a new multi-use development with retail space, parking, and luxury condominiums.

Education

Rehabilitation of Lincoln Hall, University of Nevada, Reno (2015). Provided peer review of mortar repair specifications and fire code upgrades for the historic two-and-a-half story Lincoln Hall, constructed of brick in 1895 as a men's residence hall. Recommendations included changing the specified mortar mix to an historically appropriate mix design similar to that used originally and more compatible with existing materials. The suggested fire code upgrades originally called for infilling the intentionally designed wall ventilation space between interior and exterior wythes of brick with Portland cement-based grout, altering the breathability and functioning of the building envelop. Ms. Dotter instead recommended discreet insertion of fire blocks between the wythes at each floor level.

Queen's University Belfast Main Building Materials Analysis, Belfast, Northern Ireland (2010-11). Collected mortar samples and conducted materials analysis to identify components and develop recommendations for repair mortars. The project also entailed mapping exterior walls for areas of deterioration affecting mortar and brick.

Municipal

Paint Analysis for Mohnike Adobe, San Diego County, California (2016). Analyzed selected paint chip samples to develop a stratigraphy of paint layers useful in identifying replacement materials and creating an historically appropriate paint scheme for ongoing renovations to this San Diego County-owned property.

Materials Conservation Assessment and Recommendations for Stone Quoins, Old Antrim Courthouse, Antrim, Northern Ireland (2011). Investigated the existing condition of heavily-painted stone quoins on the Grade A listed 1726 Italianate-style Old Antrim Courthouse, the oldest courthouse in Northern Ireland, during extensive rehabilitation of the structure into a cultural events center. The surface of the original sandstone ashlar blocks was friable due to impermeable paint layers retaining moisture within the stone. Recommendations included gentle removal by hand of existing paint layers, misting of more recalcitrant paint layers, and consolidation or replacement-in-kind of more damaged stone. (2011)

Specialized Training

- Digital Tools for Documentation and Simulation in Conservation of Historic Buildings, 2017. Association for Preservation Technology (APT)
- Tips and Tools for Environmental Review: Mastering the CEQA Process for Historic Properties in the Bay Area, 2016. California Preservation Foundation (CPF).
- Section 106: An Introduction, 2015. National Preservation Institute (NPI).
- Wood Identification Workshop, 2010. Institute of Conservator-Restorers in Ireland (IPCRA).
- Crafts and Trades Workshop, 2008. APT.
- Salts in Traditional Masonry Buildings, 2008. Scottish Lime Centre, Scotland.
- Introduction to Lime, 2007. Calch Ty-Mawr, Wales.
- Introduction to Microscopical Identification of Conservation Materials, 2006. McCrone Group.

Publications

Selected Technical Reports

Dotter, Kara R., Samantha Murray, and Matthew DeCarlo. 2017. *Historical Resources Technical Report for the North City Project, San Diego County, California*. Prepared for the City of San Diego Public Utilities Department.

Dotter, Kara R., Sarah Corder, and Samantha Murray. 2017. *Historic Resources Evaluation for the Normal Street Department of Motor Vehicles Site, 3960 Normal Street, San Diego, California*. Prepared for the State of California Department of General Services.

Dotter, Kara R., Sarah Corder, William Burns, and Adam Giacinto. 2017. *Historical Resources Technical Report for Siskiyou Hall, Chico, California*. Prepared for California State University, Chico Campus.

Dotter, Kara R. and Adriane Dorrlor. 2017. *Historical Resources Technical Report for 1430 National Avenue*. Prepared for LLJ Ventures, LLC.

Dotter, Kara R. and Samantha Murray. 2017. *Cultural Resources Technical Report for Santa Monica/Orange Grove Mixed-Use Development, 7811 Santa Monica Boulevard*. Prepared for the City of West Hollywood.

Dotter, Kara R. 2016. *Historical Resources Evaluation Report for 7664 El Cajon Blvd., La Mesa, California*. Prepared for A.P.T.S., Inc.

Dotter, Kara R. and Samantha Murray. 2016. *Cultural Resources Study for Kings Beach Elementary School Facilities Master Plan Project, Kings Beach, Placer County, California*. Prepared for the TTUSD.

- Dotter, Kara R., Ione Stiegler, Vonn Marie May, Katie Debiase. 2016. *District Update for the Washington Irrigated Colony Rural Historic Landscape, Fresno County, California*. Prepared for the California High-Speed Rail Authority and California State Historic Preservation Officer.
- Dotter, Kara R., Ione Stiegler, Rick Tavares, and Mel Green. 2016. *Plan for Protection and Stabilization and Response Plan for Unanticipated Effects and Inadvertent Damage: Lakeside Cemetery, Hanford, California*. Prepared for the California High-Speed Rail Authority.
- Dotter, Kara R., Ione Stiegler, Rick Tavares, and Mel Green. 2016. *Findings of Effect for the Fresno to Bakersfield Project Section Primary Re-examination Area for Construction Package 2-3: Addendum to the Findings of Effect*. Prepared for the California High-Speed Rail Authority.
- Dotter, Kara R. and Ione Stiegler. 2016. *Historic Architectural Survey Report Addendum No. 5 (Primary Re-examination Area), Fresno to Bakersfield Project Section*. Prepared for the California High-Speed Rail Authority.
- Dotter, Kara R. and Ione Stiegler. 2015. *Historic Resource Nomination Report for 1445 Granada Ave., San Diego, California*. Prepared for private client.
- Dotter, Kara R. and Ione Stiegler. 2015. *Historic Resource Technical Report for 1644 University Ave., San Diego, California*. Prepared for private client.

Other Publications

- Dotter, K. R. 2010. "Historic Lime Mortars: Potential Effects of Local Climate on the Evolution of Binder Morphology and Composition." *Limestone in the Built Environment: Present Day Challenge for Preservation of the Past*. Geological Society of London. Special Publication 331.
- Dotter, K. R., Smith, B. J., McAlister, J., and Curran, J. 2009. "Sacrifice and Rebirth: The History of Lime Mortar in the North of Ireland." *Proceedings of the 3rd International Congress on Construction History*. Brandenburg University of Technology. May 2009.
- Dotter, K. R., Smith, B. J., McAlister, J., and Curran, J. 2008. "Effects of Weathering Processes on Conservation Mortars and the Surrounding Stone Substrate." *Proceedings of the 11th International Congress on Deterioration and Conservation of Stone*. Nicolaus Copernicus University Press. September 2008.
- Dotter, K. R. 2007. "Symbolism of Stone Use in Traditional Chinese Gardens." *STONE: Newsletter on Stone Decay*. No. 3.

Conference Presentations

- "The Weathering of Conservation Mortars, and Implications for Historic Preservation." 2011. Presented at the Association for Preservation Technology (APT) Annual Conference. Victoria, British Columbia, Canada.
- "40 Years of Conservation Mortars: Evolution and Effects." 2008. Presented at the APT Annual Conference. Montréal, Québec, Canada.
- "Historical and Current Analysis Methodologies for the Characterization of Historic Lime Mortars." 2006. Presented at the American Institute for Conservation of Historic and Artistic Works (AIC) Annual Conference. Providence, Rhode Island.

"Characterization and Comparison of Modern and Historic Lime Mortars." 2005. Presented at the APT Annual Conference, 21–26 September 2005, Halifax, Nova Scotia, Canada.

"Air Pollution Interaction with Consolidated Stone." 2005. Joint project presented by Tye Botting at the AIC Annual Conference. Minneapolis, Minnesota.

"Early 20th Century Prison Technology." 2004. Presented at the APT Annual Conference. Galveston, Texas.

Samantha Murray, MA

Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with 12 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

EDUCATION

California State University, Los Angeles
MA, Anthropology, 2013

California State University, Northridge
BA, Anthropology, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Registered Professional Archaeologist

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Dudek Project Experience (2014-2017)

Development

Birch Specific Plan 32-Unit Condo Project, City of Carson, Los Angeles County, California (in progress). Dudek was retained by the City of Carson to prepare a cultural resources report for a project that proposes to demolish approximately 6,200 square feet of existing residential buildings and roughly 5,850 square feet of pavement on the project site, and construct a 32-unit residential condominium community with on-grade parking, landscaping, and other associated improvements. The historical significance evaluation included three residential properties proposed for demolition. All properties were found not eligible under all designation criteria and integrity requirements. Ms. Murray provided QA/QC of the final cultural resources report.

The 1431 El Camino Real Project, City of Burlingame, San Mateo County, California (in progress). The City of Burlingame proposes to demolish an existing four-unit (two-story) apartment building along with the detached five-car garage structure at the rear and construct a new six-unit (three-story) townhouse complex, totaling 3,858 square feet and a proposed height of 35 feet. The property at 1431-1433 El Camino Real was constructed in 1947 and required

evaluation for historical significance. Further, because the property requires a Caltrans encroachment permit, a Caltrans-compliant Historical Resources Compliance Report (HRCR) was prepared. In addition to evaluating the building at 1431 El Camino, Dudek also had to address impacts to an NRHP-listed tree row within the project area. Ms. Murray co-authored the HRCR, provided QA/QC of the final cultural resources report, and prepared the SOIS and ESA Action Plans required by Caltrans as mitigation for the NRHP-listed resource.

HABS Written Documentation for Camp Haan, Riverside County, California (2017). Dudek was retained by the County of Riverside Economic Development Agency (EDA) to prepare HABS documentation for approximately 28 building foundations associated with the Camp Haan property located on March Air Reserve Base. Ms. Murray provided project management and QA/QC of the final HABS documentation and submittal package.

Chino Annexation Area Project, City of Chino, San Bernardino County, California (2017). The Chino Annexation Area Project involves annexation of an approximately 40-acre site (project site or annexation area) into the City of Chino, as well as approval of General Plan Amendments and rezoning designations for this site. Seven previously unrecorded historic-age resources were identified within the project area and were recorded and evaluation for historical significance. All properties were found not eligible for designation. Ms. Murray prepared the evaluations and conducted QA/QC of the cultural resources MND section.

Santa Monica/Orange Grove Mixed-Use Development at 7811 Santa Monica Boulevard, City of West Hollywood, Los Angeles County, California (2017). Dudek was retained by the City of West Hollywood to prepare an Environmental Impact Report (EIR) for the Santa Monica/Orange Grove Mixed-Use Development Project. In support of the EIR, Dudek conducted a cultural resources inventory and evaluation of two commercial properties at 7811 Santa Monica Blvd. and 1125-1127 N. Ogden Drive. Both properties were found not eligible for designation under NRHP, CRHR and local designation criteria. Ms. Murray co-authored the technical report and provided QA/QC.

Duke Fontana Warehouse Project, City of Fontana, San Bernardino County, California (2017). Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Duke Fontana Warehouse Project. The proposed project would include construction of a 288,215-square-foot (gross), one-story industrial/warehouse building on an approximately 13.45-acre site at the intersection of Santa Ana Avenue and Oleander Avenue. As part of the cultural resources study, Dudek evaluated 8 residential properties over 45 years old for historical significance. The resources were found not eligible under all designation criteria and integrity requirements. Ms. Murray assisted with background research, co-authored the report, and provided QA/QC of the final cultural resources report.

Pacific Freeway Center Project, City of Fontana, San Bernardino County, California (2017). Dudek was retained by the City of Fontana to conduct a cultural resources study for the proposed Pacific Freeway Center Project. The project would include construction and operation of two "high cube" warehouse/distribution/logistics buildings with associated office spaces, surface parking, and loading areas. As part of the cultural resources study, Dudek evaluated the former Union Carbide Site for historical significance. The resource was found not eligible under

all designation criteria and integrity requirements. Ms. Murray assisted with background research, co-authored the report, and provided QA/QC of the final cultural resources report.

Transportation Vessels Manufacturing Facility Project at Berth 240, Port of Los Angeles, Los Angeles County, California (2017). Dudek was retained by the Los Angeles Harbor Department (LAHD) to provide a cultural resources assessment for a project that proposes to construct a facility to manufacture transportation vessels at Berth 240 off South Seaside Avenue on Terminal Island. The site is adjacent to the NRHP-eligible Bethlehem Shipyard Historic District. Ms. Murray provided an updated conditions assessment of the site and an updated evaluation of the historic district to address integrity issues. She also reviewed project design plans for new construction within the district for conformance with the Secretary of the Interior's Standards for Rehabilitation.

Berths 238-239 [PBF Energy] Marine Oil Terminal Wharf Improvements Project and Lease Renewal, Port of Los Angeles, Los Angeles County, California (2017). Dudek was retained by the Los Angeles Harbor Department (LAHD) to provide an updated cultural resources assessment for Berths 238-239 at the Port of Los Angeles (POLA), as part of the proposed Environmental Impact Report (EIR) for the Berths 238-239 [PBF Energy] Marine Oil Terminal Wharf Improvements Project and Lease Renewal. Ms. Murray updated a previous evaluation of the project area conducted in 2010. This included a pedestrian survey, archival research, and a cultural resources impact assessment. The wharf was found not eligible under all designation criteria.

Robertson Lane Hotel Commercial Redevelopment Project, City of West Hollywood, Los Angeles County, California (2017). Ms. Murray is currently serving as architectural historian and peer reviewer of the historical evaluation report. The project involved conducting a records search, archival research, consultation with local historical groups, preparation of a detailed historic context statement, evaluation of three buildings proposed for demolition in consideration of local, CRHR, and NRHP designation criteria, and assistance with the EIR alternatives analysis.

8777 Washington Boulevard Project, Culver City, Los Angeles County, California (2017). Dudek prepared a cultural resources assessment for a project that proposed to demolish the property located at 8777 Washington Blvd. Ms. Murray evaluated the building for NRHP, CRHR, and local level criteria and integrity requirements and co-authored the cultural resources report.

Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project, City of Merced, Merced County, California (2017). Ms. Murray managed and reviewed the historic resource significance evaluation of a single-family residence/agricultural property within the proposed project site. The evaluation found the property not eligible under all NRHP and CRHR designation criteria. The project proposes to annex 70 acres from Merced County to the City of Merced and to construct and operate the University Village Merced Student Housing and Commercial component on an approximately 30-acre portion of the project site. No development is proposed on the remaining 40 acres.

Historical Evaluation of 3877 El Camino Real, City of Palo Alto, Santa Clara County, California (2017). Ms. Murray served as architectural historian, originally providing a peer review of another consultant's evaluation. The City then asked Dudek to re-do the original

evaluation report. As part of this work Ms. Murray conducted additional archival research on the property and evaluated the building for historical significance in consideration of local, state, and national designation criteria and integrity requirements. The project proposes to demolish the existing building and develop new housing.

North Montclair Downtown Specific Plan EIR, City of Montclair, San Bernardino County California (2016). The project proposes expansion of the Montclair Plaza (the Mall)— a regional shopping center— which would involve the demolition of portions of the existing Mall, construction of new retail/entertainment/restaurant space, renovation and refurbishment of portions of the existing mall, and the construction additional structured and surface parking. Ms. Murray prepared the cultural resources MND section.

Land Park Commercial Center EIR, City of Sacramento, Sacramento County, California (2016). Dudek was retained by Mo Capital to prepare a cultural resources study for the Land Park Commercial Center Project. Three resources over 45 years old within the project area required evaluation for historical significance. All properties were found ineligible for designation. Ms. Murray co-authored the cultural resources report.

Covina Transit-Oriented Mixed-Use Development Project, City of Covina, Los Angeles County, California (2016). The proposed project would involve a General Plan Amendment (GPA) to develop a mixed-use residential, transit-oriented development (TOD) project. The proposed project would consist of three primary components: 1) a Transit Center and Park & Ride facility; 2) the Covina Innovation, Technology, and Event Center (iTEC) - an event center and professional office incubator space; and 3) residential townhome units. Ms. Murray evaluated one residential and one commercial property over 45 years old for historical significance. Both were found not eligible. Ms. Murray also co-authored the cultural resources technical report.

Jack in the Box Drive Through Restaurant Project, City of Downey, Los Angeles County, California (2015). Ms. Murray served as architectural historian and lead author of the cultural resources study which included evaluation of two historic resources in consideration of national, state, and local criteria and integrity requirements. The study also included a records search, survey, and Native American Coordination.

635 S. Citrus Avenue Proposed Car Dealership MND, City of Covina, Los Angeles County, California (2015). Ms. Murray served as architectural historian and archaeologist, and author of the cultural resources MND section. The project proposes to convert an existing Enterprise Rent-a-Car facility into a car dealership. As part of the MND section, Ms. Murray conducted a records search, Native American coordination, background research, building permit research, and a historical significance evaluation of the property. The study resulted in a finding of less-than-significant impacts to cultural resources.

8228 Sunset Boulevard Tall Wall Project, City of West Hollywood, Los Angeles County California (2014). Ms. Murray prepared DPR forms and conducted building development and archival research to evaluate a historic-age office building. The project proposes to install a tall wall sign on the east side of the building.

Historic Resource Evaluation of 8572 Cherokee Drive, City of Downey, Los Angeles County, California (2014). Ms. Murray served as architectural historian and project manager. She prepared a historical resource evaluation report and a set of DPR forms to evaluate a partially demolished residence that was previously determined eligible for inclusion in the NRHP (known as the Al Ball House). The current owner is proposing to subdivide the lot and develop four new homes.

Montclair Plaza Expansion Project, City of Montclair, San Bernardino County, California (2014). Ms. Murray prepared the cultural resources MND section, which included an evaluation of several department store buildings proposed for demolition. All buildings were found ineligible for listing. The project proposes to expand the existing Montclair Plaza Shopping Center.

Foothill 533 IS/MND, City Ventures, City of Glendora, Los Angeles County, California (2014). Ms. Murray served as architectural historian, archaeologist, and author of the cultural resources IS/MND section. As part of the cultural study, Ms. Murray recorded and evaluated five historic-age commercial/industrial properties proposed for demolition as part of the project. The project proposes to develop a series of new townhomes.

Normal Street Project, City of San Diego, San Diego County, California (2014). Ms. Murray served as architectural historian and co-author of the Historical Resources Technical Report for properties located at 3921-3923; 3925-3927; 3935 Normal Street for the City of San Diego's Development Services Department. Ms. Murray assisted with the final round of comments from the City and wrote the historical significance evaluations for all properties included in the project.

Education

Castilleja School Project, City of Palo Alto, Santa Clara County, California (in progress). Dudek was retained by the City of Palo Alto to conduct a cultural resources study for the Castilleja Master Plan and Conditional Use Permit project. The study included a historical significance evaluation of the campus and related buildings and structures. Ms. Murray co-authored the cultural resources report and provided QA/QC.

Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, Orange County, California (in progress). The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the District's instructional needs. Ms. Murray co-authored and oversaw the cultural resources study. All buildings and structures on campus over 45 years old and/or proposed for demolition/substantial alteration as part of the proposed project were photographed, researched, and evaluated in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area. The study also entailed conducting extensive archival and building development research, a records search, Native American

coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation.

MiraCosta Community College District Oceanside Campus, San Diego County, California (2017). Dudek was retained by the MiraCosta Community College District (MCCCD) to conduct a cultural resources study for the proposed Oceanside Campus Facilities Master Plan. Of the original 11 buildings constructed in the early 1960s, nine are still extant and required evaluation for historical significance. The campus was ultimately found ineligible for designation due to a lack of important historical associations and integrity issues. Ms. Murray provided QA/QC of the final cultural report.

CSU Chico College Park Demolition Project, Butte County, California (2017). Dudek was retained by California State University (CSU), Chico to complete a cultural resources study for a project that proposes demolition of 10 single-family residences near the CSU Chico campus in the City of Chico, Butte County, California. The study involved completion of a California Historical Information System (CHRIS) records search, outreach with the Native American Heritage Commission (NAHC) and local tribes/groups, a pedestrian survey of the project area for built-environment resources, and recordation and evaluation of 10 properties for historical significance. The significance evaluations included conducting archival and building development research for each property; outreach with local libraries, historical societies, and advocacy groups; and completion of a historic context. This study was conducted in accordance with Section 15064.5(a)(2)-(3) of the CEQA Guidelines, and the project site was evaluated in consideration of CRHR and City of Chico Historic Resources Inventory eligibility and integrity requirements. Furthermore, as required under California Public Resources Code (PRC) Sections 5024 and 5024.5, CSU Chico is required to provide notification and submit documentation to the State Historic Preservation Officer (SHPO) for any project having the potential to affect state-owned historical resources on or eligible for inclusion in the Master List. In accordance with PRC Section 5024(a), all properties were also evaluated in consideration of the NRHP and California Historical Landmark (CHL) criteria and integrity requirements. All 10 properties evaluated for historical significance appear to be not eligible for inclusion in the NRHP, CRHR, CHL, or local register (6Z) due to a lack of significant historical associations and compromised integrity.

SDSU Tula Pavilion and Tenochca Hall Renewal/Refresh, San Diego, California (2017). Dudek was retained by the San Diego State University (SDSU) to evaluate potential impacts to historical resources associated with the proposed Tula Pavilion and Tenochca Hall Renewal/Refresh project located in San Diego, California. The historic resources technical memorandum provides the results of that evaluation. Ms. Murray provided quality assurance/quality control of the final work product and provided input on impacts to historical resources.

Kings Beach Elementary School Modernization Project, Tahoe Truckee Unified School District, Tahoe City, Placer County, California (2016). Ms. Murray served as architectural historian and co-author of the cultural resources study. The study involved evaluation of the existing school for NRHP, CRHR and local eligibility, conducting archival and building development research, a records search, and Native American coordination.

Truckee High School Trach and Field Improvements Project, Tahoe Truckee Unified School District, Town of Truckee, Nevada County, California (2016). Dudek was retained by the Tahoe Truckee Unified School District (the District) to prepare a cultural resources study for the Truckee High School Track and Field Improvements. Ms. Murray provided QA/QC of the evaluation of several buildings within the high school and co-authored the cultural resources report.

Cypress College Facilities Master Plan Program EIR, City of Cypress, Orange County, California (2016). The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Cypress College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the District's instructional needs. Ms. Murray authored the cultural resources study for the project, which included a significance evaluation of all 1960s and 1970s buildings on campus proposed for demolition or renovation. As a result of the significance evaluation, including consideration of CRHR evaluation criteria and integrity requirements, the original 1960s–1970s campus appears to be eligible as a historic district under CRHR Criterion 3 for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the Brutalist style. The study also entailed conducting extensive archival and building development research, a records search, Native American coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation.

Schouten House Property Evaluation, California State University, Chico Research Foundation, Butte County, California (2016). Ms. Murray prepared a historic resource evaluation report and DPR form for a former single-family residence located at 2979 Hegan Lane in Butte County, California, in consideration of CRHR and local level eligibility criteria and integrity requirements. The University Research Foundation was proposing demolition of the property.

Tahoe Lake Elementary School Facilities Master Plan Project, Tahoe Truckee Unified School District, Tahoe City, Placer County, California (2015). Ms. Murray served as architectural historian and lead author of the cultural resources study. She recorded and evaluated the Tahoe Lake Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

San Diego State University (SDSU) Open Air Theater Renovation Project, SDSU and Gatzke Dillon & Balance, LLP, San Diego, California (2015). Ms. Murray served as architectural historian and prepared a technical memorandum that analyzed the project's potential to impact the OAT theater (a contributing property to the San Diego State College NRHP Historic District). This included conducting a site visit, reviewing proposed site and design plans, and preparing a memorandum analyzing the project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Mt. San Jacinto College (MSJC) Master Plan Project, City of San Jacinto, Riverside County, California (2015). Ms. Murray served as architectural historian, archaeologist, and lead author of

the cultural resources study. As part of the study she evaluated 11 buildings for NRHP, CRHR, and local level criteria and integrity requirements. The buildings were constructed prior to 1970 and proposed for demolition as part of the project. The study also entailed conducting extensive archival and building development research at District offices, a records search, and Native American coordination.

San Diego State University (SDSU) Engineering and Sciences Facilities Project, SDSU and Gatzke Dillon & Balance, LLP, San Diego, California (2014). Ms. Murray served architectural historian, archaeologist, and lead author of the Cultural Resources Technical Report for the SDSU Engineering and Interdisciplinary Sciences Building Project. The project required evaluation of 5 historic-age buildings in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, an intensive level survey, Native American coordination, and a records search. The project proposes to demolish four buildings and alter a fifth as part of the university's plan to update its engineering and science facilities.

Big Chico Creek Ecological Reserve (BCCER) Henning Property Historical Evaluation, California State University, Chico, Butte County, California (2014). Ms. Murray authored the historical significance evaluation report for a property located at 3521 14 Mile House Road as requested by the California State University Chico Research Foundation. The property is historically known as the Henning Property and has served as the BCCER conference center in recent years. The Foundation is considering demolition of the existing property due to numerous safety concerns and the high cost associated with bringing the building up to current code requirements.

The Cove: 5th Avenue Chula Vista Project, E2 ManageTech Inc., City of Chula Vista, San Diego County, California (2014). Ms. Murray served as architectural historian and co-author of the CEQA report. The project involved recordation and evaluation of several properties functioning as part of the Sweetwater Union High School District administration facility, proposed for redevelopment, as well as an archaeological survey of the project area.

Energy

J-135I Electrical Distribution and Substation Improvements and J-600 San Dieguito Pump Station Replacement Project, Santa Fe Irrigation, San Diego County, California (2014). Ms. Murray served as architectural historian and prepared the Department of Parks and Recreation (DPR) forms and associated memo concerning replacement of the original 1964 San Dieguito Pump Station. Ms. Murray recorded and evaluated the pump house for state and local significance and integrity considerations. As part of this effort she conducted background research, prepared a brief historic context, and a significance evaluation.

Expert Witness

Robert Salamone vs. The City of Whittier (2016). Ms. Murray was retained by the City of Whittier to serve as an expert witness for the defense. She peer reviewed a historic resource evaluation prepared by another consultant and provided expert testimony regarding the contents and findings of that report as well as historic resource requirements on a local and state level in consideration of the City of Whittier's Municipal Code Section 18.84 and CEQA. Judgement was awarded in favor of the City on all counts.

Healthcare

Hamilton Hospital Residential Care Facility Project, City of Novato, Marin County, California (2015). Ms. Murray served as architectural historian, prepared a cultural resources study, and assessed the proposed project's design plans for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project proposed to construct an addition and make alterations to an NRHP-listed district contributing property. With review from Ms. Murray, the project was able to demonstrate conformance with the Standards for Rehabilitation.

Culver Place Assisted Living Project, DJB Architects, Culver City, Los Angeles County, California (2014). Ms. Murray served as architectural historian, archaeologist, and author of the Letter Report for a Cultural and Paleontological Resources Study. Ms. Murray conducted the intensive-level cultural resources survey of the project area, conducted background research, and coordinated with local Native American groups. The project proposes to construct an assisted living facility on a large private property in Culver City.

Municipal

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California (2017). The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria. Ms. Murray conducted the intensive level survey, building permit research, co-authored the technical report, and provided QA/QC of the final cultural resources report.

148 North Huntington Street, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the City of Pomona to conduct a cultural resources study for the remediation of the project site located at 148 North Huntington Street. The proposed project involves the excavation, removal, and off-site treatment of approximately 10,000 Cubic Yards (CYs) of contaminated soil due to the former presence of a manufactured gas plant (MGP) at the project site (currently the City of Pomona Water and Wastewater Yards). All buildings over 45 years of age within the project site were evaluated for the CRHR and local landmark eligibility as part of the Pomona Gas Plant site. The site was found not eligible with concurrence from the historic resources commission. Ms. Murray conducted the survey, prepared the evaluation, and authored the cultural resources report.

Tequesquite Creek Maintenance Project, City of Riverside, Riverside County, California (2017). Dudek was retained by the City of Riverside to conduct a cultural resources study for the proposed Tequesquite Creek Maintenance Project. The Tequesquite Creek Channel was constructed circa 1962-1966 and required evaluation for historical significance. The resource was found ineligible under all designation criteria and integrity requirements. Ms. Murray co-authored the significance evaluation and provided QA/QC of the cultural resources report.

Northside Specific Plan, Cities of Riverside and Colton, San Bernardino and Riverside Counties, California (2017). Dudek prepared cultural resources constraints analysis in support of the proposed Northside Specific Plan Project located in the City of Riverside in Riverside

County and the City of Colton in San Bernardino County, California. The report presents the results of a cultural resources records search and literature review and preliminary Native American coordination, including an inventory of identified historical resources within the plan area. Ms. Murray provided QA/QC of the final cultural resources report.

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray co-authored the significance evaluation and provided QA/QC of the cultural resources report.

LADWP Haynes Generating Station Units 3 through 6 Demolition Project, City of Long Beach, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of Units 3-6 at the LADWP Haynes Generating Station. Ms. Murray evaluated the entire steam plant for historical significance in consideration of NRHP, CRHR, and City of Long Beach designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Green Verdugo Reservoir Improvement Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes facility updates at the reservoir site in order to ensure safe water quality. Ms. Murray evaluated the reservoir for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Upper Stone Canyon Reservoir Water Quality Improvement Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes to maintain and improve the quality, reliability, and stability of the Stone Canyon Reservoir Complex (SCRC) service area drinking water supply in order to continue to meet customer demand. Dudek prepared an updated evaluation of the reservoir in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements. Ms. Murray conducted the built environment survey, archival research, and co-authored the cultural resources report.

LADWP North Hollywood West Well Field Water Treatment Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes to implement a response action to address releases of 1,4 dioxane in groundwater that are migrating to the NHW Well Field. This response action would be achieved by installing treatment equipment at the well field capable of removing 1,4-dioxane to below the identified cleanup levels. Ms. Murray provided QA/QC of the cultural resources technical report.

LADWP Power Plant 1 Long-Term Maintenance Program Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the proposed long-term maintenance of the flood control infrastructure in the vicinity of Power Plant 1. Ms. Murray prepared the cultural resources impacts assessment, co-authored the cultural resources report, and provided QA/QC of the cultural resources technical report.

LADWP Bishop Creek Bridge Replacement Project, City of Bishop, Inyo County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposed to replace two bridges and their associated infrastructure: the bridge across South Fork Bishop Creek at the Bishop Creek Canal, and the bridge across Bishop Creek at the A-1 Drain. Ms. Murray evaluated both bridges for historical significance and found them not eligible due to a lack of important historical associations and integrity. Ms. Murray also prepared the cultural resources technical report.

Rocketship Senter Road Public Elementary School Project, City of San Jose, Santa Clara County, California (2015). Ms. Murray served as architectural historian and prepared a historic resource evaluation report in compliance with the City of San Jose's historic preservation ordinance. Ms. Murray evaluated a 1960s church building in consideration of NRHP, CRHR, and local designation criteria and integrity requirements.

Orange County Central Utility Facility Upgrade, County of Orange Public Works, City of Santa Ana, Orange County, California (2014). To further the County's long-term goals of operational safety, improved efficiency, cost effectiveness, and supporting future campus development plans, the proposed Central Utility Facility Upgrade project consisted of improvements and equipment replacements recommended by the Strategic Development Plan for the CUF's original utility systems. Ms. Murray served as architectural historian and archaeologist, and prepared the cultural resources MND section. As part of this effort Ms. Murray conducted a detailed review of historic resource issues within and around the proposed project area to assess potential impacts to historic buildings and structures. The proposed project involved improvements to 16 buildings located within the Civic Center Campus. As a result of the cultural resources analysis, it was determined that the proposed project would not result in a substantial adverse change to any of the historic-age buildings or the associated Civic Center Plaza walkways/landscaping.

San Carlos Library Historical Resource Technical Report, City of San Diego, California (2014). Ms. Murray served as architectural historian and author of the Historical Resource Technical Report for the San Carlos Library. Preparation of the report involved conducting extensive building development and archival research on the library building, development of a historic context, and a historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements. The project proposes to build a new, larger library building.

Peer Review

Peer Review of 1106 North Branciforte Avenue, City of Santa Cruz, Santa Cruz County, California (2017). Dudek was retained by the City of Santa Cruz to peer review the revised Department of Parks and Recreation Series 523 forms (DPR forms) for the property located at

1106 North Branciforte Avenue in the City of Santa Cruz. Ms. Murray conducted two rounds of peer review on the original and revised evaluation.

Peer Review of Avenidas Expansion Project, City of Palo Alto, Santa Clara County, California (2016). Ms. Murray peer reviewed a historical resource evaluation report for the property at 450 Bryant Street. The peer review assessed the report's adequacy as an evaluation in consideration of state and local eligibility criteria and assessed the project's conformance with the Secretary of the Interior's Standards for Rehabilitation.

Peer Review of 429 University Avenue Historic Resources Evaluation Report, City of Palo Alto, Santa Clara County California (2014). Ms. Murray conducted a peer review of a study prepared by another consultant, and provided a memorandum summarizing the review, comments, and recommendations, and is currently working on additional building studies for the City of Palo Alto.

Peer Review of 1050 Page Mill Road Historic Resources Evaluation Report, City of Palo Alto, Santa Clara County, California (2014). Ms. Murray conducted a peer review of a study prepared by another consultant, and provided a memorandum summarizing the review, comments, and recommendations.

State of California

Judicial Council of California Historical Resource Evaluation Report for the Santa Monica Courthouse, City of Santa Monica, Los Angeles County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 1725 Main Street in the City of Santa Monica, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Santa Monica Courthouse was found not eligible for designation under all applicable criteria. Ms. Murray co-authored the report and provided QA/QC of the final cultural resources report.

Judicial Council of California Historical Resource Evaluation Report for the Figueroa Division Courthouse, City of Santa Barbara, Santa Barbara County, California (2017). Dudek was retained by the Judicial Council of California (JCC) to prepare an evaluation of the Santa Monica Courthouse building, located at 118 E. Figueroa Street in the City of Santa Barbara, California. To comply with Public Resources Code Section 5024(b), the JCC must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under the JCC's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or registered or that may be eligible for registration as a California Historical Landmark (CHL). The Figueroa Division Courthouse was found not eligible for designation under all applicable criteria. Ms. Murray co-authored the report and provided QA/QC of the final cultural resources report.

Department of General Services Historical Resource Evaluation for the Pomona Armory at 600 South Park Avenue, City of Pomona, Los Angeles County, California (2017). Dudek was retained by the State of California Department of General Services to mitigate potential adverse effects to the Pomona Armory (600 South Park Avenue), a state-owned historical resource proposed to be transferred from State-ownership to a local agency or private owner. Ms. Murray prepared a detailed significance evaluation for the Pomona Park Armory in the consideration NRHP, CRHR, CHL, and City of Pomona designation criteria and integrity requirements, and prepared a single historic landmark application for the property. The Pomona Park Armory was locally designated after unanimous approval by the Historic Resources Commission and City Council. SHPO concurred with the evaluation findings and agreed that adverse effects had been adequately mitigated with no comments.

Department of General Services Historical Resource Evaluation for the Santa Barbara Armory Complex, City of Santa Barbara, California (2017). Dudek was retained by the State of California Department of General Services to mitigate potential adverse effects to the Santa Barbara Armory (700 East Canon Perdido Street), a state-owned historical resource proposed to be transferred from State-ownership to a local agency or private owner. Ms. Murray assisted with preparation of a detailed significance evaluation for the Santa Barbara Armory in the consideration NRHP, CRHR, CHL, and City of Santa Barbara designation criteria and integrity requirements. SHPO concurred with the evaluation findings and had no comments.

Department of General Services Historical Resource Evaluation for the Normal Street Department of Motor Vehicles Site at 3960 Normal Street, San Diego, California (2017). Dudek was retained by the State of California Department of General Services to complete a Historical Resources Technical Report for a project that proposes demolition and replacement of the Department of Motor Vehicles (DMV) building located at 3960 Normal Street in the City of San Diego. To comply with Public Resources Code Section 5024(b), DGS must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under DGS's jurisdiction that are listed in or that may be eligible for inclusion in the National Register of Historic Places (NRHP), or that may be eligible for registration as a California Historical Landmark (CHL). The DMV was found not eligible. Ms. Murray provided QA/QC of the historical resource technical report.

Transportation

Princeton Avenue Road Widening Project, City of Moorpark, Ventura County, California (in progress). Dudek was retained by Stantec and the City of Moorpark to prepare Caltrans-compliant cultural resource documentation for the Princeton Avenue Road Widening Project. The project includes approximately 0.75-miles of roadway widening and improvements, including sidewalks and bicycle lanes. Dudek prepared an ASR, HRER, and HPSR in support of this effort. Ms. Murray prepared the HRER and HPSR, which included evaluation of two industrial properties on Princeton Avenue. Both properties were found ineligible under all designation criteria and integrity requirements. As a Principal Architectural historian, Ms. Murray was also able to exempt several properties from evaluation that were less than 50 years old or heavily altered. The reports are currently pending Caltrans District 7 approval.

Silverado Canyon Road Over Ladd Creek Bridge Replacement Project, Orange County Public Works, Caltrans District 12, California (in progress). Orange County Public Works (OCPW) proposes to remove and replace the existing Silverado Canyon Road as it passes over Ladd Creek on the proposed project at a location slightly east of the intersection of Ladd Canyon Road and Silverado Canyon Road. Caltrans District 12 required preparation of an ASR and HPSR. Ms. Murray developed the project's area of potential effects map, reviewed the project area for historical resources, and assisted with finalizing the HPSR.

Historical Resources Assessment for the SFO Residential Sound Insulation Program, Cities of San Bruno and Millbrae, San Mateo County, California (2017). Dudek was retained by San Francisco International Airport (SFO) to evaluate 28 residential properties constructed 50 years ago or more within the cities of San Bruno and Millbrae, in San Mateo County, California. These properties are proposed to receive installation of sound insulation materials as part of SFO's Residential Sound Insulation Program. All 28 properties were recorded and evaluated on State of California Department of Parks and Recreation Series 523 Forms for historical significance in consideration of National Register of Historic Places (NRHP) designation criteria and integrity requirements. Ms. Murray co-authored the technical report and provided QA/QC.

California Boulevard Roundabout Project, OmniMeans, Caltrans District 4, City of Napa, California (2016). The California Department of Transportation (Caltrans) and the City of Napa worked together to deliver a cooperative project encompassing three intersections: First Street/California Boulevard, Second Street/California Boulevard, and State Route 29 (SR-29) northbound off-ramp/First Street. The City of Napa (City) proposed improvements at the First Street/California Boulevard and Second Street/California Boulevard intersections within the County of Napa. It was proposed to reconfigure these two intersections to improve traffic operations and accommodate the reversal in travel direction on First and Second Streets between California Boulevard and Jefferson Street. The project also proposes to modify the SR-29 northbound off-ramp and First Street intersection with a modern roundabout. Ms. Murray served as Principal Architectural Historian and archaeologist, preparing of the Area of Potential Effects (APE) map and subsequent preparation of Caltrans documentation, including an Archaeological Survey Report (ASR), Historical Resources Evaluation Report (HRER), Finding of No Adverse Effect Report (FNAE), and Historic Property Survey Report (HPSR). This included an evaluation of seven previously unevaluated properties for the NRHP and CRHR, and consideration of impacts to the West Napa Historic District.

SR-86 and Neckel Road Intersection Improvements and New Traffic Signal Light Project, Caltrans District 11, City of Imperial, California (2015). Ms. Murray served as Principal Architectural Historian, and author of the HPSR and Finding of No Adverse Effect document. The project involved an intensive field survey, Native American and historic group coordination, a records search, and recordation and NRHP and CRHR evaluation of two historic drainage canals proposed for improvement as part of Caltrans intersection improvement project. All documents were signed and approved by Caltrans District 11 and the Caltrans Cultural Studies Office.

Water/Wastewater

Morena Reservoir Outlet Tower Replacement Project, City of San Diego, California (2016). Ms. Murray evaluated the 1912 Morena Dam and Outlet Tower for NRHP, CRHR, and local level eligibility and integrity requirements. The project entailed conducting extensive

archival research and development research at City archives, libraries, and historical societies, and preparation of a detailed historic context statement on the history of water development in San Diego County.

69th and Mohawk Pump Station Project, City of San Diego, California (2015). Ms. Murray served as architectural historian and lead author of the Historical Resource Technical Report for the pump station building on 69th and Mohawk Street. Preparation of the report involves conducting extensive building development and archival research on the pump station building, development of a historic context, and a historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements.

Pump Station No. 2 Power Reliability and Surge Protection Project, City of San Diego, California (2015). Ms. Murray served as architectural historian and prepared an addendum to the existing cultural resources report in order to evaluate the Pump Station No. 2 property for NRHP, CRHR, and local level eligibility and integrity requirements. This entailed conducting additional background research, building development research, a supplemental survey, and preparation of a historic context statement.

Bear River Restoration at Rollins Reservoir Project, Nevada Irrigation District, Nevada and Placer Counties, California (2014). Ms. Murray served as architectural historian and co-author of the Cultural Resources Inventory Report. Ms. Murray conducted background research on the 1963 Chicago Park Powerhouse Bridge and prepared a historic context for the Little York Township and Secret Town Mine.

Otay River Estuary Restoration Project (ORERP), Poseidon Resources, South San Diego Bay, California (2014). Ms. Murray served as architectural historian for the documentation of Pond 15 and its associated levees. The project proposes to create new estuarine, salt marsh, and upland transition habitat from the existing salt ponds currently being used by the South Bay Salt Works salt mining facility. Because the facility was determined eligible for listing in the NRHP, the potential impacts caused by breaching the levees, a contributing feature of the property, had to be assessed.

Other Project Experience (2008-2014)

LADPW BOE Gaffey Pool and Bathhouse Project, Los Angeles County, California (2014). Ms. Murray served as project manager, field director for the intensive-level cultural resources survey, and primary author of the cultural resources technical report. Ms. Murray reviewed proposed design plans for new construction within an NRHP-listed historic district for conformance with the Secretary of the Interior's Standards. The LADPW BOE proposed to conduct various improvements to the Gaffey Street Pool and surrounding area, located in Upper Reservation of Fort McArthur in San Pedro, California.

Metro Green Line to LAX Project (2013-2014). Ms. Murray served as project manager for a multi-disciplinary project that includes cultural resources, biology, and paleontology. The Los Angeles County Metropolitan Transportation Authority (Metro), Federal Transit Administration (FTA), Federal Aviation Administration (FAA) and Los Angeles World Airports (LAWA) have initiated an Alternatives Analysis (AA)/Draft EIS/Draft EIR for the Metro Green Line to Los Angeles International Airport (LAX) project. The AA/DEIS/DEIR is being prepared to comply with NEPA

and CEQA. This study will examine potential connections between the planned Metro Crenshaw /LAX Transit Corridor Project's Aviation/Century Station and the LAX Central Terminal Area (CTA) located approximately one mile to the west. Client: Terry Hayes Associates.

LADPW BOE Downtown Cesar Chavez Median Project, Los Angeles County, California (2013). Ms. Murray served as field director for the intensive-level cultural resources survey, and co-author of the Caltrans ASR and HRER. The City of Los Angeles Department of Public Works (LADPW), Bureau of Engineering (BOE), proposes to provide for transportation enhancements along West Cesar Chavez Boulevard in the downtown area of Los Angeles. Client: LADPW BOE, Lead Agency: Caltrans, District 7.

Edwards Air Force Base Historic Context and Survey, Multiple Counties, California (2013). Ms. Murray served as lead architectural historian and project manager for survey and evaluation of 17 buildings and structures located throughout the base, and preparation of a Cold War historic context statement, an analysis of property types, and registration requirements for all built environment resources on base. Client: JT3/CH2M Hill.

San Gabriel Trench Grade Separation Project (Phases I, II, and III); Cities of San Gabriel, Alhambra, and Rosemead, Los Angeles County, California (2008–2010, 2011–2014). Ms. Murray served as Archaeologist, Architectural Historian, and Osteologist throughout various stages of the project. The project consisted of conducting a cultural resources assessment for a proposed grade separation located within the cities of San Gabriel, Alhambra, and Rosemead. The proposed project would lower a 2.2 mile section of Union Pacific Railroad tracks in the immediate vicinity of the historic Mission San Gabriel Arcángel. Ms. Murray was involved in both the archaeological and architectural history components of this project. This includes the archaeological and architectural history field surveys, archaeological testing of the site and completion of over 100 DPR forms for the evaluation of built environment resources. She also served as the on-site human osteologist. Client: Terry A. Hayes Associates, LLC. Agency: Caltrans.

Azusa Intermodal Parking Facility Project, Azusa, Los Angeles County, California (2012). Ms. Murray served as field director, assistant project manager, and primary report author for the intensive-level cultural resources survey and cultural resources technical report, which included evaluation of several built environment resources adjacent to an existing NRHP district. The City of Azusa proposed to construct an approximately 39-foot high, four-story parking structure, bus bays for passenger loading/unloading for layovers, and electric charging stations for patrons of the future Gold Line Foothill Extension Azusa Station. Client: Terry Hayes Associates.

Terminal Island Historic Building Evaluations, Los Angeles County, California (2011). Ms. Murray served as project manager, field director for the architectural history survey, and primary author of the technical report. She formally evaluated 16 Port of Los Angeles-owned properties on Terminal Island for NRHP and CRHR eligibility, as well as local level eligibility. Client: CDM; Port of Los Angeles.

LOSSAN San Luis Rey River and Second Track Project, Oceanside, San Diego County, California (2011). Ms. Murray served as primary author for the technical report and conducted the intensive-level cultural resources field survey. The project proposes to construct a new 0.6-mile section of double-track to connect two existing passing tracks, and replace the existing San

Luis Rey River Bridge. She prepared the cultural resources technical report and evaluated the bridge for NRHP, CRHR, and local level criteria and integrity requirements. Client: HNTB Corporation.

LADPW BOE San Pedro Plaza Park Project, Los Angeles County, California (2011). Ms. Murray served as project manager, field director for the intensive-level cultural resources survey, and primary author of the cultural resources technical report. She evaluated the entire park for local, CRHR, and NRHP eligibility and integrity requirements. The LADPW BOE proposed to conduct various outdoor improvements to the San Pedro Plaza Park. Client: LADPW BOE.

Crenshaw /LAX Transit Corridor Project, Los Angeles County, California (2011). Ms. Murray supervised architectural history survey and participated in the evaluation of over 100 built environment resources that may be affected by the Los Angeles County Metropolitan Transportation Authority's (Metro's) proposed Crenshaw/LAX Transit Corridor Project. The project is approximately 8.5 miles in length and is located within the cities of Los Angeles and Inglewood, Los Angeles County, California. The project was subsequently approved by SHPO with no comments. Client: Terry Hayes Associates, LLC; Agency: Metro.

LOSSAN Control Point San Onofre to Control Point Pulgas Double Track Project, San Diego County, California (2011). Ms. Murray served as field director for the archaeological and architectural history survey and co-authored the technical report. She conducted a survey and evaluation of cultural resources in support of the Los Angeles to San Diego, California (LOSSAN) Control Point (CP) San Onofre to CP Pulgas Double Track Upgrade Project. The project is located within the boundaries of the Marine Corps Base (MCB) Camp Pendleton in Northern San Diego County, on federal land that is part of a long-term lease to the rail operator. Client: HNTB Corporation.

Half Moon Bay Airport Taxiway and Access Road Improvement Project, San Mateo County, California (2010). Ms. Murray served as field director for the archaeological and architectural history survey and co-authored the technical report. She conducted a cultural resources survey of 21.65 acres situated on three areas within the 313-acre airport property, and evaluated airport properties for the CRHR and NRHP. Half Moon Bay Airport is located approximately 5 miles north of the City of Half Moon Bay in unincorporated San Mateo County, California. Client: Coffman Associates.

Sunset Avenue Grade Separation Project, Riverside County, California (2010). Ms. Murray served as field director for the archaeological and architectural history survey and co-authored the ASR, HRER, and HPSR reports. The project involved a proposed grade separation of Sunset Avenue, which crosses the UPRR in the City of Banning, Riverside County. She conducted a 43.6-acre survey for cultural resources, and prepared environmental compliance documentation in accordance with Caltrans. Client: Kimley-Horn and Associates, Inc.; Agency: Caltrans District 8.

Hollister Avenue Bridge Seismic Retrofit Project, Santa Barbara County, California (2010). Ms. Murray supervised the architectural history survey of surrounding properties. The project proposed the seismic retrofit of Union Pacific Railroad (UPRR) Bridge 51C-0018 on Hollister Avenue in an unincorporated area of Santa Barbara County, located between UPRR mile posts

362.08 and 362.41. Client: Santa Barbara County Public Works Department; Agency: Caltrans District 5.

Nogales Grade Separation/Gale Avenue Widening/Evaluation of 938 Nogales Street; City of Industry, Los Angeles County, California (2009). Ms. Murray participated in the architectural history field survey of several properties and co-authored the report. The project consisted of conducting a cultural resources assessment for a proposed grade separation project that would lower Nogales Street beneath the Union Pacific Railroad tracks and widen a 0.83 mile section of Walnut Drive/Gale Avenue located in the City of Industry. Client: Terry A. Hayes Associates, LLC. Agency: Caltrans.

Integrated Cultural Resources Management Plan Update for MCLB Barstow, San Bernardino County, California (2011-2014). Served as project manager for the 2014 ICRMP update of the 2011 ICRMP that she authored. The update includes survey and evaluation of two historic road segments, recordation and preparation of a conditions assessment of the Rattlesnake Rock Art site, and revision of the NRHP nomination for the site. Client: NAVFAC Southwest.

Integrated Cultural Resources Management Plan, Naval Air Station, Lemoore, Kings County, California (2009-2012). Served as project manager and primary author of the Final ICRMP document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Air Station, Lemoore. The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Integrated Cultural Resources Management Plan, Naval Weapons Station, Seal Beach, Detachment Corona, Riverside County, California (2009-2011). Served as project manager and primary author of the Advance Draft document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Weapons Station, Seal Beach, Detachment Corona. The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Integrated Cultural Resources Management Plan, Naval Weapons Station, Seal Beach, Orange County, California (2009-2011). Served as project manager and primary author of the Advance Draft document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Weapons Station, Seal Beach. The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Integrated Cultural Resources Management Plan, Naval Air Weapons Station China Lake; Inyo, Kern, and San Bernardino Counties, California (2009-2011). Served as co-author of the final document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Air Weapons Station China Lake. The management plan inventories known cultural resources, summarizes relevant laws and

regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Publications

Gross, C., Melmed, A., Murray, S., Dietler, S., and Gibson, H. 2012. *Osteological Analysis In Not Dead but Gone Before: The Archaeology of Los Angeles City Cemetery*, edited by H. Gibson and S. Dietler, AECOM Cultural Heritage Publication Number 4, San Diego.

Murray, S. 2013. *The People of Plaza Church Cemetery (1822-1844): An Osteological Analysis of Los Angeles' First Cemetery*. UMI Dissertation Publishing, ProQuest, LLC., Michigan.

Presentations

Historical Resources under CEQA. Prepared for the Orange County Historic Preservation Planner Working Group. Presented by Samantha Murray, Dudek. December 1, 2016. Ms. Murray delivered a one-hour PowerPoint presentation to the Orange County Historic Preservation Planner Working Group, which included planners from different municipalities in Orange County, regarding the treatment of historical resources under CEQA. Topics of discussion included identification of historical resources, assessing impacts, avoiding or mitigating impacts, overcoming the challenges associated with impacts to historical resources, and developing effective preservation alternatives.

Knowing What You're Asking For: Evaluation of Historic Resources. Prepared for Lorman Education Services. Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014. Ms. Murray and Ms. Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

Relevant Training

- CEQA and Historic Preservation: A 360 Degree View, CPF, 2015
- Historic Designation and Documentation Workshop, CPF, 2012
- Historic Context Writing Workshop, CPF, 2011
- Section 106 Compliance Training, SWCA, 2010
- CEQA Basics Workshop, SWCA, 2009
- NEPA Basics Workshop, SWCA, 2008
- CEQA, NEPA, and Other Legislative Mandates Workshop, UCLA, 2008