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December 23, 2016

Mr. Howard Cooper
Development Manager
Harper Communities, Inc.
8110 El Paseo Grande, #105
La Jolla, CA 92037

Re: MUP 10-037/Changes To Project Description

Dear Mr. Cooper:

The changes in the above referenced project description, including the removal of the preschool and the addition of solar power, will have no impact upon historical resources. These changes to the project will not impact the previous determination that no historic resources exist within the site or project boundary, and will not cause any substantial adverse change in the significance of any historical resources.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Scott A. Moomjian
Attorney at Law

HISTORIC RESOURCES TECHNICAL REPORT FOR THE 16919 FOUR GEE ROAD PROPERTY SAN DIEGO, CALIFORNIA 92127

Chinese Bible Church of San Diego Project
3300 10-037 (MUP)
Environmental Log No. 10-08-013
KIVA Project: 09-0117132

County of San Diego
Department of Planning and Development Services
Contact: Michelle Chan, Project Manager
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Preparer:

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Harper Communities
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Revised January 9, 2012

NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION

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Report Date:	Revised January 9, 2012
Report Title:	Historic Resources Technical Report For The 16919 Four Gee Road Property, San Diego, California 92127
Submitted To:	County of San Diego, Department of Planning & Land Use Contact: Gail Wright
Type Of Study:	Historical Evaluation
New Sites:	
Prepared For:	Mr. Ron Harper, Jr. Harper Communities 14211 Primrose Court Poway, CA 92064 Chinese Bible Church of San Diego 12335 World Trade Drive, Suite 2 San Diego, CA 92128
USGS Quadrangle Map:	7.5 Minute Escondido, 1996
Acreage:	9.09
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TABLE OF CONTENTS

LIST OF ACRONYMS

EXECUTIVE SUMMARY 1

1.0 INTRODUCTION 2
- 1.1 Project Description 2
- 1.2 Existing Conditions 3
  - 1.2.1 Environmental Setting 3
    - Natural Setting 3
    - Cultural Setting/Historical Background 3
  - 1.2.2 Record Search Results/Previous Studies/ Previously Recorded Sites Adjacent to the Project Area 4
- 1.3 Applicable Regulations 5

2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE 6

3.0 ANALYSIS OF PROJECT EFFECTS 7
- 3.1 Methods 7
  - 3.1.1 Archival Research 7
  - 3.1.2 Survey Methods 8
  - 3.1.3 Structures Assessment/Building Descriptions 8
- 3.2 Results 10
  - 3.2.1 Historic 10

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION 14
- 4.1 Resource Importance 14
- 4.2 Impact Identification 28

5.0 MANAGEMENT CONSIDERATIONS—MITIGATION MEASURES AND DESIGN CONSIDERATIONS 29

6.0 REFERENCES 30

7.0 LIST OF PREPARERS AND PERSONS/ORGANIZATIONS CONTACTED 31
- 7.1 Project Participants
  - 7.1.1 Scott A. Moomjian, Attorney at Law 31
  - 7.1.2 California Lot Book, Inc. 31
- 7.2 Organizations/Individuals Contacted 32

8.0 LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATION 32

TABLE OF CONTENTS (CONTINUED)

FIGURES

1.	Regional Location	33
2.	Project Location on USGS Map	35
3.	Aerial Photograph Of Project Location	37
4.	Township 13 South Range West Of The San Bernardino Meridian, California Map	39
5.	Parcel Map Number 18105	41
6.	Assessor's Parcel Map	48
7.	1928 Aerial Photograph Of Project Location	50
8.	Project Location on Historic USGS Map (1901)	52
9.	Project Location on Historic USGS Map (1948)	54

SKETCH

Architectural Sketch Of "4-G House" Prepared By Sim Bruce Richards (c.1955) 56

HISTORIC PHOTOGRAPHS (c.1955) 58

CURRENT PHOTOGRAPHS (August 13, 2010) 63

APPENDICES

1.	San Diego County Assessor's Office, Residential Building Record	96
2.	Notice Of Completion	102
3.	Chain Of Title, Prepared By California Lot Book, Inc.	105
4.	California Department Of Parks & Recreation (DPR) Forms 523A & 523B	112

LIST OF ACRONYMS

APE	Area of Potential Effect
CEQA	California Environmental Quality Act
Church	Chinese Bible Church of San Diego/Santa Fe Valley Chinese Church
CFR	Code of Federal Regulations
County	County of San Diego
DPR	Department of Parks and Recreation
East Bay Asian	*East Bay Asian Local Development Corporation v. State of California* (California Supreme Court No.S077396, 2001)
Government Code	California Government Code Section 25373(a)-(c) and California Government Code Section 37361(a)-(d)
RPO	County of San Diego Resource Protection Ordinance

EXECUTIVE SUMMARY

The proposed Project is a new Church (religious assembly) for the Chinese Bible Church of San Diego which is to be located at 16919 Four Gee Road, San Diego, California 92127, within the Santa Fe Valley Specific Plan. The first phase of the Project includes the construction of a 1,000 seat main sanctuary with ancillary facilities.

The property consists of approximately 9.09 acres of land, identified as the "Remainder Parcel" of Parcel Map Number 18105, in the County of San Diego, recorded in the Office of the County Recorder of San Diego County on September 4, 1998, as file Number 1998-0567192 of Official Records, Assessor's Parcel Number 678-060-27-00. The property is 2.3 miles west of Interstate 15 (I-15) and 400 feet north of Camino Del Norte Road. The topography consists of a small north-south drainage on the east, and a low hill on the west. Elevations on the property range between approximately 620 feet above mean sea level (AMSL) and 490 feet AMSL. A large, unnamed east-west marshy drainage runs along the northern edge of the property. The drainage eventually connects to the San Dieguito River approximately 1.7 miles to the north-northwest. Currently, the hill is occupied by two single-family residences and two garages with interspersed landscaping.

The Historical Resources Technical Report was undertaken to evaluate the potential historical and/or architectural significance of two, Modern Contemporary style single-family residences as well as an associated detached carport/storage building and a garage. The residences have been described as being a "Bunk House" and "Ranch House." The Project proposes to remove all of the structures from the property in order to facilitate project development.

Historical research indicates that the Bunk House may have been built as war time housing in 1948 and moved to the property and present location in 1952. Over the years, it was subject to substantial modifications and alterations. The identity of the architect and/or builder is unknown. The Ranch House was designed by prominent architect Sim Bruce Richards and built by James C. Fowler & Son in 1955. Over the years, it was also modified and altered.

Historical research indicates that the Bunk House and the Ranch House are not historically and/or architecturally significant. The buildings were not associated with any important events or individuals at the local, state or national levels; do not embody the distinctive characteristics of a type, period, or method of Modern Contemporary construction; do not represent the work of a master architect, craftsman, or builder, or of an important, creative individual; nor do they possess high artistic values.

With respect to the Ranch House designed by architect Sim Bruce Richards, there is nothing in the architectural design which necessarily distinguishes the structure stylistically from other homes which Richards designed in San Diego County from the mid-1950s through the mid-1960s. Although the home does display some characteristics for which Richards is regarded as a master architect and/or an important, creative individual, a property does not derive architectural significance as the work of a master and/or important, creative individual simply by virtue of the fact that it was designed by a master architect and/or important, creative individual. To the contrary, the property must express a particular phase in the development of the master's career,

an aspect of his or her work, or a particular theme in his or her craft. Based upon this standard, in comparing the Ranch House to other similarly-designed homes conceived and executed by Richards during the mid-1950s through the mid-1960s, the building does not adequately express a career phase, work aspect, or a particular theme to the extent that it rises to a level of architectural significance. Other better and more representative examples of Richards' work exist today, several of which have been recognized as important and/or designated as historical resources. The determination that the Ranch House does not represent the work of Sim Bruce Richards as a master architect and/or an important, creative individual is supported by the fact that the building's original design/construction has been compromised by changes to original fabric including the entry way area, roof, some roof rafters, and the removal and replacement of original doors, windows, and an open porch which existed along the northeast elevation. All of these changes have affected the integrity of the building and important, character-defining features associated with Sim Bruce Richards. For these reasons, the Ranch House does not does not represent the work of Sim Bruce Richards as an important, creative individual.

As buildings which are not historically or architecturally significant under local, state, or national significance criteria, they are not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register. Since the proposed Project will not cause a substantial adverse change in the significance of historical resources, mitigation measures need not be proposed.

1.0 INTRODUCTION

1.1 Project Description

The proposed Project is a new Church (religious assembly) for the Chinese Bible Church of San Diego which is to be located at 16919 Four Gee Road, San Diego, California 92127. The first phase of the Project will include a 1,000 seat main sanctuary with ancillary fellowship hall, classrooms, offices, recreation, café, bookstore, kitchen/food preparation, and preschool/kindergarten. The final build out of all phases would expand the main sanctuary to 1,500 seats with additional classrooms, offices, recreation, café, bookstore, kitchen/food preparation, and preschool/kindergarten areas.

The proposed Project is subject to the General Plan Designation (21) Specific Plan Area, which is consistent with all Use Regulations. The proposed Project is within the Regional Land Use Category of the Estate Development Area (EDA). The Zoning Land Use Regulation is S88—Specific Plan which allows limited uses, and after adoption of a specific plan, any used allowed by the plan. The proposed Project is located within the Santa Fe Valley Specific Plan area and is subject to the requirements of that plan. The proposed Project will require a Rezone/Specific Plan Amendment.

1.2 Existing Conditions

1.2.1 Environmental Setting

Natural Setting

The Project site is located in the County of San Diego, California (Figure 1). It is on the United States Geological Survey (USGS) Escondido 7.5-minute topographical quadrangle map (Figure 2). The project site is 2.3 miles west of Interstate 15 (I-15) and 400 feet north of Camino Del Norte Road. Residential development exists to the south and east, agricultural land and fire station to the west, and open space to the north (Figure 3). The residential development which exists to the north and east is relatively new, having occurred within the past several years. Previously, the project site and surrounding area was largely undeveloped agricultural property. The environmental topography consists of small north-south drainage on the east, and a low hill on the west. Elevations on the property range between approximately 620 feet above mean sea level (AMSL) and 490 feet AMSL. A large, unnamed east-west marshy drainage runs along the northern edge of the property. The drainage eventually connects to the San Dieguito River approximately 1.7 miles to the north-northwest. Currently, the hill is occupied by two single-family residences and two garages with interspersed landscaping.

Cultural Setting/Historical Background

The history of San Diego County is commonly presented in terms of Spanish, Mexican, and American political domination. A discussion of historic land use and occupation under periods of political rule by people of European and Mexican origin is justified on the basis of characteristic associated with each period, when economic, political, and social activities were influenced by the prevailing laws and customs of the period. Certain themes are common to all periods, such as the development of transportation, settlement, and agriculture.

Spanish Period (1769-1821)

The Spanish Period represents the exploration, the establishment of the San Diego Presidio and Missions at San Diego (1769), San Luis Rey (1798), the San Luis Rey Mission at Pala (1816), and the San Diego Mission at Santa Ysabel (1818). Horses, cattle, agricultural foods, weed seeds, and a new architectural style and method of building construction were also introduced. Spanish influences continued after 1821 when California became a part of Mexico. For a period of time under Mexican rule, the missions continued to operate as they did in the past, and laws governing the distribution of land were also retained.

Mexican Period (1821-1848)

The Mexican period includes the initial retention of Spanish laws and practices until shortly before secularization of the missions in 1834, a decade after the end of Spanish rule. Although several grants of land were made prior to 1834, vast tracts of land were dispersed through land grants offered after secularization. Cattle ranching prevailed over agricultural activities, and the

development of the hide and tallow trade increased during the early part of this period. The Pueblo of San Diego was established and transportation routes were expanded.

The 16919 Four Gee Road property developed from the San Bernardo Rancho, which was a tract of four (4) square leagues, or 17,763.07 acres, comprised of two separate grants made to Captain Joseph F. Snook. The first, of two (2) square leagues, was made on February 16, 1842 by Governor Juan Bautista Alvarado. The second was made on May 26, 1845 by Governor Pio Pico. Captain Joseph Snook was an Englishman, who after coming to California, took the name of Jose Francisco. After receiving the second San Bernardo grant, Captain Snook retired to the Rancho with his family where he later died. The lands of the Rancho were north of Los Penasquitos Rancho and directly south of El Rincon del Diablo Rancho.

American Period (1848 to Present)

The American Period began when Mexico ceded California to the United States under the Treaty of Guadalupe Hidalgo. Terms of the treaty brought about the creation of the Lands Commission, in response to the Homestead Act of 1851 that was adopted as a means of validating and settling land ownership claims throughout the state. Few Mexican ranchos remained intact because of legal costs and the difficulty of producing sufficient evidence to prove title claims. Much of the land that once constituted rancho holdings became available for settlement by immigrants to California. The influx of people to California and the San Diego region resulted from several factors including the discovery of gold in the state, the conclusion of the Civil War, the availability of free land through passage of the Homestead Act, and later, the importance of San Diego County as an agricultural area supported by roads, irrigation systems, and connecting railways. The growth and decline of towns occurred in response to an increased population and the economic boom and bust cycle in the late 1800s.

1.2.2 Record Search Results/Previous Studies/Previous Recorded Sites Adjacent to Study Area

In the context of the proposed Project, archival information was consulted and a pedestrian survey was conducted within the proposed construction limits of the Project. A record search from the California Historical Resources Information System (CHRIS), South Coastal Information Center at San Diego State University was reviewed and this search indicated that the project area had been investigated in the past in conjunction with the "Santa Fe Valley Specific Plan Draft Environmental Impact Report (Specific Plan 95-001)," by Ogden Environmental and Energy Services in 1995.

No prehistoric or historic sites were recorded for the Project area. The majority of sites recorded within the one (1) mile radius search are located on the slopes of the hills to the north and south of the drainage where the Project is located. The closest recorded site is CA-SDI-12747, recorded approximately 70 meters south of the southeastern corner of the Project. CA-SDI-12747 was a pre-historic cultural site. It was tested by Brian F. Smith & Associates in 1992 and was subsequently destroyed by development.

There are three (3) additional sites within 350 meters of the Project. Two of the sites were pre-historic cultural sites and the third site featured pre-historic and historic components. CA-SDI-13010 is a temporary camp recorded by Ogden Environmental in 1992 and subsequently destroyed by development. CA-SDI-13313, located approximately 300 meters to the southeast, was recorded as a temporary camp. The site was tested by Brian F. Smith & Associates in 1995 and subsequently destroyed by development. CA-SDI-10493 is a pre-historic/historic site located approximately 320 meters to the northwest of the Project. The historic component consists of a house, associated outbuildings, and trash deposits. The southern half of the site is still in existence, but the northern half has been destroyed by development.

In addition, as part of the proposed Project, an archaeological report entitled *A Phase I Archaeological Study For The Santa Fe Valley Chinese Church Project, San Diego County, California*, was prepared by Brian F. Smith and Associates on November 15, 2010. This report undertook a records search at the South Coastal Information Center and identified a total of 33 studies which have been completed within a one-mile radius of the project area. In addition, a total of 99 sites have been previously identified within the project area. As previously stated, the closest site to the property (SDI-12747) is located approximately 220 feet southeast of the project area. The majority of the sites within the record search radius are prehistoric Native American sites. For details of the record search, consult the Smith report which has been submitted to the County of San Diego under separate cover.

The Native American Heritage Commission (NAHC) was contacted through a sacred lands search letter requesting identification of spiritually significant and/or sacred sites or traditional use areas and a list of local Native American tribes, bands, or individuals who may have concerns about the proposed Project. Based upon the results from the NAHC, no known sacred sites were identified within the APE.

1.3 Applicable Regulations

The California Environmental Quality Act (CEQA)

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section §5020.1(q) defines "substantial adverse change" as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired.
According to Public Resources Code Section §5024.1 and State CEQA Guidelines §15064.5(a) an "historical resource" is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places 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; or

4) has yielded, or may likely yield information important in prehistory or history.

In addition, an historical resource is a resource that is listed in, or determined to be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource inventory survey if that survey meets specified criteria. Further, according to State CEQA Guidelines §15064(a)(4), the fact that a resource is not listed in, or determined eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources, or identified in an historical resources inventory if that survey meets specified criteria, does not preclude a lead agency from determining that the resource may be an historical resource.

San Diego County Local Register of Historical Resources

According to the San Diego County Administrative Code §396.7 IV(b), an historical resource must be significant at the local level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage;

2. Is associated with the lives of persons important to the history of San Diego County or its communities;

3. Embodies the distinctive characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

4. Has yielded or may be likely to yield, information important in prehistory or history.

2.0 GUIDELINES FOR DETERMINING SIGNIFICANCE

State CEQA Guidelines §15064.5(b) identify adverse environmental impacts to historical resources. A project causes a substantial adverse change in the significance of an historical resource when there is 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. 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 or historical resources, or its identification in a historical resources survey if that survey meets specified criteria, unless the lead 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 an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by the lead agency for purposes of CEQA.

The County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements (Section 4.2), indicate that any of the following will be considered a potentially significant environmental impact to cultural resources:

1. The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines. This shall include the destruction, disturbance, or any alteration of characteristics or elements of a resource that cause it to be significant in a manner not consistent with the Secretary of the Interior Standards.

2. The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.

3. The project disturbs any human remains, including those interred outside of formal cemeteries.

4. The project proposes activities or uses damaging to significant cultural resources as defined by the Resource Protection Ordinance and fails to preserve those resources.

3.0 ANALYSIS OF PROJECT EFFECTS

3.1 Methods

3.1.1 Archival Research

Extensive historical research was conducted by Scott A. Moomjian from June-September, 2010 at various information repositories throughout San Diego County, including the San Diego History Center (SDHC) Photographic & Research Archives; the San Diego Public Library (SDPL), Main Branch, California Room; and the San Diego County Assessor's Office. San Diego City Directories, *San Diego Union* indexes, vertical files, and historic maps were consulted at the SDHC and SDPL. Original architectural plans for the property were identified

at the SDHC, but due to their delicate condition, could not be reproduced for purposes of the present study. One sketch of the residence, however, was made available for reproduction. The Residential Building Record was obtained at the Assessor's Office.

On August 5, 2010, an oral interview was conducted with Mr. Richard Cromwell III who presently serves as the Trustee for the Golem Family Trust, and on August 13, 2010, an oral interview was conducted with Mr. Roberto Reyes who has worked as a caretaker for the property for thirty-eight (38 years). Mr. Cromwell was able to provide historic photographs of the property. General and specific information related to the architect and architectural of the buildings was developed through internet research and in resources in the possession of Mr. Moomjian. Finally, a chain of title report, including grant deeds and a Notice of Completion, was prepared by California Lot Book, Inc.

3.1.2 Survey Methods

An extensive site inspection of the property was conducted on August 13, 2010 by Scott A. Moomjian. Mr. Moomjian was accompanied on this site visit with Mr. Roberto Reyes who has worked as a caretaker for the property for thirty-eight (38 years). With the assistance of historic photographs of the property, the Residential Building Record, and the direction of Mr. Reyes, Mr. Moomjian observed the exterior and interior condition and integrity of the two, single-family residences and garages on the property. Details noted were taken and modifications and/or alterations to all of the buildings were noted. The buildings were also documented by color photographs.

3.1.3 Structures Assessment/Building Descriptions

Bunk House

The "Bunk House" described by Howard Golem (see discussion below) is located near the northwestern portion of the property. For many years, the structure has served as a home for Mr. Roberto Reyes, the long-time caretaker of the property. Although it appears as if the building could be older, it is believed that the structure was originally built around 1948 as "war built housing" and moved to its present location in 1952. The building is best classified as a one-story, Modern Contemporary modified single-family residence. Of standard 2" x 4" wood frame construction, the building was originally rectangular in shape, but is today irregular in shape due to the modifications and alterations that it has sustained over time. The original section of the house may be set on piers with various bricks, rocks, and cinderblock around the perimeter. The remainder of the building is set on a concrete foundation with floor joists. The residence features a living room, bedroom, kitchen, and bathroom. Overall, the building consists of approximately 486 total square feet of living space. A small carport/storage shed is located west of the Bunk House.

The original portion of the Bunk House is easily discernable. The building is set upon a north-south axis with the main entry facing south. The roof is low-pitched and front-gabled with a modest eave overhang and rectangular roof vents. Roofing material is composition (rolled roofing). The exterior consists of horizontal clapboard siding. Along the main (south) elevation,

there is a partial porch area. The porch features a low-pitched, front-gabled roof which is supported by two, square wood beams (columns). The main wooden front door is obscured by a wood/screened porch door. Fenestration consists of wood sash, double-hung with single lights.

The Bunk House features two additions. It is unknown when these improvements were made. The first addition is located along the east elevation of the original building, along a north-south axis. It appears to have been constructed in two phases. The first section, which joins the east elevation of the original building, partially subsumes its south front-gable. The roof is a very low-pitched shed with a modest, open eave overhang, and exposed roof rafters. The exterior is composed of horizontal clapboard. At the lower northern elevation of the addition, the exterior is think, horizontal clapboard and features three fixed windows and two glass-paned double doors. The second section of the addition is stylistically similar to that of the first section. It features a low-pitched, shed roof with modest, open eave overhang and exposed roof rafters, and horizontal clapboard siding. Fenestration includes aluminum sliding windows and double doors with multi-panes along the north elevation. The second addition is located at the northwest corner of the original building. It features a shed roof with modest eave overhang and open eaves, and horizontal clapboard siding. Overall, the building as a whole appears to be in fair condition.

Ranch House

The "Ranch House" which is the main structure formerly occupied by Howard and Arleen Golem, is located in the center of the property (see discussion below). It is situated southeast of the Bunk House. Designed and built in 1955, the building is a one-story, Modern Contemporary single-family residence. Along the west elevation of the home is a detached, square-shaped garage. Square in shape, this structure measures approximately 24' x 24' and consists of approximately 576 total square feet of space. Of wood frame construction, the building is set on a concrete foundation. The roof is flat with tongue-and grove ceiling. The exterior consists of board and batten siding. Stylistically, the structure is very similar to the main Ranch House.

Of above-average 2" x 4" wood frame construction, the Ranch House features an irregularly shaped rectangular floor plan and is set on a concrete foundation with a concrete floor. The residence features an entrance hall, living room, dining room, den, four bedrooms, service pantry, kitchen, and three bathrooms. Inspection of the original architectural plans indicates that when the house was designed, it was to feature three (3) bedrooms. However, with the enclosure of the porch area along the northeast elevation (see discussion below), this improvement added the fourth bedroom. Overall, the building appears to consist of approximately 2,617 total square feet of living space.

The Ranch House features a moderately-pitched, front-gabled and side-gabled roof with wide eave overhang, exposed roof rafters, and tar and gravel roofing material. The roof rafters, which appear to consist of 2" x 10" wood beams, are flanked by 2" x 8" wood beams on each side. Along the rear (north) elevation, there is a large brick chimney. Inside the home, the chimney (hearth) is composed of stone. The front-gable portion of the roof is located along the west elevation, while the side-gabled portion is located along the east elevation. According to Mr. Roberto Reyes, long-time caretaker of the property, the original roof was removed and replaced

approximately twenty (20) years ago. This included the replacement of some original roof rafters along the main (south) elevation and the application of a new tar and gravel roof coating. The exterior consists of cedar board and batten. Cedar boards also exist in the interior. The residence features a number of different window types. Generally, fenestration consists of wood, single-pane casement windows. However, other window types include jalousie and fixed. In the front-gabled section, there are fixed, asymmetrical upper transom windows. Some original windows in the home have been replaced with vinyl (see discussion below). In addition, according to Mr. Reyes, a stain glass window which was added approximately 8-10 years ago, replaced an original window on the rear (north) elevation.

The main entry to the Ranch House is along the main (south) elevation. The original architectural plans and historic photographs indicate that when designed and built, the home was open with a brick set in a "sand walk." Over the years, a projecting, flat corrugated metal roof, supported by square columns was erected in front of the main entry to create a porch structure, and the brick removed and replaced with tile. According to Mr. Reyes, this change happened some time ago. Underneath the porch structure, there is a wood paneled front door. Also along the southeast elevation, there is another wood paneled side door. Both of these doors are not original. According to Mr. Reyes, these doors were replaced approximately twenty (20) years ago.

When originally designed and constructed, the Ranch House featured a recessed porch underneath the roof overhang which extended along the entire northeastern elevation. This porch is depicted on the original architectural plans, the Residential Building Record, and in a historic photograph of the property (although not very clearly). According to Mr. Reyes, the porch area was enclosed approximately 12-15 years ago. Today, the former porch area is framed with non-original vertical paneled plywood with vinyl sliding windows, and a wood paneled door along its west side. Although a small porch area still exists, original windows in this area have been replaced with vinyl and a metal sliding glass door, which leads to the living room area, has been replaced with a vinyl sliding glass door. Another metal sliding glass door at the northwest elevation was also replaced. Today, the home is vacant and appears to be in good condition.

3.2 Results

3.2.1 Historic

The property identified as 16919 Four Gee Road, San Diego, California 92127, the "Remainder Parcel" of Parcel Map Number 18105, Assessor's Parcel Number 678-060-27-00, was owned by a number of entities and/or individuals from 1896-1951. These parties included the United States of America (--1896); Benjamin F. Gamber and Susan G. Gamber (1896-1897); M.A. Stockwell (1897-1903 and 1904-1928); P.H. Finley and Ola Finley (1903-1904); George Boone, Jr. (1920); George R. Daley and Jeanette E. Daley (1928); R.C.H. Rupp (1928-1930); A.R. Renshaw (one-half interest, 1929-1930); Rancho Vista Del Mar, Inc. (1930), Rancho Vista Del Mar (1930); Rose Mae Hollingsworth (1930-1940); and John H. Gizo and Lucille Gizo (1940-1951). In May, 1951, the property was acquired by Howard G. Golem and Arleen M. Golem.

Historical research indicates that Howard Golem was born on July 10, 1911. During the mid-1950s, he and his partner, Louis Horner, operated the Horner-Golem Company, which manufactured trailers. During this time, his wife Arleen, who was born on September 19, 1911, operated a retail antiques business called "Pennywell's Clearing House" in La Jolla. The store was later re-named "Pennywell's Aniques An'Stuffe." Also in the mid-1950s, Mr. Golem took a position with Convair and ultimately served as the Director of Procurement for the Convair Division of General Dynamics.

It appears that Mr. Golem worked at Convair along with several other relatives, including Richard Golem (assembler), Edward Golem (machinist), and Darrel Golem (toolmaker). In April, 1959, Mr. Golem was named as one of the founding directors of San Diego County's Olivehain Mutual Water District. In later years, he served as Olivenhain's representative on the San Diego County Water Authority. He died on November 24, 1995 and Mrs. Golem died on November 7, 2001.

After acquiring the property, it is known that Mr. Golem installed an artisan well today known as the "Golem Well." This well, drilled to a depth of approximately 356 feet, is located north of the two residential structures on the property. The property owned by the Golems was located adjacent to property owned by LaMotte T. Cohu (1895-1968). Cohu was a World War I fighter pilot and aviation pioneer. He served as the founder of Cohu, Inc. (Electronics) and served as president of the Aircraft Industries Association, American Airlines, Trans World Airlines, and Convair. His career eventually led to the position of Chairman of Northrop. Like the Golems, he drilled a well on his property which was known as the "Cohu Well." Both wells have been the subject of a prior hydrogeology study.

Historical research indicates that in 1952, Howard Golem moved a one-story, residential structure to the property at a cost of approximately $500. This building was originally constructed to serve as "war built housing" and its origin is unknown. It may have been originally constructed in 1948 (post-war). Golem used the structure as a "Bunk House" and resided in it at times while the main, one-story residential structure "Ranch House" was constructed. Since 1972, this structure has been occupied by Mr. Roberto Reyes, the caretaker of the property. San Diego City Directories indicate that as late as 1955, the main residence occupied by the Golems was located at 1691 Los Altos Road in Pacific Beach. This home was built in 1942 and is still in existence. However, it has been substantially remodeled over the years.

Historical research indicates that the one-story, single-family Ranch House located at 16919 Four Gee Road was designed by architect Sim Bruce Richards for Howard and Arleen Golem between January and April 1955. A Notice of Completion filed on the property in October, 1955 indicates that the residence was built by contractor James C. Fowler & Son and completed in September, 1955. This date of construction is also supported by the Residential Building Record. Preliminary sketches of the residence on file at the San Diego History Center (SDHC) entitled, "Preliminary Sketch for Mr. & Mrs. Howard Golem" identify the building as a 2,300 square foot house at the "4G Ranch." These sketches are dated January 4, 1955 and March 17, 1955, respectively. One elevation sketch which was reproduced and included as part of the present study depicts a low-pitched, side-gabled main section of the house and a low-pitched,

front-gabled section with fenestration. This sketch, however, was not a final design, as the house today appears somewhat different in configuration. Nevertheless, additional plans on file at the SDHC, which could not be reproduced as part of the present study due to their delicate condition entitled, "Residence for Mr. & Mrs. Howard Golem" depict the structure as an irregularly-shaped building with three bedrooms; fireplace; asphalt/gravel roof with incense cedar; board and batten cedar exterior material; interior cedar boards; French doors; and assorted fenestration including transoms, jalousies, casement and fixed windows. The plans are dated April 26, 1955.

Aside from the original architectural plans which substantiate the fact that Sim Bruce Richard was the architect associated with the design of the residence, recollections by Golem family members indicate that Mrs. Golem retained the architectural services of Richards when she became acquainted with him due to their businesses which were located in La Jolla at the time (Richards practiced at 1298 ½ Prospect Street and Mrs. Golem at 7865 Herschel). Additionally, it is known that Richards designed a house for LaMotte Cohu at 5960 Camino de la Costa in La Jolla in 1948 and that Mr. Golem worked at Convair with Cohu during this 1950s. Richards may have also been recommended to the Golems by Cohu.

Sim Bruce Richards

Sim Bruce Richards is, arguably, the most underrated and yet talented of San Diego's Modern architects. Historians have long held that Richards is considered a master architect, as does the City of San Diego which has designated two (2) of his works, including the Richard Olney/Sim Bruce Richards House, located at 1644 Crespo Drive in La Jolla (1954), Historical Landmark #615 and the Sim Bruce Richards and Janet Hopkins Richards House, located at 3360 Harbor View Drive in Point Loma (1952 with an addition designed in 1964), Historical Landmark #944.

Described by architectural historian Esther McCoy as "one of a small band of architectural dissenters" during the 1950s and 1960s who bound together in the Wrightian fashion the relationship between art and architecture, Richards was born on March 6, 1908 in Tahlequah, Oklahoma. Richards was one-quarter Cherokee. His mother taught Indian children at a religious school and his father was a farmer. In 1920, the family moved to Phoenix. During this year, Richards contracted "some rare disease" and wasn't supposed to live. Richards, however, "refused to die." Facial illnesses contracted during the 1920s, resulted in physician-induced radium experiments, and as a result, left Richards with a disfigured facial condition. While sick, he discovered architecture in the Carnegie Library and became acquainted with the works of Frank Lloyd Wright. Encouraged to study architecture by one of Wright's apprentices, Albert Chase MacArthur, a young Richards was determined to make architecture a career "come hell or high water."

Sometime during the late 1920s, Richards decided to study architecture at the University of California, Berkeley. Unable to afford the out-of-state tuition at the university, Richards moved to San Diego for three years. In 1930, Richards enrolled at Berkeley but quit the department after only six weeks in the belief that he, as a freshman, knew more about architecture than his professors did. Unemployed and alone, Richards continued his studies at Berkeley in the art department, becoming "totally involved in all the orientals" including Japanese architecture,

fabric, ceramics, and plant materials. While he continued to study until 1934, he did not obtain a degree.

While at Berkeley, Richards, a roommate, and a girlfriend began to make rugs, some of which were made from corduroy bathrobes acquired through Goodwill. Ultimately, Richards' rugs were discovered and sold by a fancy decorator in San Francisco. Such involvement led to an encounter with Frank Lloyd Wright and forever changed the life of Richards. According to Richards,

> "So there we were. And Wright had done a lecture in San Francisco. We didn't even know about it. But the decorator being inside the Nob Hill crowd gave a tea for Mr. Wright at the studio. And Wright came down and said, "My God, where did you get those rugs?" So he called us on the phone. Wright was there. And said, "Come on over quickly. There's a gentleman that wants to talk to you." And I said, "Who is it?" And he said, "Well, Frank Lloyd Wright." Well we dropped everything and fled to the city. So he offered us scholarships right there."

Between 1934-1936, Richards studied with Frank Lloyd Wright at Taliesan (believed to been both East and West). His job at Taliesan was to teach weaving and explore creative weaving and rug making. While already an accomplished painter, Richards' Taliesan experience further developed his personal preference for the orientals and inculcated "a sensuous approach to architecture." After his Taliesan experience, Richards moved to Phoenix and worked with an architect in the Scotsdale area. From 1936-1940, the practice was devoted to designing "big country houses for rich Easterners" in Scotsdale.

Richards and his family moved to San Diego prior to the Japanese bombing of Pearl Harbor. While his family moved back to Phoenix during the war, Richards remained in San Diego. Initially, he paid the rent by providing little Spanish Colonial bungalow perspective sketches for a San Diego builder. During the war, however, Richards went into the Navy as a civilian architect and spent four years in this capacity. Work during this period apparently involved little more than receiving transparencies or blueprints from the Bureau of Yards and Docks in Washington and changing the name of the project on the bottom of the sheets. Richards left the Navy around 1946. In 1945, Richards married Janet Hopkins, a physical therapist of Hawaiian descent. Beginning in 1947, Richards undertook a solo practice in architecture. Between 1947 until his death on December 18, 1983, Richards designed well over 300 buildings. Most of these buildings consisted of single-family residences constructed out of wood. In 1956, Richards was elected the President of the San Diego Chapter of the American Institute of Architects (AIA). Over the course of his long and distinguished career, Richards designed only a few public buildings. These include the All Saints Lutheran Church in University City and the Aquatic Control Center in Mission Bay Park. He also designed the Alpha Phi Sorority House near San Diego State University in 1966.

Historical research indicates that Howard and Arleen Golem owned and occupied the property until Mr. Golem's death in 1995 and Mrs. Golem's death in 2001. San Diego City Directories in 1956 list the Golem's residence as Box 886, Escondido (which is the same address for the property listed on the Notice of Completion). In 1957, their residence was listed as Rancho

Santa Fe and in 1966 it was Escondido. Thereafter, the Golems are not listed. After the death of Mrs. Golem, the property served as a rental property. It is vacant today.

4.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

4.1 Resource Importance

A number of criteria are used in identifying significant historic resources and are based upon the criteria for inclusion in the San Diego County Local Register. Significance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Diego County in history, architecture, archaeology, engineering or culture.

The San Diego County Local Register was modeled after the California Register. As such, a cultural resource is determined significant if the resource is listed in, or determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or the San Diego County Local Register of Historical Resources. Any resource that is significant at the National or State level is by definition significant at the local level.

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

1. National and California Register Criteria

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

Criterion A: Event

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

Neither the Bunk House nor the Ranch House qualifies under National Register Criterion A: Event at either the local, state, or national levels. Historical research failed to identify any important events associated with the buildings over the course of their existence.

Criterion B: Person

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Properties eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.

Neither the Bunk House nor the Ranch House qualifies under National Register Criterion B: Person at the local, state, or national levels. Historical research failed to identify any important owners, tenants, and or occupants associated with the buildings over the course of their existence to justify historical significance. No owners, tenants, or occupants, ever affected the course of local, state, or national history. In particular, none of Howard G. Golem's contributions or achievements has been determined to be historically significant.

Criterion C: Design/Construction

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

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

her craft. A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect.

Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

Neither the Bunk House nor the Ranch House qualifies under Criterion C: Design/Construction on the basis of their architecture at either the local, state, or national levels. In their current conditions, neither the Bunk House nor the Ranch House is considered a representative example of the Modern Contemporary architectural style. In this regard, the buildings do not embody the distinctive characteristics of a type, period, or method of Modern Contemporary construction.

Construction of new buildings slowed down considerably during the Second World War years, 1941-1945, and then resumed in the postwar years. The designs of the postwar years borrowed heavily from techniques and building materials utilized during the war by the military and many of these design concepts moved into the mainstream market. The pre-war dependence upon historical styles waned and designers and architects eagerly explored more modernistic concepts, borrowing from the International, the Contemporary, the Split Level, and the Ranch styles as well as others.

The Modern Contemporary architectural style occurred from approximately 1940-1980. More specifically, this style was the favorite for architect-designed houses built from approximately 1950-1970. It occurs in two distinctive subtypes based on roof shapes: flat or gabled. The flat-roofed subtype is a derivation of the earlier International style and houses of this subtype are sometimes referred to as American International. These homes resemble the International in having flat roofs and no decorative detailing, but lack the stark white wall surfaces. The gabled subtype is more strongly influenced by the earlier modernism of the Craftsman and Prairie styles (unlike the flat-roofed subtype which is a derivation of the International style). The gabled subtype features broad, low-front facing gables with overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roofed subtypes, various combinations of wood, brick, and stone wall cladding are used and traditional detailing is absent. Both subtypes are most commonly one-story forms although two-story versions are not infrequent. Landscaping and integration into the surrounding environment is stressed, unlike the International designs which were meant to be seen as sculptures set upon the landscape. Unusual window shapes and placements are also typical features. Many Modern Contemporary single-family residences were constructed throughout San Diego after the Second World War. This style is common to San Diego which experienced a surge of building activity after the Second World War.

The Bunk House features only a number of Modern Contemporary architectural features. These include its one-story form; low-pitched front and side-gabled roof with exposed roof rafters; and a combination of exterior wall cladding materials. However, the building lacks a number of other characteristics associated with this style, including heavy piers supporting gables, unusual window shapes and placements, and an integrated landscape design. Further, the building has been substantially modified and altered with at least two large additions along the northwest and southeast elevations which have increased the original size of the building and introduced inconsistent exterior materials, doors, and windows. Consequently, the building does not

embody the distinctive characteristics of a type, period, or method of Modern Contemporary construction.

The Ranch House features only a number of Modern Contemporary architectural features. These include its one-story form; low-pitched front and side-gabled roof with exposed roof rafters; and unusual window shapes and placements. However, the building lacks a number of other characteristics associated with this style, including a combination of exterior wall cladding materials; heavy piers supporting gables; and an integrated landscape design. Further, the building has been modified and altered with changes to the entry way area, roof, some roof rafters, and the removal and replacement of original doors, windows, and an open porch which existed along the northeast elevation. Consequently, the building does not embody the distinctive characteristics of a type, period, or method of Modern Contemporary construction.

Representing The Work Of A Master (National Register) And/Or Important, Creative Individual (California Register)

The Bunk House does not qualify under National Register Criterion C: Design/Construction at either the local, state, or national levels on the basis of its architect/builder. Historical research could not ascertain the identity of the architect and/or builder responsible for the design/construction of the building. The building does not, therefore, represent the work of a master and/or an important, creative individual. Further, the building in no way exhibits style or quality and, as a result, does not represent the work of an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.

The Ranch House was designed by Sim Bruce Richards in a Modern Contemporary architectural style in 1955. The home was built by James C. Fowler & Son that same year. Neither this firm, nor its principals, has ever been regarded as master builders and/or important, creative individuals.

Sim Bruce Richards is today regarded by the City of San Diego as a master architect. Richards was afforded master architect status by virtue of the September 2003, City of San Diego, Historical Resources Board (HRB) designation of the "Richard Olney/Sim Bruce Richards House," Historical Landmark #615, located at 1644 Crespo Drive, La Jolla (designed by Richards in 1954). No examples of Richards' works have been designated by the County of San Diego, Historic Site Board (HSB). Consequently, he has not been afforded master architect status by the HSB. Nevertheless, historical research indicates that over the course of his career, Richards designed over 300 buildings. Most of these structures were single-family residences constructed out of wood. Many of Richards' architectural drawings and sketches are on file at either the San Diego History Center (SDHC) and/or the La Jolla Historical Society (LJHS), and many of his works are still in existence today throughout the County of San Diego.

An extensive examination of Richards' architectural career conducted as part of the present study in conjunction with several past studies of his works indicates that the vast majority of homes he designed are located in the Point Loma and La Jolla communities. Most of these homes are still in existence. An examination of his work has revealed identifiable characteristics which reflect Richards' design philosophy. These design characteristics reoccur in Richards' work and reflect

his "signature" or trademark style. Elements indicative of Richards' work include: an almost exclusive use of wood, with exteriors composed of vertical board-and-batten siding; mainly cedar for the exterior and incense cedar for the interior (for the smell); a typically low-pitched or flat roof with built-up gravel, overhanging eaves, and unique protruding gables and exposed rafter beams, consisting of 2" x 10"s, flanked by 2" x 8"s on each side; extensive use of glass in a variety of assortments and treatments; well-conceived and designed fireplaces; and interior/exterior detailing and decorative treatments. Doors, windows, and indoor/outdoor space relationships are important elements of his work.

Historical research has identified several examples of Richards' work which have been considered architecturally significant. According to Richards himself, some of his more notable early works included a home for him and his wife at the corner of Albion and Talbot Streets in Point Loma in 1947. Constructed of Port Orford White Cedar, the home was adored by Frank Lloyd Wright. In 1948, Richards designed the 5960 Camino de la Costa residence which included his signature "basketweave" exterior window treatments and wood siding. Other noteworthy examples, include the Crowley Residence in Los Altos Hills (1971) for its exterior/interior balcony, airy feeling, vertical board-and-batten siding, and thin-lid roof profile; the hilltop Silva Residence in Point Loma (1953) for its rafter beams, roof line, and fenestration; and the Vint Residence in Del Mar (1964) for its vertical board-and-batten siding, fenestration, and fireplace. In addition, two (2) of his works have been designated by the City of San Diego. These include the "Richard Olney/Sim Bruce Richards House," and the "Sim Bruce Richards and Janet Hopkins Richards House," located at 3360 Harbor View Drive in Point Loma (1952 with an addition designed in 1964), Historical Landmark #944. The Ranch House at 16919 Four Gee Road has not previously been identified, documented, or regarded as a noteworthy example of Richards' work.

In a comparative analysis between the Ranch House and other residences designed by Richards from approximately the mid-1950s through the mid-1960s, several observations become apparent. First, the design of the Ranch House is not altogether stylistically different from other examples of his work during the same period. Second, the materials used in the Ranch House and other examples he designed during the same period are also very similar. For example, the residence for Edward S. Bascom at 887 Golden Park, San Diego (1953), the residence for Mr. and Mrs. T.R. Newsome at 2580 North Arroyo Drive, San Diego (1955), and the residence for Mr. and Mrs. Robert J. Palk at 9303 Carmichael Street, La Mesa (1955), all feature similar roof forms, window types and placement, exterior siding materials, and/or chimney styles and placements. Even some homes designed in later years, including the residence for Mr. and Mrs. Joachim Liebmann at 3711 Dudley Street (1959) and the Carlson Residence at 1335 Trieste Street, San Diego (1966), feature very similar physical elements. Homes designed by Richards even through the 1970s and 1980s continue these trends.

In this sense, therefore, there is nothing to necessarily distinguish the Ranch House stylistically from other homes which Richards' designed in San Diego County from the mid-1950s through the mid-1960s. Although the home does some display characteristics for which Richards is regarded as a master architect, it is important to note that under federal significance criteria, a property does not derive architectural significance as the work of a master simply by virtue of the fact that it was designed by a master architect. To the contrary, the property must express a

particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft. Based upon this standard, in comparing the Ranch House to other similarly-designed homes conceived and executed by Richards during the mid-1950s through the mid-1960s, it is clear that the building does not adequately express a career phase, work aspect, or a particular theme to the extent that it rises to a level of architectural significance. Other better and more representative examples of Richards' work exist today, several of which have been recognized as important and/or designated as historical resources.

The conclusion that the Ranch House does not represent the work of Sim Bruce Richards as a master architect and/or an important, creative individual is supported by the fact that the building's original design/construction has been compromised by changes to original fabric including the entry way area, roof, some roof rafters, and the removal and replacement of original doors, windows, and an open porch which existed along the northeast elevation. All of these changes have affected the integrity of the building and important, character-defining features associated with Sim Bruce Richards. For these reasons, the Ranch House does not qualify under National Register Criterion C: Design/Construction at either the local, state, or national levels as work of Sim Bruce Richards as a master architect and/or important, creative individual.

Possessing High Artistic Values

Neither the Bunk House nor the Ranch House qualifies under National Register Criterion C: Design/Construction as structures which possess high artistic values. The buildings do not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

Criterion D: Information Potential

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

Neither the Bunk House nor the Ranch House qualify under Criterion D: Information Potential as the property has not, and is not likely to yield information important in terms of history or prehistory.

San Diego County Local Register Criteria

The following criteria must be considered when evaluating a resource's importance. The first four criteria were derived from the significance criteria found in the California Environmental Quality Act and the San Diego County Local Register of Historical Resources (Ordinance Number 9493; San Diego County Administrative Code §396.7). The San Diego County Local Register is similar to both the National Register and California Register but is different in that significance is evaluated at the local level.

1. Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage;

Neither the Bunk House nor the Ranch House is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and/or cultural heritage. No historical evidence was identified to support a finding to the contrary.

2. Is associated with the lives of persons important to the history of San Diego County or its communities;

Neither the Bunk House nor the Ranch House is associated with the lives of persons important to the history of San Diego County or its communities. No historical evidence was identified to support a finding to the contrary.

3. Embodies the distinctive characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

Neither the Bunk House nor the Ranch House embodies the distinctive characteristics of type, period, San Diego County region, or method of Modern Contemporary construction. Construction of new buildings slowed down considerably during the Second World War years, 1941-1945, and then resumed in the postwar years. The designs of the postwar years borrowed heavily from techniques and building materials utilized during the war by the military and many of these design concepts moved into the mainstream market. The pre-war dependence upon historical styles waned and designers and architects eagerly explored more modernistic concepts, borrowing from the International, the Contemporary, the Split Level, and the Ranch styles as well as others.

The Modern Contemporary architectural style occurred from approximately 1940-1980. More specifically, this style was the favorite for architect-designed houses built from approximately 1950-1970. It occurs in two distinctive subtypes based on roof shapes: flat or gabled. The flat-roofed subtype is a derivation of the earlier International style and houses of this subtype are sometimes referred to as American International. These homes resemble the International in having flat roofs and no decorative detailing, but lack the stark white wall surfaces. The gabled subtype is more strongly influenced by the earlier modernism of the Craftsman and Prairie styles (unlike the flat-roofed subtype which is a derivation of the International style). The gabled subtype features broad, low-front facing gables with overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roofed subtypes, various combinations of wood, brick, and stone wall cladding are used and traditional detailing is absent. Both subtypes are most commonly one-story forms although two-story versions are not infrequent. Landscaping and integration into the surrounding environment is stressed, unlike the International designs which were meant to be seen as sculptures set upon the landscape. Unusual window shapes and placements are also typical features. Many Modern Contemporary single-family residences were constructed throughout San Diego after the Second World War. This style is common to San Diego which experienced a surge of building activity after the Second World War.

The Bunk House features only a number of Modern Contemporary architectural features. These include its one-story form; low-pitched front and side-gabled roof with exposed roof rafters; and

a combination of exterior wall cladding materials. However, the building lacks a number of other characteristics associated with this style, including heavy piers supporting gables, unusual window shapes and placements, and an integrated landscape design. Further, the building has been substantially modified and altered with at least two large additions along the northwest and southeast elevations which have increased the original size of the building and introduced inconsistent exterior materials, doors, and windows. Consequently, the building does not embody the distinctive characteristics of a type, period, San Diego County region, or method of Modern Contemporary construction.

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The Bunk House does not represent the work of an important, creative individual. Historical research could not ascertain the identity of the architect and/or builder responsible for the design/construction of the building. The building does not, therefore, represent the work of a important, creative individual.

The Ranch House was designed by Sim Bruce Richards in a Modern Contemporary architectural style in 1955. The home was built by James C. Fowler & Son that same year. Neither this firm, nor its principals, have ever been regarded as important, creative individuals.

Sim Bruce Richards is today regarded by the City of San Diego as a master architect. Richards was afforded master architect status by virtue of the September 2003, City of San Diego, Historical Resources Board (HRB) designation of the "Richard Olney/Sim Bruce Richards House," Historical Landmark #615, located at 1644 Crespo Drive, La Jolla (designed by Richards in 1954). No examples of Richards' works have been designated by the County of San Diego, Historic Site Board (HSB). Consequently, he has not been afforded master architect status by the HSB. Nevertheless, historical research indicates that over the course of his career, Richards designed over 300 buildings. Most of these structures were single-family residences constructed out of wood. Many of Richards' architectural drawings and sketches are on file at either the San Diego History Center (SDHC) and/or the La Jolla Historical Society (LJHS), and many of his works are still in existence today throughout the County of San Diego.

An extensive examination of Richards' architectural career conducted as part of the present study in conjunction with several past studies of his works, indicates that the vast majority of homes he designed are located in the Point Loma and La Jolla communities. Most of these homes are still in existence. An examination of his work has revealed identifiable characteristics which reflect Richards' design philosophy. These design characteristics reoccur in Richards' work and reflect

his "signature" or trademark style. Elements indicative of Richards' work include: an almost exclusive use of wood, with exteriors composed of vertical board-and-batten siding; mainly cedar for the exterior and incense cedar for the interior (for the smell); a typically low-pitched or flat roof with built-up gravel, overhanging eaves, and unique protruding gables and exposed rafter beams, consisting of 2" x 10"s, flanked by 2" x 8"s on each side; extensive use of glass in a variety of assortments and treatments; well-conceived and designed fireplaces; and interior/exterior detailing and decorative treatments. Doors, windows, and indoor/outdoor space relationships are important elements of his work.

Historical research has identified several examples of Richards' work which have been considered architecturally significant. According to Richards himself, some of his more notable early works included a home for him and his wife at the corner of Albion and Talbot Streets in Point Loma in 1947. Constructed of Port Orford White Cedar, the home was adored by Frank Lloyd Wright. In 1948, Richards designed the 5960 Camino de la Costa residence which included his signature "basketweave" exterior window treatments and wood siding. Other noteworthy examples, include the Crowley Residence in Los Altos Hills (1971) for its exterior/interior balcony, airy feeling, vertical board-and-batten siding, and thin-lid roof profile; the hilltop Silva Residence in Point Loma (1953) for its rafter beams, roof line, and fenestration; and the Vint Residence in Del Mar (1964) for its vertical board-and-batten siding, fenestration, and fireplace. In addition, two (2) of his works have been designated by the City of San Diego. These include the Richard Olney/Sim Bruce Richards House, located at 1644 Crespo Drive in La Jolla (1954), Historical Landmark #615 and the Sim Bruce Richards and Janet Hopkins Richards House, located at 3360 Harbor View Drive in Point Loma (1952 with an addition designed in 1964), Historical Landmark #944. The Ranch House at 16919 Four Gee Road has not previously been identified, documented, or regarded as a noteworthy example of Richards' work.

In a comparative analysis between the Ranch House and other residences designed by Richards from approximately the mid-1950s through the mid-1960s, several observations become apparent. First, the design of the Ranch House is not altogether stylistically different from other examples of his work during the same period. Second, the materials used in the Ranch House and other examples he designed during the same period are also very similar. For example, the residence for Edward S. Bascom at 887 Golden Park, San Diego (1953), the residence for Mr. and Mrs. T.R. Newsome at 2580 North Arroyo Drive, San Diego (1955), and the residence for Mr. and Mrs. Robert J. Palk at 9303 Carmichael Street, La Mesa (1955), all feature similar roof forms, window types and placement, exterior siding materials, and/or chimney styles and placements. Even some homes designed in later years, including the residence for Mr. and Mrs. Joachim Liebmann at 3711 Dudley Street (1959) and the Carlson Residence at 1335 Trieste Street, San Diego (1966), feature very similar physical elements. Homes designed by Richards even through the 1970s and 1980s continue these trends.

In this sense, therefore, there is nothing to necessarily distinguish the Ranch House stylistically from other homes which Richards' designed in San Diego County from the mid-1950s through the mid-1960s. Although the home does display some characteristics for which Richards is regarded as a master architect and/or an important, creative individual, it is important to note that a property does not derive architectural significance as the work of a master and/or important, creative individual simply by virtue of the fact that it was designed by a master architect and/or

important, creative individual. To the contrary, the property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft. Based upon this standard, in comparing the Ranch House to other similarly-designed homes conceived and executed by Richards during the mid-1950s through the mid-1960s, it is clear that the building does not adequately express a career phase, work aspect, or a particular theme to the extent that it rises to a level of architectural significance. Other better and more representative examples of Richards' work exist today, several of which have been recognized as important and/or designated as historical resources.

The conclusion that the Ranch House does not represent the work of Sim Bruce Richards as a master architect and/or an important, creative individual is supported by the fact that the building's original design/construction has been compromised by changes to original fabric including the entry way area, roof, some roof rafters, and the removal and replacement of original doors, windows, and an open porch which existed along the northeast elevation. All of these changes have affected the integrity of the building and important, character-defining features associated with Sim Bruce Richards. For these reasons, the Ranch House does not does not represent the work of Sim Bruce Richards as an important, creative individual.

Finally, neither the Bunk House nor the Ranch House possesses high artistic values. The buildings do not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

4. Has yielded or may be likely to yield, information important in prehistory or history.

Neither the Bunk House nor the Ranch House have yielded or may be likely to yield, information important in prehistory or history. No historical evidence was identified to support a finding to the contrary.

Additional Criteria For Significance

3. Historic Districts

Although historic districts, which are defined as "united geographic entities that contain a concentration of historic buildings, structures, objects, and/or sites untied historically, culturally, or architecturally" and are defined by precise geographic boundaries, typically fall into one of the four categories cited above, the following criterion is included because they are not specifically identified:

Districts are significant resources if they are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition, but collectively compose an entity of exceptional historical or artistic significance or outstandingly commemorate or illustrate a way of life or culture.

Neither the Bunk House nor the Ranch House is composed of integral parts of the environment which collectively compose an entity of exceptional historical or artistic significance or outstandingly commemorate or illustrate a way of life or culture. The buildings taken together

do not fit within the definition of a historic district and are not directly united in terms of shared history, culture, or architecture. No historical evidence was identified to support a finding to the contrary.

4. Resource Protection Ordinance (RPO)

The Resource Protection Ordinance, as codified and amended by the Board of Supervisors of the County of San Diego (March 21, 2007, Ordinance Number 9842), must also be considered during the evaluation of cultural resources. Specifically, the RPO protects significant cultural resources. "Significant Prehistoric or Historic Sites" are defined as follows,

"Sites that provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, State, or Federal importance. Such locations shall include, but not be limited to:

> *(1) Any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structure, or object either:*
>
> > *(aa) Formally determined eligible or listed in the National Register of Historic Places by the Keeper of the National Register; or*
> >
> > *(bb) To which the Historic Resource ("H" Designator) Special Area Regulations have been applied; or*
>
> *(2) One-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials; and*
>
> *(3) Any location of past or current sacred religious or ceremonial observances which is either:*
>
> > *(aa) Protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code Section 5097.9, such as burial(s), pictographs, petroglyphs, solstice observatory sites, sacred shrines, religious ground figures or*
> >
> > *(bb) Other formally designated and recognized sites which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.*

Neither the Bunk House nor the Ranch House qualify under the RPO since they are not historic buildings have formally been determined eligible or listed in the National Register of Historic Places by the Keeper of the National Register; have not been subject to the application of the Historic Resource ("H" Designator) Special Area Regulations; are not one-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials; and are not the location of past or current sacred religious or ceremonial observances.

5. Human Remains

Human remains are considered "highly sensitive" by the County of San Diego. As such, a resource shall be considered significant if it contains any human remains interred outside of a formal cemetery.

Neither the Bunk House nor the Ranch House qualifies under this standard since they are not "human remains interred outside of a formal cemetery."

6. Integrity

In addition to determining the significance of a property under local, state, and national criteria, a property must also must possess "Integrity." The local, state, and national registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Integrity is defined by the National Register of Historic Places as the "ability of a property to convey and maintain its significance." A property must not only be shown to be significant under the National Register criteria, but it also must have integrity. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects.

Integrity is defined by the California and Local Register as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resources' period of significance." Resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Location

Location is defined by the National and California Registers, and the County of San Diego as "the place where the historic property was constructed or the place where the historic event occurred." According to the County of San Diego, the actual location of an historical property, complemented by setting, is particularly important in recapturing the sense of historical events and persons.

The Bunk House residence was moved to its present location at the 16919 Four Gee Road property in 1952. The building is not located in the place where it was originally constructed. The building, therefore, does not possess a location element for integrity purposes.

The Ranch House residence was constructed in its present location in 1955. The building, therefore, retains a location element for integrity purposes.

Design

Design is defined by the National and California Registers, and the County of San Diego as the "combination of elements that create the form, plan, space, structure, and style of a property." According to the County of San Diego, this includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

The Bunk House has been substantially modified and changed from that of its original appearance. In particular, the building has been changed with at least two large additions along the northwest and southeast elevations which have increased the original size of the building and introduced inconsistent exterior materials, doors, and windows. As result, the building no longer retains its original form, plan, space, structure, and style. Therefore, the building does not retain its design element for integrity purposes.

The Ranch House has been modified and changed from that of its original appearance. In particular, there have been changes to the entry way area, the roof, some roof rafters, and the removal and replacement of original doors, windows, and an open porch which existed along the northeast elevation. As a result, the building no longer retains its original form, plan, space, structure, and style. Therefore, the building does not retain its design element for integrity purposes.

Setting

Setting is defined by the National and California Registers, and the County of San Diego as the physical environment of a historic property. According to the County of San Diego, it refers to the historical character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historical setting of an historical property can be either natural or manmade and include such elements as topographical features, vegetation, simple manmade paths or fences and the relationships between buildings and other features or open spaces.

The original setting which characterized the 16919 Four Gee Road property consisted of a rural, agricultural type of environment. The surrounding area was characterized by farming and livestock activities and open space. Very little development existed with few residential dwellings, minimal infrastructure, and utilities. Historic photographs substantiate the rural, secluded quality of the property. Today, the setting is very different. Over the years, there has been substantial development in the surrounding area. In particular, Rancho Santa Fe Fire Station Number 2 exists directly west of the property, and there have been new residential development projects built directly south, east, north, and northwest of the property. According to Mr. Roberto Reyes, longtime caretaker of the property, the surrounding environment has changed considerable over the past forty (40) years. The property has been subject to increased noise, traffic, and light. As a result, neither the Bunk House nor Ranch House retains a "country feel" as the property originally did. Consequently, the buildings have not retained their setting elements for integrity purposes.

Materials

Materials are defined by the National and California Registers as the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. According to the County of San Diego, materials are the physical elements that were present during the development period and are still present or, if materials have been replaced, the replacement(s) must have been based on the original.

The majority of the materials which have gone into the construction of the Bunk House are not original and do not date to the building's 1948 date of construction. Most of the changes to the building have occurred since it was moved to its present location and were not present during its development period. As a result, the building does not retain its materials element for integrity purposes.

The majority of the materials which have gone into the construction of the Ranch House are largely original. However, non-original materials include the open front porch area; front entry and side doors; roofing system and some exposed roof rafters; sliding glass doors; stain glass window; and the enclosure of a formerly open, side porch with new windows and doors. The remainder of the home appears to be intact. Non-original features were not present during the home's development period and several of these features were not based upon the original elements which were removed (i.e. removal and replacement of doors, windows, and side porch enclosure). Many original character-defining features were either removed and replaced, or modified altogether. Nevertheless, because the building retains a majority of original elements, the residence retains its materials element for integrity purposes.

Workmanship

Workmanship is defined by the National and California Registers, and the County of San Diego as "the physical evidence of the crafts of a particular culture or people during any given period in history." According to the County of San Diego, it is the evidence of the artisans' labor and skill in constructing or altering a building, object, or site. It may be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing.

As with the discussion of materials for the Bunk House above, the workmanship that has gone into the construction of the building is largely not original. The physical evidence of original construction has been compromised with changes to the building. Consequently, the building does not retain its materials element for integrity purposes.

As with the discussion of materials for the Ranch House above, the workmanship that has gone into the construction of the building is largely original. However, non-original workmanship exists in those areas of the building which have been modified and/or altered with the removal and/or replacement of original materials with non-original materials. Nevertheless, because the building retains a majority of original elements, the residence retains its materials element for integrity purposes.

Feeling

Feeling is defined by the National and California Registers as "a property's expression of the aesthetic or historic sense of a particular period of time."

In its current condition, the Bunk House does not impart, nor does it evoke, an aesthetic or historic expression of a particular period of time (i.e. post-war 1940s Modern construction). This is due to the fact that the building has been compromised by modifications and/or changes over the years, as well as the fact that the surrounding setting of the property and environment has been affected by recent urban development. As a result, the building does not yet retain its feeling element for integrity purposes.

In its current condition, the Ranch House does not impart, nor does it evoke, an aesthetic or historic expression of a particular period of time (i.e. mid-1950s construction). This is due to the fact that the building has been compromised by modifications and/or changes over the years, as well as the fact that the surrounding setting of the property and environment has been affected by recent urban development. As a result, the building does not yet retain its feeling element for integrity purposes.

Association

Association is defined by the National and California Registers, and the County of San Diego as "the direct link between an important historic event or person and a historic property."

Neither the Bunk House nor the Ranch House are directly associated with any important historic events or persons. As a result, the buildings do not possess, nor have they ever possessed, an associative element for integrity purposes.

4.2 Impact Identification

The proposed Project includes the demolition of both the Bunk House and the Ranch House located at the 16919 Four Gee Road property. In the case of both buildings, demolition would not be a significant impact because neither building have been determined by the present study to be significant cultural resources under any local, state, or federal criteria.

The County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements (Section 4.2), any of the following will be considered a potentially significant environmental impact to cultural resources:

> *1. The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines. This shall include the destruction, disturbance, or any alteration of characteristics or elements of a resource that cause it to be significant in a manner not consistent with the Secretary of Interior Standards.*

The Bunk House and Ranch House have been determined by the present study not to be historically and/or architecturally significant and, therefore, are not historical resources. Consequently, the Project impact of destruction, disturbance, or alteration of either building will not cause a substantial adverse change in the significance of historical resources.

2. The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.

The Bunk House and Ranch House are not archaeological resources. Therefore, this CEQA Guideline is not applicable to the present study.

3. The project disturbs any human remains, including those interred outside of formal cemeteries.

The Bunk House and Ranch House are not human remains. Therefore, this CEQA Guideline is not applicable to the present study.

4. The project proposes activities or uses damaging to significant cultural resources as defined by the Resource Protection Ordinance (RPO) and fails to preserve those resources.

The Bunk House and Ranch House are not significant cultural resources as defined by the Resource Protection Ordinance (RPO). Therefore, this CEQA Guideline is not applicable to the present study.

5.0 MANAGEMENT CONSIDERATIONS—MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Cultural resource mitigation measures and design considerations used in the planning and land use approval process depend on the specifics of a project under consideration. The proposed Project associated with the 16919 Four Gee Road property would remove the Bunk House and the Ranch House in favor of new construction. Such a project may cause a substantial adverse change in the significance of an historical resource and have a significant effect on the environment. However, the present study has determined that the Bunk House and the Ranch House are not historically and/or architecturally significant under local, state, and national significance criteria. Therefore, the proposed Project will not cause a substantial adverse change in the significance of an historical resource. Since the proposed Project will not cause a substantial adverse change in the significance of an historical resource, mitigation measures need not be proposed.

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7.0 LIST OF PREPARERS AND PERSONS/ORGANIZATIONS CONTACTED

7.1 Project Participants

7.1.1 Scott A. Moomjian, Attorney at Law

Scott A. Moomjian	Attorney and Historian, Principal Investigator and Report Author

7.1.2 California Lot Book, Inc.

Wendy M. Hamilton	Senior Title Researcher

7.2 Organizations/Individuals Contacted

San Diego History Center
San Diego Public Library
San Diego County Assessor's Office
Mr. Roberto Reyes
Mr. Richard Cromwell III
Rev. Albert Lam, Senior Pastor, Chinese Bible Church of San Diego

8.0 LIST OF MITIGATION MEASURES AND DESIGN CONSIDERATION

Because the present Historical Resources Technical Report has determined that the Bunk House and Ranch House are not historically and/or architecturally significant, preservation of the structures is not required. The historic evaluation and site survey, including the Figures, Sketch, Historic Photographs, Current Photographs, and Appendices contained in the report, will preserve the information about the structures for future study of historic resources.

FIGURE 1

REGIONAL LOCATION MAP



Regional location in San Diego County

FIGURE 2

PROJECT LOCATION ON USGS MAP

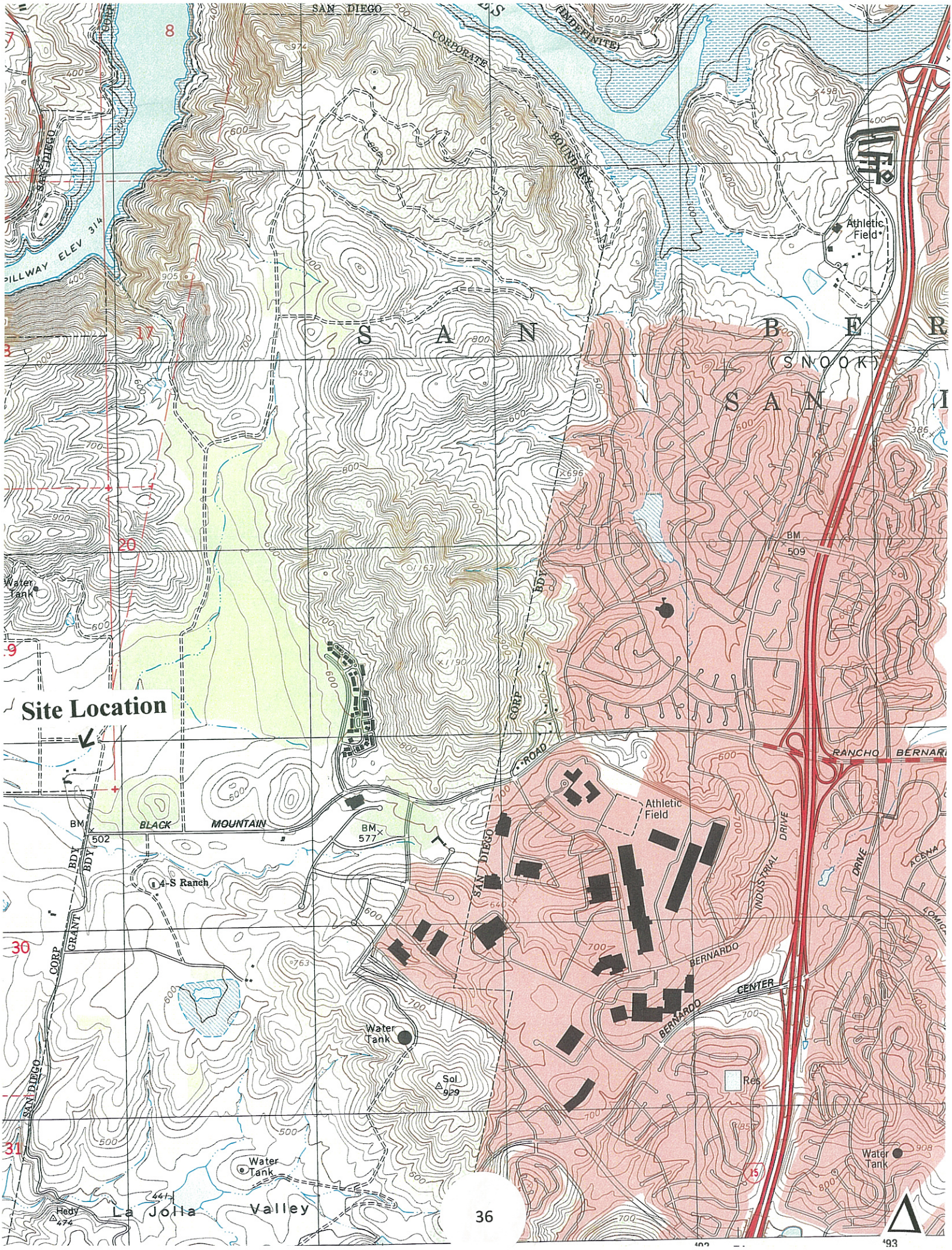
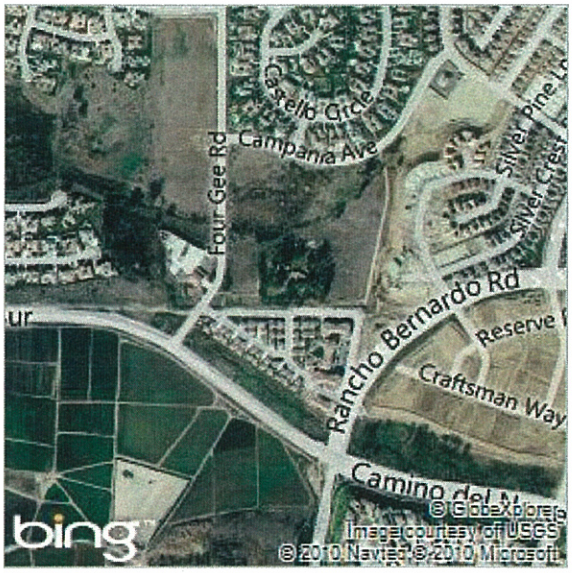

Site Location
SAN DIEGO
CORPORATE
BOUNDARY
(INDEFINITE)
SPILLWAY ELEV 314
Athletic Field
SAN BERNARDINO
(SNOOKY)
BM 509
Water Tank
BDY
CORP
ROAD
RANCHO BERNARDO
Athletic Field
BM 502
BLACK MOUNTAIN
BM 577
4-S Ranch
INDUSTRIAL DRIVE
ACENA DRIVE
BERNARDO CENTER
Water Tank
Sol 929
Res
Water Tank
Water Tank
Hedy 474
La Jolla Valley
SAN DIEGO
CORP GRANT
7
8
17
20
9
30
31

FIGURE 3

AERIAL PHOTOGRAPH OF PROJECT LOCATION


Four Gee Rd
Castello Circle
Campania Ave
Silver Pine Ln
Silver Crest
Rancho Bernardo Rd
Reserve
Craftsman Way
Camino del
bing
© GlobeXplorer
Image courtesy of USGS
© 2010 Navteq © 2010 Microsoft

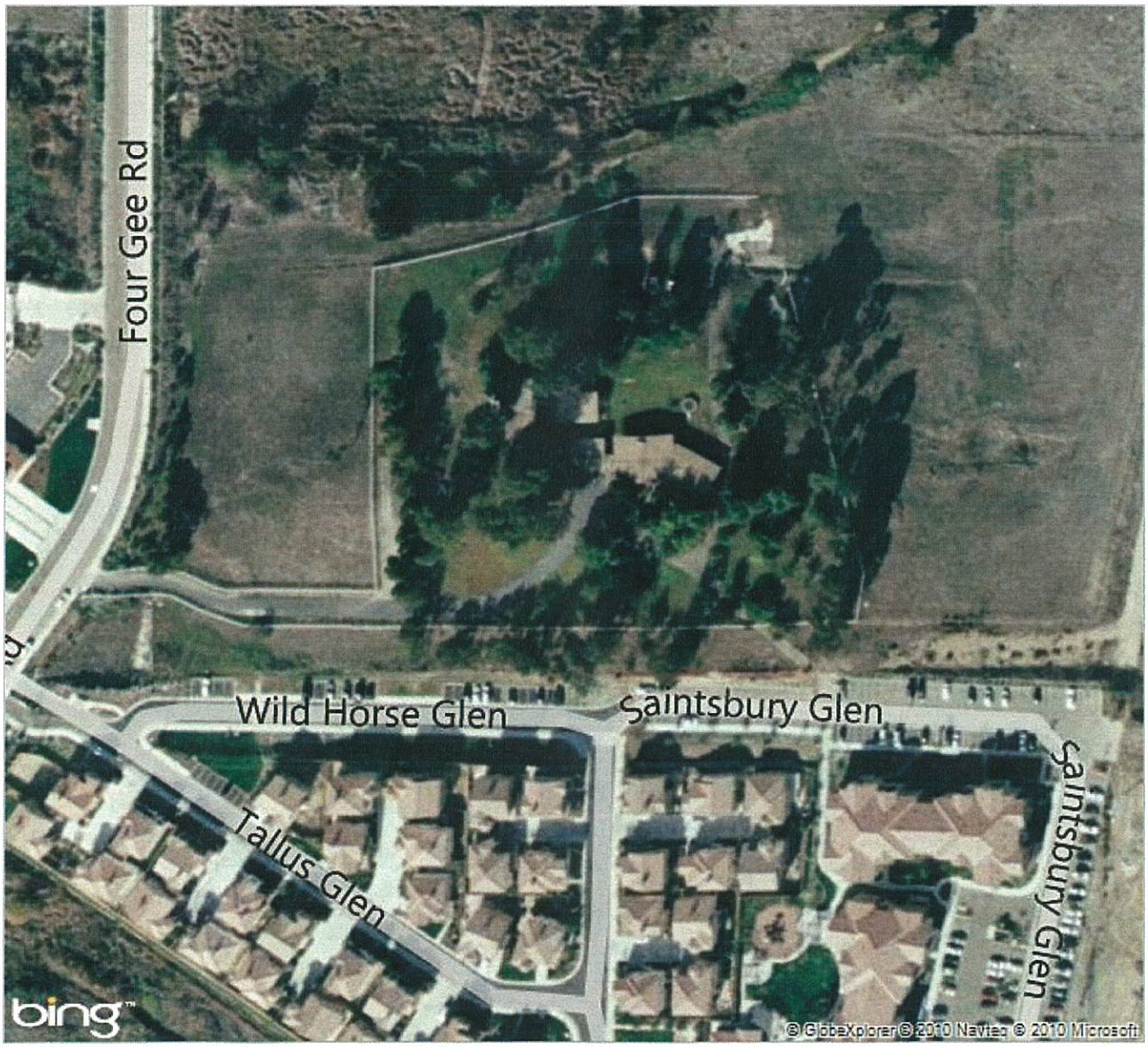

Four Gee Rd
Wild Horse Glen
Saintsbury Glen
Tallus Glen
Saintsbury Glen
bing
© GlobeXplorer © 2010 Navteq © 2010 Microsoft

FIGURE 4

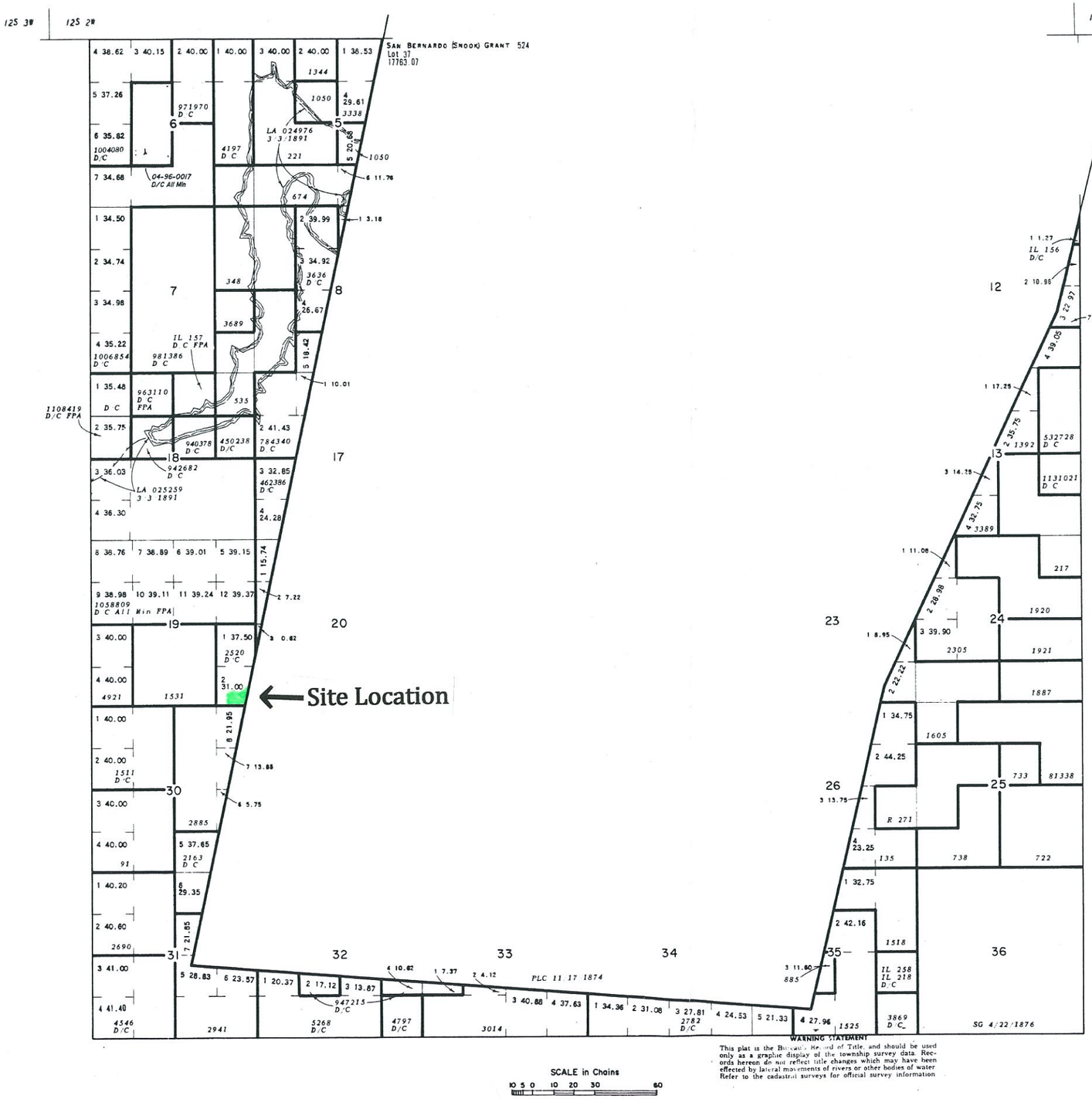
TOWNSHIP 13 SOUTH RANGE WEST OF THE SAN BERNARDINO, CALIFORNIA MAP

TOWNSHIP 13 SOUTH RANGE 2 WEST OF THE SAN BERNARDINO MERIDIAN, CALIFORNIA

SAN DIEGO COUNTY
CALIFORNIA DESERT DISTRICT SEC 15
PALM SPRINGS-SC RA

STATUS OF PUBLIC DOMAIN
LAND AND MINERAL TITLES

MT PLAT



SCALE in Chains
10 5 0 10 20 30 60

WARNING STATEMENT
This plat is the Bureau's Record of Title, and should be used only as a graphic display of the township survey data. Records hereon do not reflect title changes which may have been effected by lateral movements of rivers or other bodies of water. Refer to the cadastral surveys for official survey information.

INDEX TO SEGREGATED TRACTS				
RESURVEY	ORIGINAL SURVEY			
TRACT NO	T	R	SEC	SUBDIVISION

CACA 46041 FPC 0 Wdl Pwr Proj 11860 10/21/2000
Subdiv Und. All land lying within Proj Bdy

FOR ORDERS EFFECTING DISPOSAL OR USE OF UNIDENTIFIED LANDS REFER TO INDEX OF MISCELLANEOUS DOCUMENTS.

CURRENT TO	CURRENT TO
JAN 11 2005	

USE PLATS:

SB Mer
T. 13 S.
R. 2 W.

FIGURE 5

PARCEL MAP NUMBER 18105

PARCEL MAP NO. 18105

PARCEL MAP of

GOVERNMENT LOTS ONE AND TWO OF SECTION 19, TOWNSHIP 13 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED APRIL 22, 1876.

SEE PARCEL 2 OF CERTIFICATE OF COMPLIANCE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY DECEMBER 8, 1976, AS FILE/PAGE 76-410629 AND RE-RECORDED DECEMBER 21, 1976 AS FILE/PAGE 76-428090 OF OFFICIAL RECORDS.

"PARCEL MAP GUARANTEE" FOR THIS SUBDIVISION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 1166827-22, DATED: AUGUST 24, 1998

SHEET 1 OF 6 SHEETS

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ARLEEN M. GOLEM, TRUSTEE ON APRIL 1998, AND I STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS ARE OF THE CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON. I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT POSITIONS INDICATED BY THE LEGEND IN THIS MAP ON OR BEFORE OCTOBER 1, 1998, AND ALL SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET NO. 2).

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

JAMES A. LARET, R. C. E. 29375
MY REGISTRATION EXPIRES ON 3-31-99
DATE: 9/2/98

REGISTERED PROFESSIONAL ENGINEER JAMES A. LARET No. 29375 EXP. 3-31-99 CIVIL STATE OF CALIFORNIA

I, PHILIP J. GIURBINO, COUNTY SURVEYOR OF SAN DIEGO COUNTY, STATE THAT THIS MAP DOES NOT APPEAR TO BE A MAP OF A MAJOR SUBDIVISION FOR WHICH A FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE SUBDIVISION MAP ACT. I FURTHER STATE THAT THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP AND APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF DIVISION I OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH. THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.

I HAVE EXAMINED THIS MAP AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

PHILIP J. GIURBINO, P. L. S. 4424
COUNTY SURVEYOR
DATE 9-4-98

LICENSED LAND SURVEYOR PHILIP J. GIURBINO Exp.: 9-30-01 No. LS 4424 STATE OF CALIFORNIA

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

BY: Grace Andish Deputy DATE: September 4, 1998

FILE NO. 1998-567192
FILED THIS 4th DAY OF SEPTEMBER, 1998, AT 1:49 P.M. IN THE BOOK OF PARCEL MAPS
AT PAGE 18105 AT THE REQUEST OF JAMES A. LARET.

GREGORY J. SMITH
COUNTY RECORDER

FEE: $18.00 R.F.

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY DEDICATE TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE FLOWAGE OF WATERS OVER, UPON, AND ACROSS THE LAND DELINEATED ON THIS MAP AND DESIGNATED HEREON AS "FLOWAGE EASEMENT"; PROVIDED, HOWEVER, WE RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, THE RIGHT TO USE SUBJECT LAND AT ANY TIME, IN ANY MANNER AND FOR ANY PURPOSE NOT INCONSISTENT WITH THE FULL USE AND ENJOYMENT BY THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHTS AND PRIVILEGES HEREIN DEDICATED.

We hereby grant to the County of San Diego a perpetual easement for open space over that area shown as "Open Space Easement" over portions of Parcels 1, 2 and the Remainder Parcel on sheet 4 of this map. Except as expressly permitted below, this easement prohibits all of the following on any portion of the land subject to said easement:
grading, excavation, placement of soil, sand, rock, gravel or other material, clearing of vegetation, construction, erection or placement of any building or structure, vehicular activities, trash dumping or use for any purpose other than as open space. The sole exceptions to this prohibition are:

Selective clearing of vegetation by hand to the extent required by written order of fire control authorities for the express purpose of reducing an identified fire hazard.

Uses and activities expressly permitted pursuant to the Revegetation plan, Habitat Management Plan (HMP), or Landscape Plan approved by the San Diego County Director of Planning and Land Use.

Use and maintenance of the existing well and water line on the Remainder Parcel.

Drainage facilities required to provide for 100 year storm flows to pass under the future Four Gee Road public road improvements.

Future recreational trails as shown within the Santa Fe Valley Specific Plan Documents.

The County of San Diego shall have the right, but not the obligation, to enter upon the land subject to this easement and remove any material, structure or other thing placed or maintained contrary to the terms of this easement, and to do any work necessary to eliminate the effects of any violation of this easement. This easement shall not authorize any member of the public to use or enter upon the land subject to this easement, it being understood that the purpose of this easement is solely to restrict the use of said land. The terms of this easement may be specifically enforced or enjoined by proceedings in a court of competent jurisdiction, and shall be binding upon the grantor(s) and its or their successors and assigns.

ARLEEN M. GOLEM, AS SURVIVING TRUSTEE UNDER THE GOLEM FAMILY TRUST DATED JULY 3, 1991, AS OWNER

TRUSTEE

(STATE OF CALIFORNIA)
(COUNTY OF SAN DIEGO)
ON September 2, 1998, BEFORE ME
Arwen E. Daum, Notary Public, PERSONALLY APPEARED,
Arleen M. Golem, Trustee

KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE: Arwen E Daum
PRINT NAME: Arwen E Daum
PRINCIPAL PLACE OF BUSINESS: 4848 Rancho Bernardo #123 San Diego CA 92128-1999
MY COMMISSION EXPIRES: August 28, 2001

ARWEN E. DAUM Comm. # 1153155 NOTARY PUBLIC - CALIFORNIA San Diego County My Comm. Expires Aug. 28, 2001

Land Engineering Company Inc.
CIVIL ENGINEERING · LAND PLANNING SURVEYING G.P.S. SURVEYING
5988 Calmada Del Bosque * (619) 726-0270

"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occuring by reason of reliance thereon."

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CAN NOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

1. SAN DIEGO GAS & ELECTRIC COMPANY, OWNERS OF EASEMENTS RECORDED
   A. MARCH 13, 1952, IN BOOK 4402, PAGE 338 OF OFFICIAL RECORDS.
   B. MARCH 13, 1952, IN BOOK 4402, PAGE 340 OF OFFICIAL RECORDS.
   C. NOVEMBER 5, 1953 IN BOOK 5039, PAGE 239 OF OFFICIAL RECORDS.
   D. APRIL 2, 1965 AS FILE NO. 58559 OF OFFICIAL RECORDS.
2. MARY A. LLOYD, ET AL, OWNERS OF EASEMENT RECORDED
   A. DECEMBER 29, 1961 AS FILE NO. 224520 OF OFFICIAL RECORDS.
3. OLIVENHAIN MUNICIPAL WATER DISTRICT, OWNERS OF EASEMENTS RECORDED
   A. JANUARY 24, 1972 AS FILE NO. 18219 OF OFFICIAL RECORDS.
   B. OCTOBER 15, 1976 AS FILE NO. 76-340231 OF OFFICIAL RECORDS.

COVENANT OF IMPROVEMENT REQUIREMENTS
A Building Permit Prohibition
(TPM 20340)

Building permits and/or further development are hereby prohibited until improvements per TPM 20340 are completed. The approximate cost of the improvements is estimated to be $617,974.00 on 8-25-98. The final cost may vary depending on the time of construction.

Covenant of Improvement Requirements granted to the County of San Diego by Doc # 98-0566979 O.R. Recorded 9-4-98.

THIS IS TO CERTIFY THAT, PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF THE BOARD OF SUPERVISORS ADOPTED MARCH 20, 1979, THE DIRECTOR OF PUBLIC WORKS, ACTING ON BEHALF OF THE BOARD OF SUPERVISORS, HAS ACCEPTED, ON BEHALF OF EACH OFFEREE AND GRANTEE EACH OFFER OF DEDICATION, GRANT AND WAIVER OF RIGHTS AS SET FORTH ON THIS MAP, SUBJECT TO IMPROVEMENTS, IF ANY.

THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE DEDICATION TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT AND AS SHOWN ON THIS MAP IS HEREBY ACCEPTED SUBJECT TO IMPROVEMENTS, IF ANY, BY THE UNDERSIGNED OFFICER OR AGENT ON BEHALF OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT PURSUANT TO AUTHORITY CONFERRED BY RESOLUTION OF SAID BOARD OF DIRECTORS ADOPTED ON MARCH 20, 1979, AND THE DISTRICT CONSENTS TO THE RECORDATION THEREOF BY ITS DULY AUTHORIZED OFFICERS.

STEPHEN W. THUNBERG, DIRECTOR OF PUBLIC WORKS

BY: Philip J. Giurbino FOR DIRECTOR OF PUBLIC WORKS
DATE: 9-4-98

GRADING PLAN: NONE
CALIF. COORD. INDEX: 310-1731(X)

COUNTY T.P.M. 20340

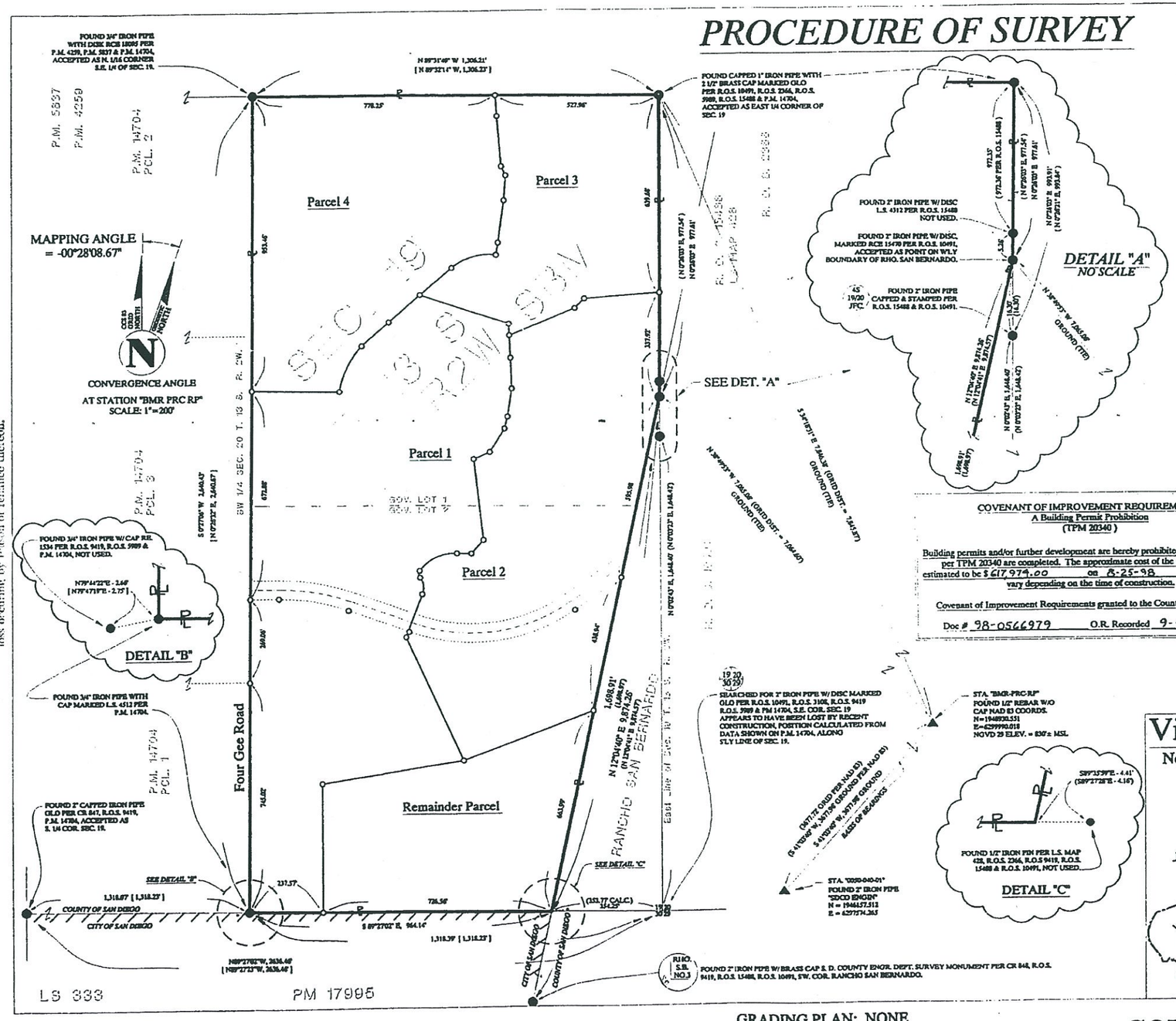
PARCEL MAP NO. 18105

PARCEL MAP NO. 18105

SHEET 2 OF 6 SHEETS

0' 200' 400' 600' 800'

PROCEDURE OF SURVEY



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

LEGEND

- ● INDICATES FOUND MONUMENT AS NOTED.
- ○ INDICATES SET 1/2" x 18" REBAR WITH PLASTIC CAP MARKED RCE 29375.
- ℄ INDICATES PROPERTY BOUNDARY LINES.
- ▲ INDICATES COUNTY OF SAN DIEGO SURVEY CONTROL MONUMENT AS NOTED.
- [ ] INDICATES RECORD DATA PER P.M. 14704.
- / / / INDICATES COUNTY OF SAN DIEGO/ CITY OF SAN DIEGO BOUNDARY.
- ( ) INDICATES RECORD DATA PER R OF S 10491, UNLESS OTHERWISE NOTED.

THE COMBINED DIST. FACTOR AT STATION "BMR PRC RP" IS .99993546 X GROUND = GRID DISTANCE FACTOR

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIF. COORD. SYSTEM NAD 83, ZONE 6, AS DETERMINED LOCALLY BY THE LINE BETWEEN STATIONS "0050-040-01" AND "BMR PRC RP", AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK, I.e. S 41°03'40" W.

QUOTED BEARINGS FROM REFERENCE MAPS/DEEDS MAY NOT BE IN TERMS OF SAID SYSTEM.

ROAD ACCESS

THE SITE FRONTS ON THE EXISTING 40' WIDE RIGHT-OF-WAY KNOWN AS "ARTESIAN ROAD, PORTION OF WHICH IS MAINTAINED BY CSA 104 & 104A, AND PORTION OF WHICH IS A PUBLICLY MAINTAINED ROAD, PER O.S. 124 DECLARED TO BE A PUBLIC ROAD BY CITY COUNCIL OF THE CITY OF SAN DIEGO PER RESOLUTION NO. 219164 ADOPTED 8/24/77 AND COUNTY BOARD OF SUPERVISORS RESOLUTION ITEM NO. 28, DATED 4/26/78.

SAID ACCESS IS A MINIMUM OF 40 FEET WIDE AND IS FOR THE BENEFIT AND USE OF THE PROPERTY BEING DIVIDED.

NOTE: IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

PRIVATE ROAD MAINTENANCE AGREEMENT

PRIVATE EASEMENT ROADS ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED 9-4-98 AS FIP NO. 98-0566980 OF O.R.

SOLAR ACCESS

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED (100) SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401(a) OF THE SUBDIVISION ORDINANCE.

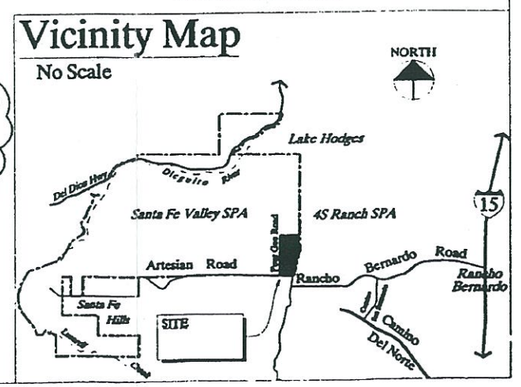
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Covenant of Improvement Requirements granted to the County of San Diego by Doc # 98-0566979 O.R. Recorded 9-4-98.

Vicinity Map

No Scale

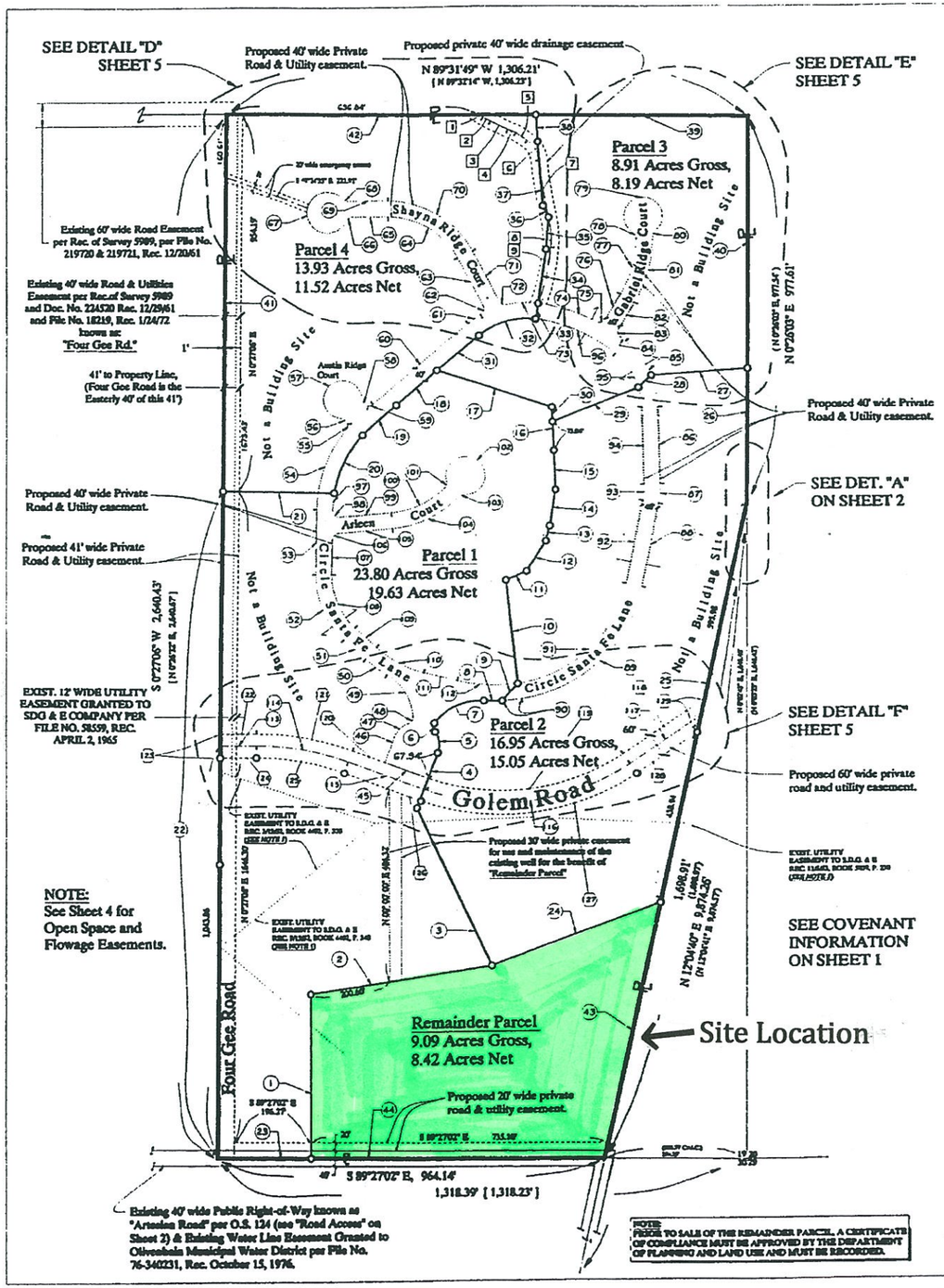


GRADING PLAN: NONE

CALIF. COORD. INDEX: 310-1731(X)

COUNTY T.P.M. 20340

PARCEL MAP NO. 18105



LINES & CURVES TABULATION

No.	Bearing	Delta	Length'	Radius'	BOC Rad. Bearing
Parcel 1 Boundary:					
(1)	N 00° 01' 03" E	-	416.54	-	-
(2)	N 61° 11' 09" E	-	455.25	-	-
(3)	N 24° 30' 39" W	-	439.76	-	-
(4)	N 20° 27' 49" E	-	147.93	-	-
(5)	-	62° 50' 58"	56.74	51.73	N 65° 49' 11" W
(6)	-	78° 17' 26"	23.69	17.34	S 47° 04' 19" W
(7)	-	50° 26' 12"	137.57	134.69	S 54° 19' 00" E
(8)	-	06° 13' 29"	45.63	420.00	N 04° 13' 52" E
(9)	S 43° 51' 50" W	-	61.06	-	-
(10)	S 07° 21' 26" E	-	263.53	-	-
(11)	S 66° 16' 26" W	-	55.63	-	-
(12)	S 32° 04' 10" W	-	66.99	-	-
(13)	S 14° 25' 03" W	-	39.56	-	-
(14)	S 06° 43' 35" W	-	91.66	-	-
(15)	S 02° 07' 39" E	-	98.96	-	-
(16)	S 02° 36' 42" E	-	109.94	-	-
(17)	S 71° 18' 45" E	-	256.10	-	-
(18)	-	00° 02' 40"	133.94	172,671.15	S 40° 28' 42" E
(19)	-	04° 24' 15"	113.71	1,479.30	S 39° 26' 12" E
(20)	-	33° 15' 36"	164.32	283.07	S 47° 39' 53" E
(21)	S 66° 49' 32" E	-	282.53	-	-
(22)	N 0° 27' 06" E	-	1,606.96	-	-
(23)	N 89° 27' 02" W	-	237.57	-	-
Parcel 2 Boundary:					
(24)	S 69° 25' 20" W	-	443.77	-	-
(25)	S 12° 04' 40" W	-	1,034.93	-	-
(26)	S 00° 26' 03" W	-	337.92	-	-
(27)	N 86° 09' 27" E	-	241.94	-	-
(28)	N 45° 40' 32" E	-	44.02	-	-
(29)	N 68° 00' 11" E	-	220.65	-	-
Parcel 3 Boundary:					
(30)	N 02° 37' 03" W	-	36.05	-	-
(31)	-	00° 02' 40"	133.65'	172,671.15'	S 40° 28' 42" E
(32)	-	49° 09' 55"	153.30	178.65	S 40° 27' 19" E
(33)	N 07° 47' 50" E	-	40.31	-	-
(34)	N 08° 02' 59" E	-	136.34	-	-
(35)	N 04° 33' 43" E	-	61.07	-	-
(36)	N 25° 07' 38" W	-	32.41	-	-
(37)	N 04° 19' 20" W	-	162.64	-	-
(38)	N 03° 31' 20" W	-	67.63	-	-
(39)	S 89° 31' 49" E	-	527.96	-	-
(40)	S 00° 26' 03" W	-	639.68	-	-
Parcel 4 Boundary:					
(41)	S 00° 27' 02" W	-	953.46	-	-
(42)	N 89° 31' 49" W	-	778.25	-	-
Remainder Parcel Boundary:					
(43)	S 12° 04' 40" W	-	663.99	-	-
(44)	N 89° 27' 02" W	-	726.56	-	-
Circle Santa Fe Lane Right- of-Way Boundary:					
(45)	S 69° 32' 11" E	-	116.01	-	-
(46)	S 20° 28' 23" W	-	67.26	-	-
(47)	-	51° 13' 21"	51.85	58.00	S 70° 12' 07" E
(48)	-	75° 05' 10"	22.26	17.00	N 16° 58' 44" W
(49)	-	55° 17' 19"	130.27	135.00	S 85° 56' 08" W
(50)	-	11° 55' 42"	66.62	320.00	N 30° 38' 49" E
(51)	S 47° 25' 29" E	-	73.31	-	-
(52)	-	47° 57' 17"	184.13	220.00	N 42° 34' 31" E
(53)	S 00° 31' 48" W	-	164.22	-	-
(54)	-	30° 57' 51"	219.71	323.07	S 69° 28' 12" E
(55)	-	49° 16' 47"	14.62	17.00	N 50° 30' 21" W
(56)	-	58° 06' 56"	25.36	25.00	N 65° 29' 00" E
(57)	-	257° 13' 28"	215.49	46.00	S 07° 22' 04" W
(58)	-	64° 58' 30"	28.35	25.00	N 84° 39' 32" E
(59)	-	42° 57' 23"	12.75	17.00	N 02° 25' 09" E
(60)	-	00° 06' 12"	311.25	172,711.15	S 40° 22' 18" E
(61)	-	09° 46' 27"	37.53	220.00	S 40° 26' 03" E
(62)	-	66° 19' 27"	25.59	17.00	N 30° 39' 36" W
(63)	S 26° 54' 45" E	-	136.00	-	-
(64)	-	63° 09' 15"	213.12	193.56	S 63° 05' 15" W
(65)	E	-	90.96	-	-
(66)	-	65° 49' 57"	19.51	17.00	S
(67)	-	294° 18' 48"	267.11	52.00	N 65° 45' 57" W
(68)	-	48° 32' 51"	14.40	17.00	N 46° 32' 51" E
(69)	W	-	101.83	-	-
(70)	-	63° 09' 15"	257.16	233.56	S
(71)	N 26° 54' 45" W	-	143.63	-	-
(72)	-	75° 44' 51"	22.47	17.00	N 63° 05' 15" E
(73)	-	20° 37' 20"	79.17	219.97	S 12° 37' 09" E
(74)	-	20° 47' 56"	152.46	420.00	S 00° 00' 09" E

MAPPING ANGLE = -00°28'08.67"

CONVERGENCE ANGLE AT STATION "BMR PAC RP" SCALE: 1"= 200'

SHEET 3 OF 6 SHEETS

0' 200' 400' 600' 800'

SURVEYOR'S NOTES

1. THESE EASEMENTS HAVE NO WIDTH SPECIFIED AND ARE INTENDED TO COINCIDE WITH THE LOCATION OF THE EXISTING OVERHEAD POWER POLE LINES. THEIR LOCATIONS AS SHOWN HEREON ARE APPROXIMATE.

LINES & CURVES TABULATION CONTINUED

No.	Bearing	Delta	Length'	Radius'	BOC Rad. Bearing
(75)	-	88° 42' 40"	26.32	17.00	N 28° 48' 05" E
(76)	S 30° 05' 20" W	-	72.88	-	-
(77)	-	28° 19' 05"	146.12	295.66	N 55° 54' 40" W
(78)	-	60° 33' 35"	17.97	17.00	N 88° 13' 45" W
(79)	-	290° 19' 37"	243.22	48.00	N 31° 12' 40" E
(80)	-	50° 53' 21"	15.10	17.00	S 38° 27' 43" E
(81)	-	29° 26' 24"	174.54	339.66	N 89° 21' 03" W
(82)	N 30° 05' 20" E	-	77.51	-	-
(83)	-	81° 33' 18"	24.20	17.00	S 59° 54' 36" E
(84)	-	02° 16' 21"	16.66	420.00	S 30° 32' 04" W
(85)	-	49° 10' 53"	186.93	220.10	S 39° 58' 40" W
(86)	N 01° 41' 25" W	-	195.61	-	-
(87)	-	12° 52' 48"	49.46	220.00	S 88° 18' 35" W
(88)	N 11° 11' 23" E	-	213.36	-	-
(89)	-	70° 11' 37"	435.46	355.44	N 78° 48' 30" W
(90)	-	06° 37' 24"	48.55	420.00	N 00° 37' 01" W
(91)	-	70° 11' 37"	386.45	315.44	S 78° 48' 30" E
(92)	N 11° 11' 23" E	-	213.36	-	-
(93)	-	12° 52' 48"	40.46	180.00	N 78° 48' 37" W
(94)	N 01° 41' 25" W	-	195.92	-	-
(95)	-	49° 21' 30"	155.16	180.10	S 89° 14' 55" W
(96)	-	32° 50' 57"	217.86	380.00	S 40° 51' 06" W
(97)	-	08° 58' 40"	44.35	283.07	N 80° 59' 29" W
(98)	-	94° 31' 41"	28.15	17.00	S 89° 54' 09" E
(99)	N 85° 14' 10" E	-	126.19	-	-
(100)	-	39° 21' 46"	149.09	217.02	N 04° 45' 50" W
(101)	-	62° 39' 07"	18.59	17.00	S 44° 07' 36" E
(102)	-	290° 05' 30"	243.03	48.00	N 73° 13' 17" E
(103)	-	49° 30' 12"	14.69	17.00	N 03° 18' 55" E
(104)	-	41° 25' 27"	185.62	257.02	N 46° 11' 17" W
(105)	S 85° 14' 10" W	-	135.06	-	-
(106)	-	84° 42' 22"	25.13	17.00	S 04° 45' 50" E
(107)	S 00° 31' 48" W	-	87.89	-	-
(108)	-	47° 57' 17"	150.65	180.00	S 89° 28' 12" E
(109)	S 47° 25' 29" E	-	73.31	-	-
(110)	-	28° 01' 07"	136.92	280.00	S 42° 34' 31" W
(111)	S 75° 26' 35" E	-	85.22	-	-
(112)	-	23° 09' 27"	153.59	380.00	N 14° 44' 48" E
Golem Road Center Line:					
(113)	N 89° 58' 57" W	-	91.43	-	-
(114)	-	20° 26' 46"	238.95	669.59	S 0° 01' 03" W
(115)	N 69° 32' 11" W	-	204.90	-	-
(116)	-	54° 50' 10"	525.54	549.11	N 20° 27' 49" E
(117)	S 55° 37' 40" W	-	213.62	-	-
Golem Road Side Lines:					
(118)	N 55° 37' 40" E	-	245.36	-	-
(119)	-	54° 50' 10"	496.62	519.11	S 34° 22' 20" E
(120)	N 69° 32' 11" W	-	204.90	-	-
(121)	-	20° 26' 46"	249.69'	699.59'	S 20° 27' 49" W
(122)	S 89° 58' 57" E	-	91.20	-	-
(123)	N 00° 27' 06" E	-	60.00	-	-
(124)	N 89° 58' 57" W	-	91.65	-	-
(125)	-	20° 26' 46"	228.24'	639.59'	S 00° 01' 03" W
(126)	N 69° 32' 11" W	-	204.90	-	-
(127)	-	54° 50' 10"	554.23'	579.11'	N 20° 27' 49" E
(128)	S 55° 37' 40" W	-	182.26	-	-
(129)	S 12° 04' 39" W	-	87.06	-	-
Drainage Easement Center Line:					
(1)	S 55° 43' 25" E	-	11.58	-	-
(2)	S 60° 32' 02" E	-	20.23	-	-
(3)	S 64° 14' 23" E	-	49.31	-	-
(4)	S 67° 50' 30" E	-	22.32	-	-
(5)	S 59° 13' 50" E	-	33.55	-	-
(6)	-	50° 33' 54"	61.16	69.30	S 34° 46' 02" W
(7)	-	08° 24' 13"	145.31	990.69	N 89° 19' 55" E
(8)	-	16° 36' 49"	76.74	236.21	S 76° 55' 42" W
(9)	-	13° 29' 41"	145.21	616.53	N 84° 27' 29" W

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GRADING PLAN: NONE

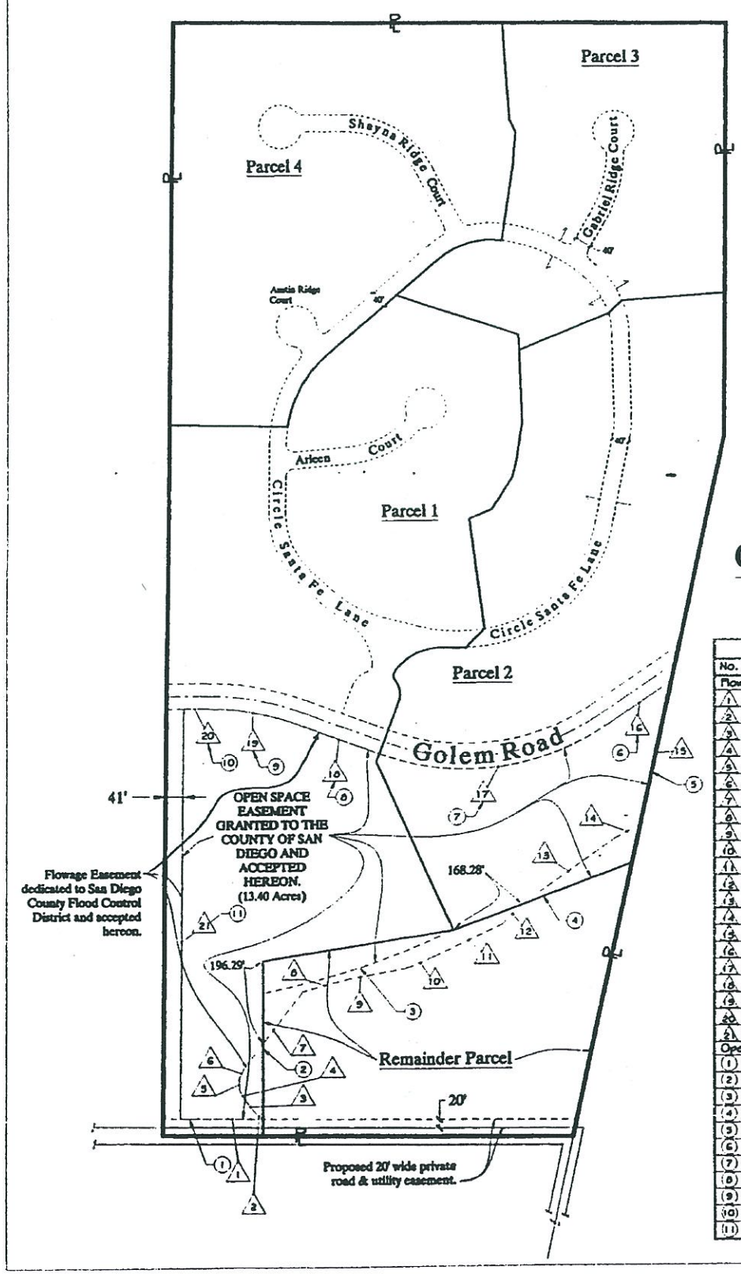
CALIF. COORD. INDEX: 310-1731(X)

COUNTY T.P.M. 20340

PARCEL MAP NO. 18105

SHEET 4 OF 6 SHEETS

0' 200' 400' 600' 800'



Flowage Easement and Open Space Easement

LINES & CURVES TABULATION

No.	Bearing	Delta	Length'	Radius'	BOC Rad. Bearing
Flowage Easement Boundary:					
1	N 89° 27' 02" W	-	196.27	-	-
2	S 50° 14' 40" E	-	25.53	-	-
3	N 39° 00' 01" W	-	34.12	-	-
4	N 31° 28' 36" W	-	30.60	-	-
5	N 02° 34' 22" W	-	27.50	-	-
6	N 26° 48' 18" E	-	28.40	-	-
7	N 37° 55' 04" E	-	228.86	-	-
8	N 74° 34' 06" E	-	110.12	-	-
9	N 80° 09' 17" E	-	137.00	-	-
10	N 67° 28' 47" E	-	76.45	-	-
11	S 64° 04' 41" W	-	171.19	-	-
12	S 45° 16' 01" W	-	65.71	-	-
13	S 54° 39' 03" W	-	266.61	-	-
14	S 61° 43' 38" W	-	67.71	-	-
15	S 12° 04' 22" W	-	347.48	-	-
16	N 55° 37' 40" E	-	182.26	-	-
17	-	54° 50' 10"	554.25'	579.11'	N 34° 22' 21" W
18	S 69° 32' 11" E	-	204.90	-	-
19	-	20° 26' 46"	228.24	639.59	S 20° 27' 49" W
20	S 89° 58' 57" E	-	50.65	-	-
21	N 00° 27' 06" E	-	974.24	-	-
Open Space Easement Boundary:					
(1)	S 89° 27' 02" E	-	196.27	-	-
(2)	N 00° 01' 03" E	-	299.91	-	-
(3)	-	14° 56' 17"	474.46	1,819.79	N 10° 33' 17" W
(4)	N 69° 25' 20" E	-	443.77	-	-
(5)	N 12° 04' 39" E	-	459.00	-	-
(6)	N 55° 37' 40" E	-	182.26	-	-
(7)	-	54° 50' 10"	554.25'	579.11'	N 34° 22' 21" W
(8)	S 69° 32' 11" E	-	204.90	-	-
(9)	-	20° 26' 46"	228.24	639.59	S 20° 27' 49" W
(10)	S 89° 58' 57" E	-	50.65	-	-
(11)	N 00° 27' 06" E	-	974.24	-	-

COVENANT OF IMPROVEMENT REQUIREMENTS
A Building Permit Prohibition
(TPM 20340)

Building permits and/or further development are hereby prohibited until improvements per TPM 20340 are completed. The approximate cost of the improvements is estimated to be $ 617974.00 on 8-25-98. The final cost may vary depending on the time of construction.

Covenant of Improvement Requirements granted to the County of San Diego by

Doc # 98-0566979 O.R. Recorded 9-4-98.

"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occuring by reason of reliance thereon."

GRADING PLAN: NONE

CALIF. COORD. INDEX: 310-1731(X)

COUNTY T.P.M. 20340

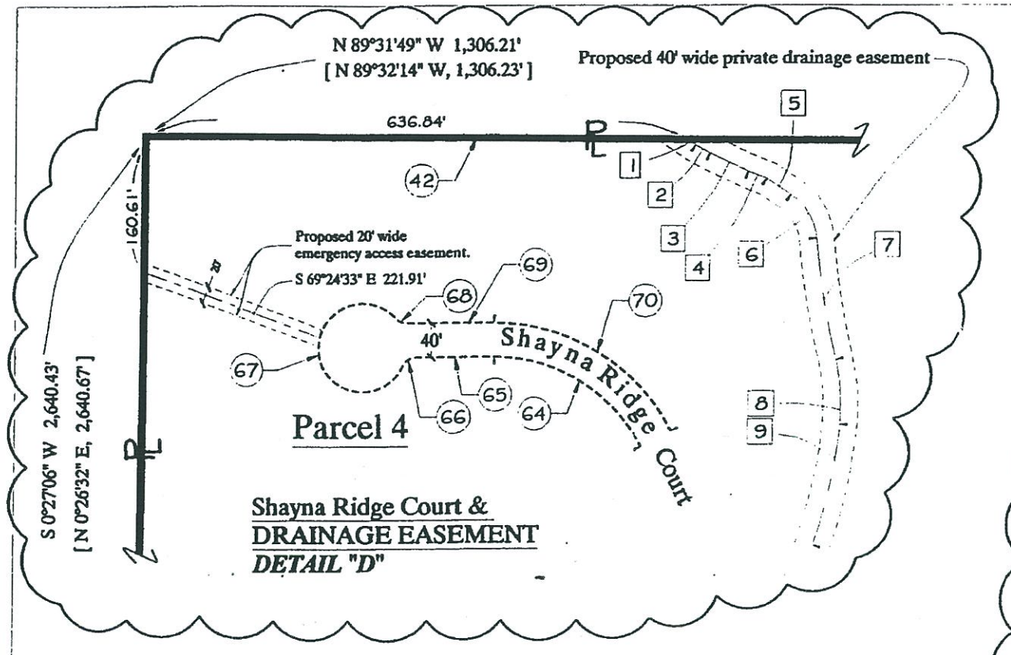
PARCEL MAP NO. 18105

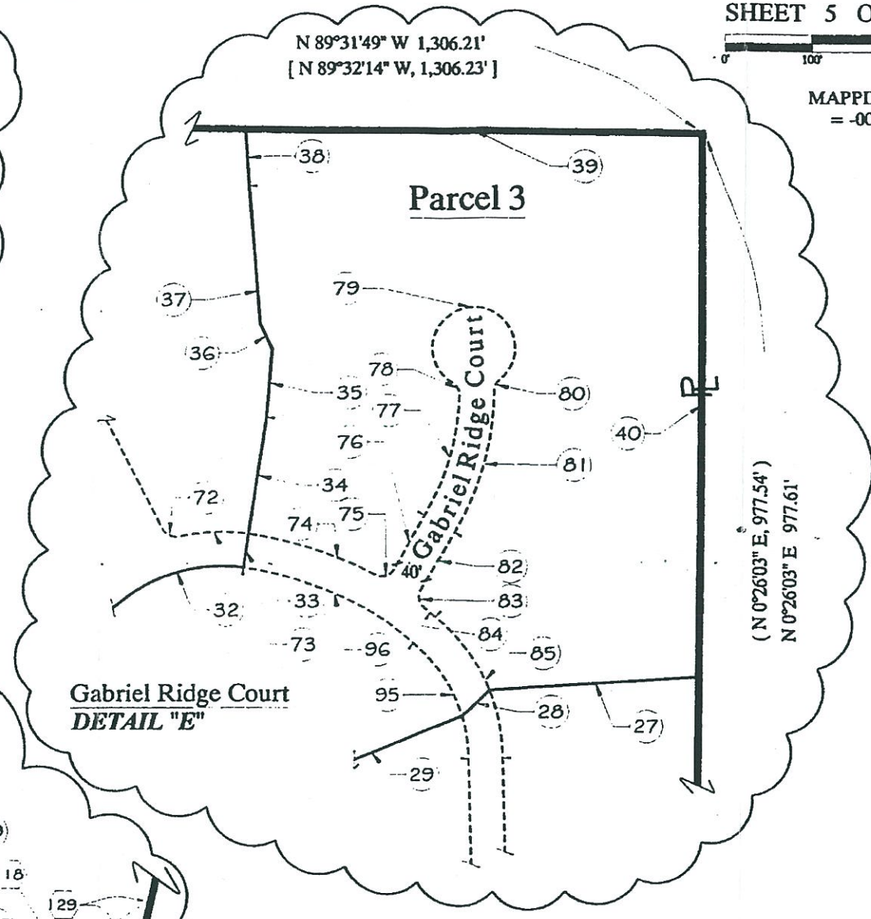
SHEET 5 OF 6 SHEETS

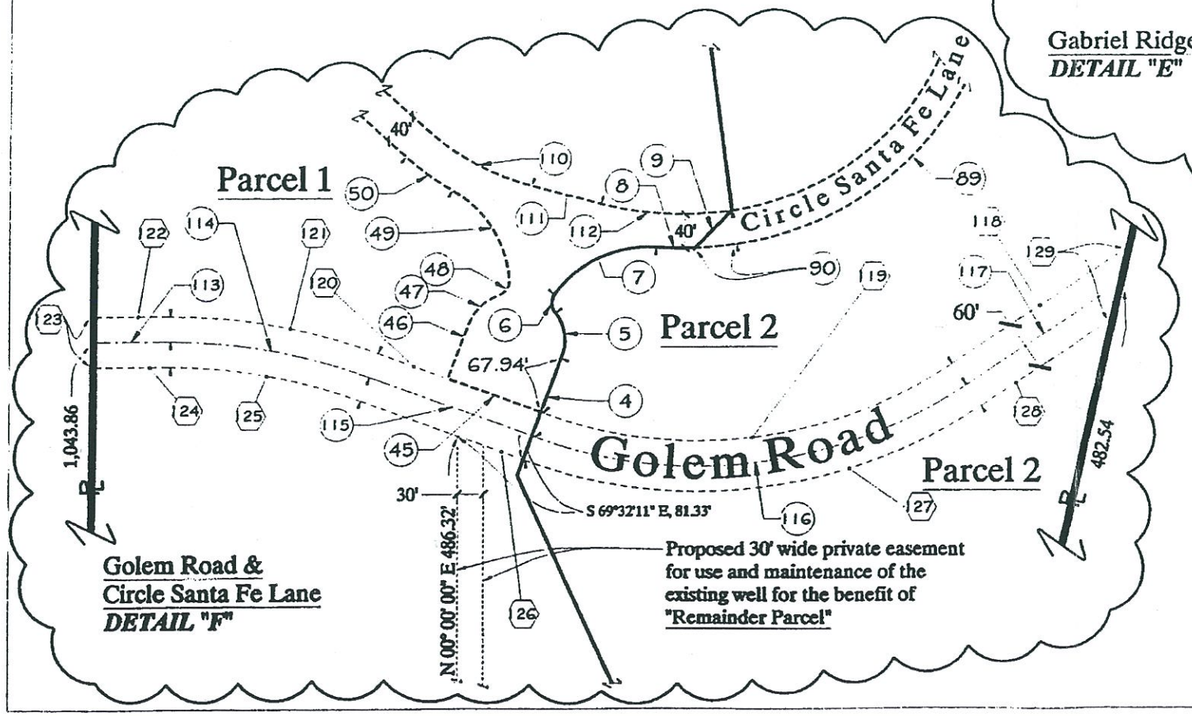
0' 100' 200' 300' 400'

MAPPING ANGLE
= -00°28'08.67"

CONVERGENCE ANGLE
AT STATION "BMR PRC RP"
SCALE: 1"=100'







"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occuring by reason of reliance thereon."

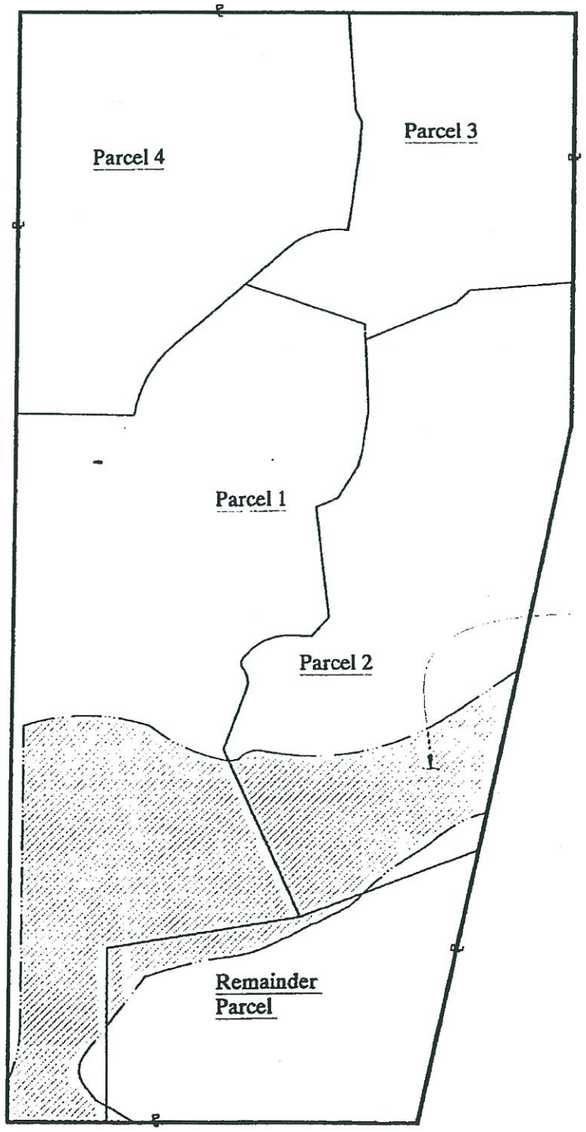
GRADING PLAN: NONE
CALIF. COORD. INDEX: 310-1731(X)

COUNTY T.P.M. 20340

PARCEL MAP NO. 18105

NON-TITLE INFORMATION

SHEET 6 OF 6 SHEETS



N

SCALE: 1" = 200'

0' 200' 400' 600' 800'

LEGEND

APPROXIMATE AREA SUBJECT TO INUNDATION BY A 100 YEAR FLOOD.

APPROXIMATE AREA SUBJECT TO INUNDATION BY A 100 YEAR FLOOD.

NOTES

A: Information shown on this sheet is advisory only and is not intended to affect record title interest.

B: Information shown hereon is compiled from public records or reports and its inclusion in this map does not imply the correctness or sufficiency of these records or reports by the preparer of this map.

"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occuring by reason of reliance thereon."

GRADING PLAN: NONE

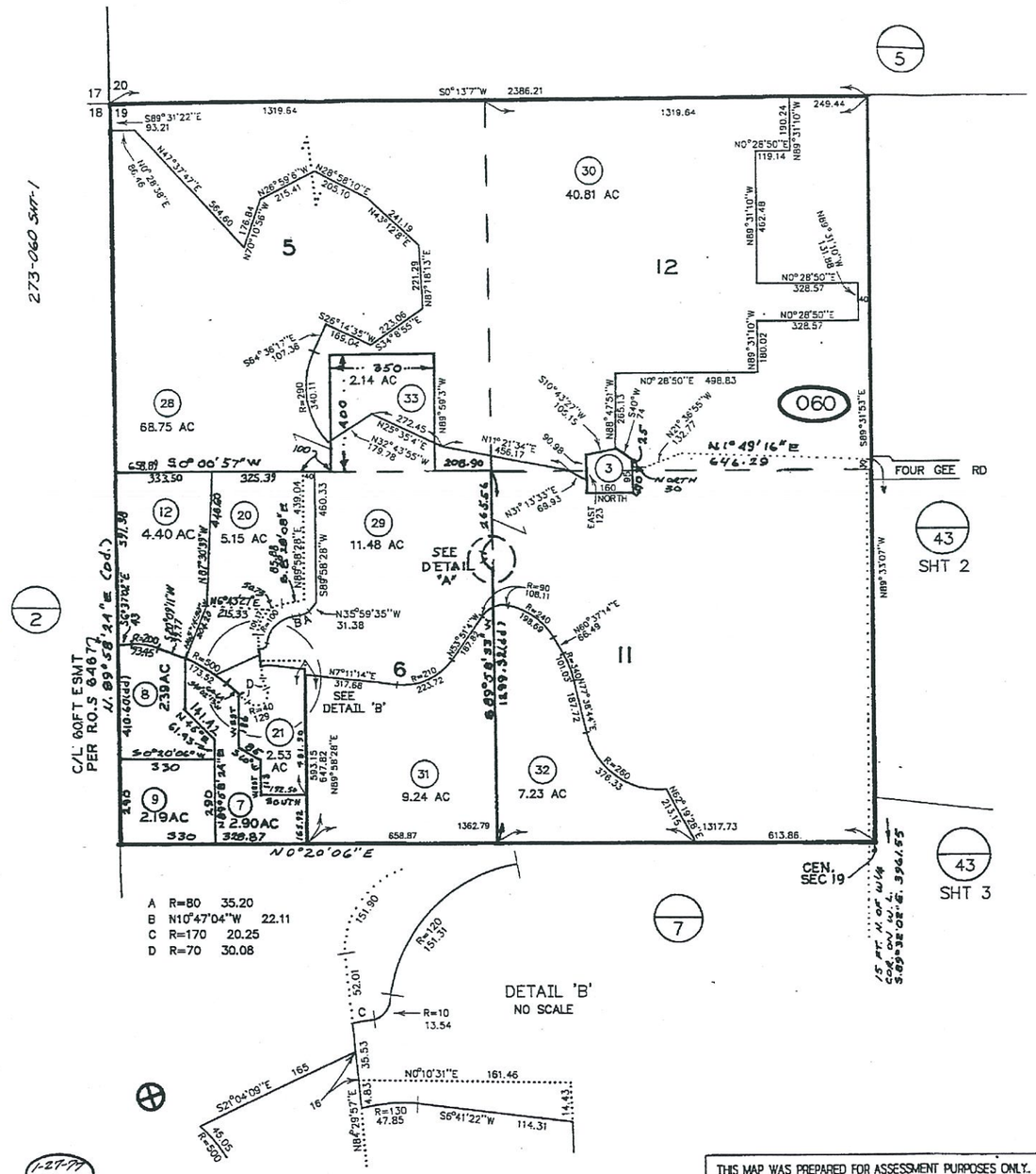
CALIF. COORD. INDEX: 310-1731(X)

COUNTY T.P.M. 20340

FIGURE 6

SAN DIEGO COUNTY ASSESSOR'S PARCEL MAP

San Diego, CA, 2010-2011 - 678-060-27-00, Sheet: 1 of 1



SAN DIEGO COUNTY ASSESSOR'S MAP BK 678 PG 06

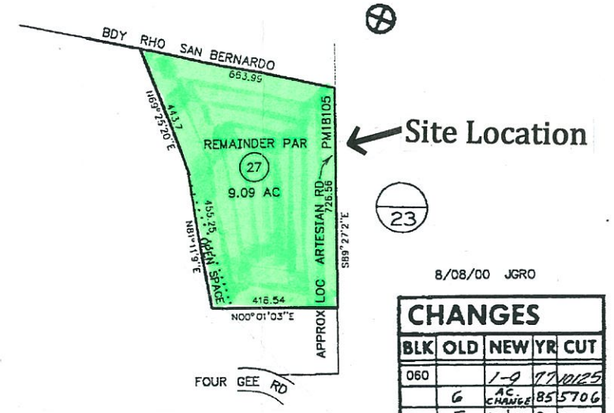
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

49



678 - 06

1"=400'



8/08/00 JGRO

CHANGES

BLK	OLD	NEW	YR	CUT
060		1-9	77	10125
	6	AC CHANGE	85	5706
	5	10&11	94	2088
	10&11	12&13	97	1244
	4,6,13	14–19	99	1203
	14–19	20–22	99	1576
	2	23–27	99	1602
	23&26	SAME & ST OP	99	4736
	1&22	28–33	99	1974
	23–25	PG49	01	44

SEC 19 - T13S-R2W - POR E 1/2
ROS 5989, 6136, 6620, 9687

SEP 06 2000

FIGURE 7

1928 AERIAL PHOTOGRAPH OF PROJECT LOCATION

COURTESY OF THE SOUTH COASTAL INFORMATION CENTER

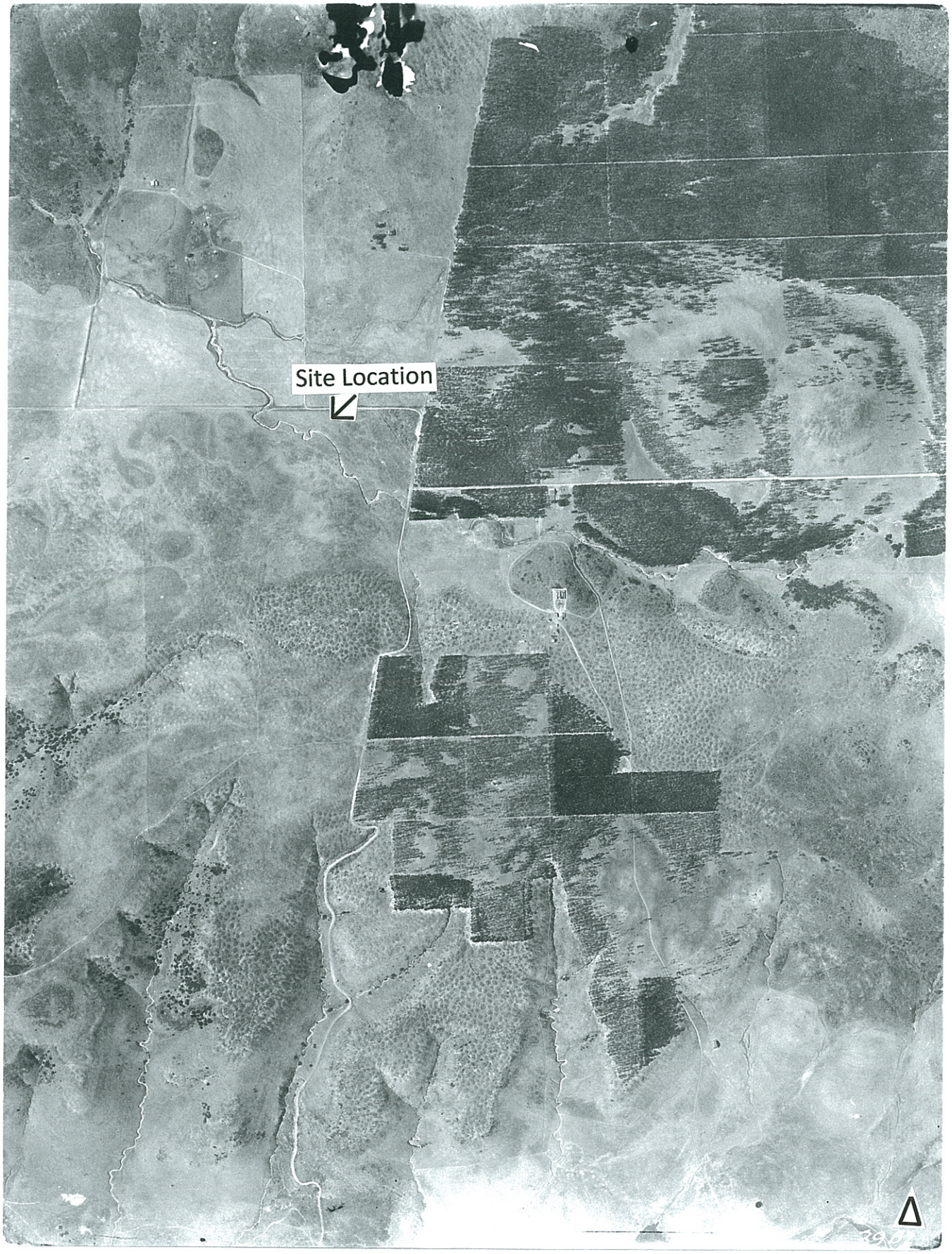
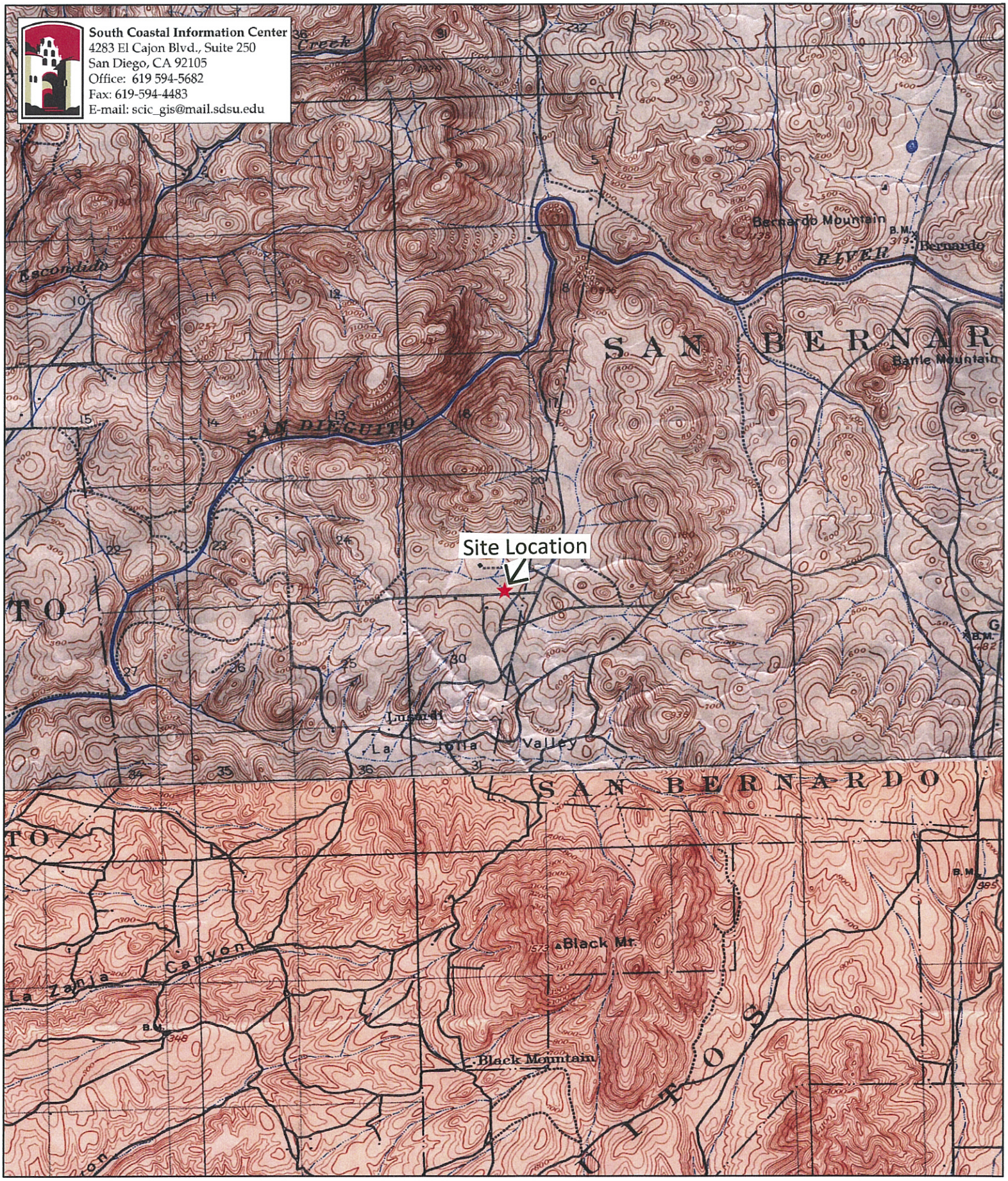

Site Location

FIGURE 8

PROJECT LOCATION ON HISTORIC USGS MAP (1901)

COURTESY OF THE SOUTH COASTAL INFORMATION CENTER

South Coastal Information Center
4283 El Cajon Blvd., Suite 250
San Diego, CA 92105
Office: 619 594-5682
Fax: 619-594-4483
E-mail: scic_gis@mail.sdsu.edu



1:62,500
0 1 Mile

Escondido 1901, reprinted 1946

53

USGS 15 Minute Series Topographic Map
Escondido Quadrangle

N

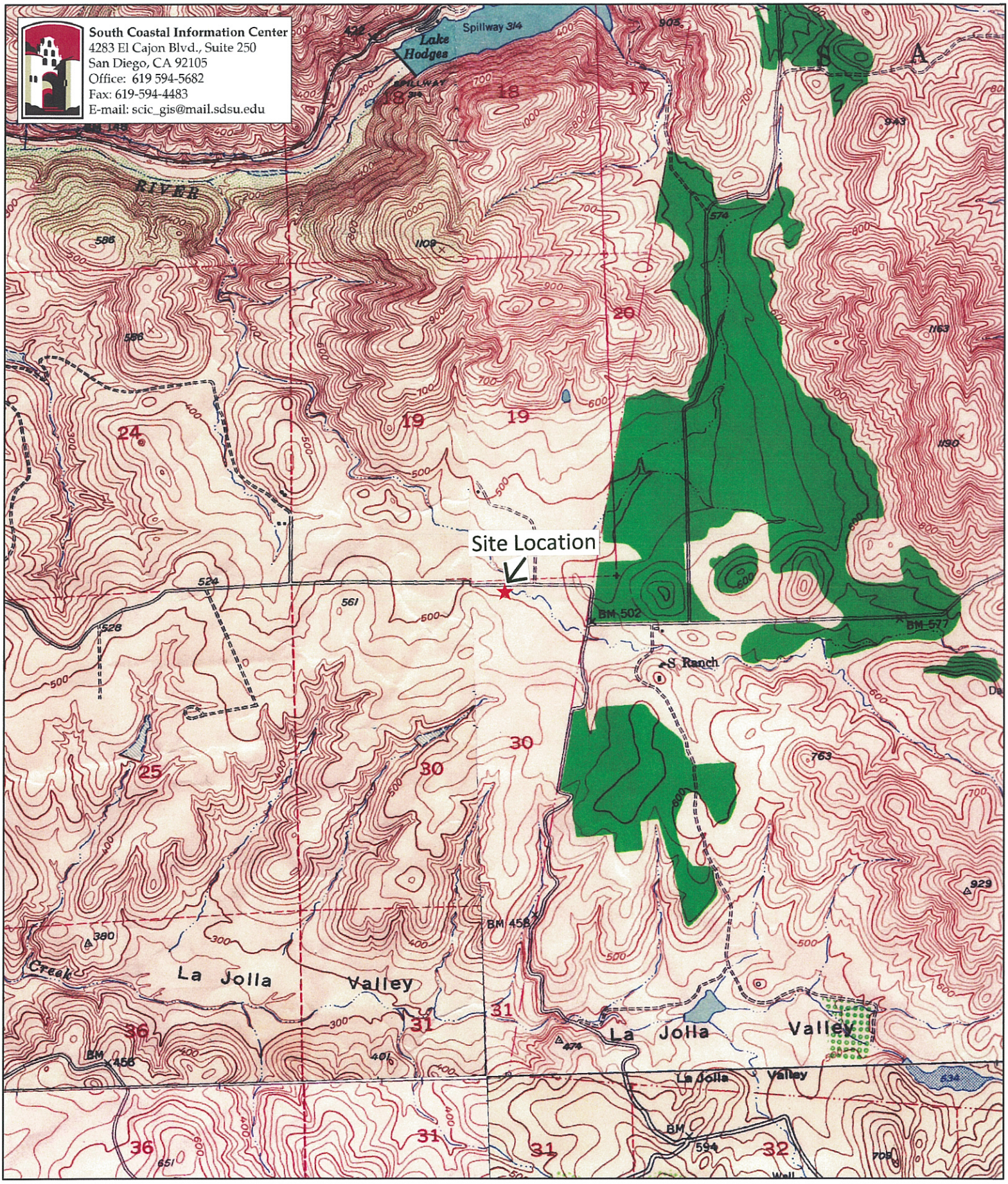
Jaime Lennox, 1/9/2012

FIGURE 9

PROJECT LOCATION ON HISTORIC USGS MAP (1948)

COURTESY OF THE SOUTH COASTAL INFORMATION CENTER

South Coastal Information Center
4283 El Cajon Blvd., Suite 250
San Diego, CA 92105
Office: 619 594-5682
Fax: 619-594-4483
E-mail: scic_gis@mail.sdsu.edu



1:24,000

0 1 Mile

Escondido 1948

55

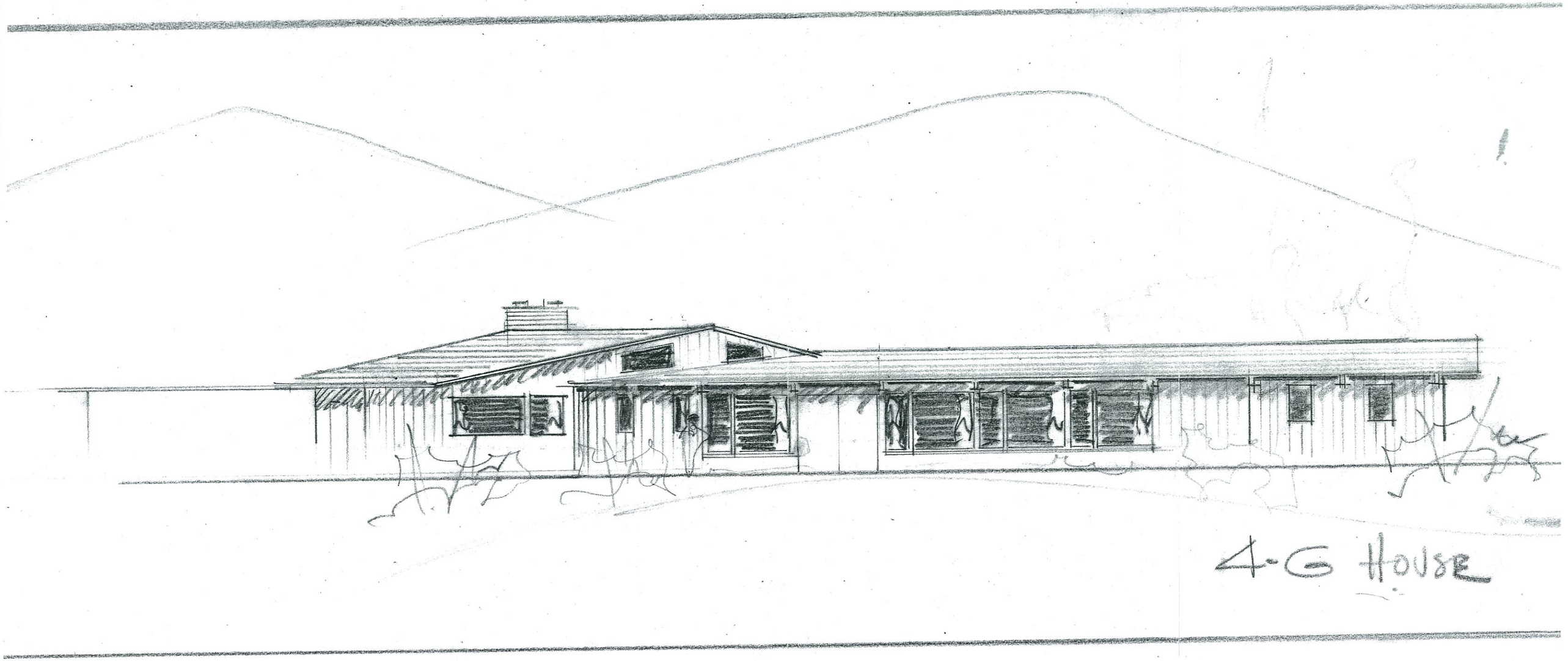
USGS 7.5 Minute Series Topographic Map
Escondido Quadrangle

N

Jaime Lennox, 1/9/2012

SKETCH

ARCHITECTURAL SKETCH OF "4-G" HOUSE
PREPARED BY SIM BRUCE RICHARDS (1955)



Architectural Sketch Of "4-G House"
Prepared By Sim Bruce Richards (no date)
On File At The San Diego History Center

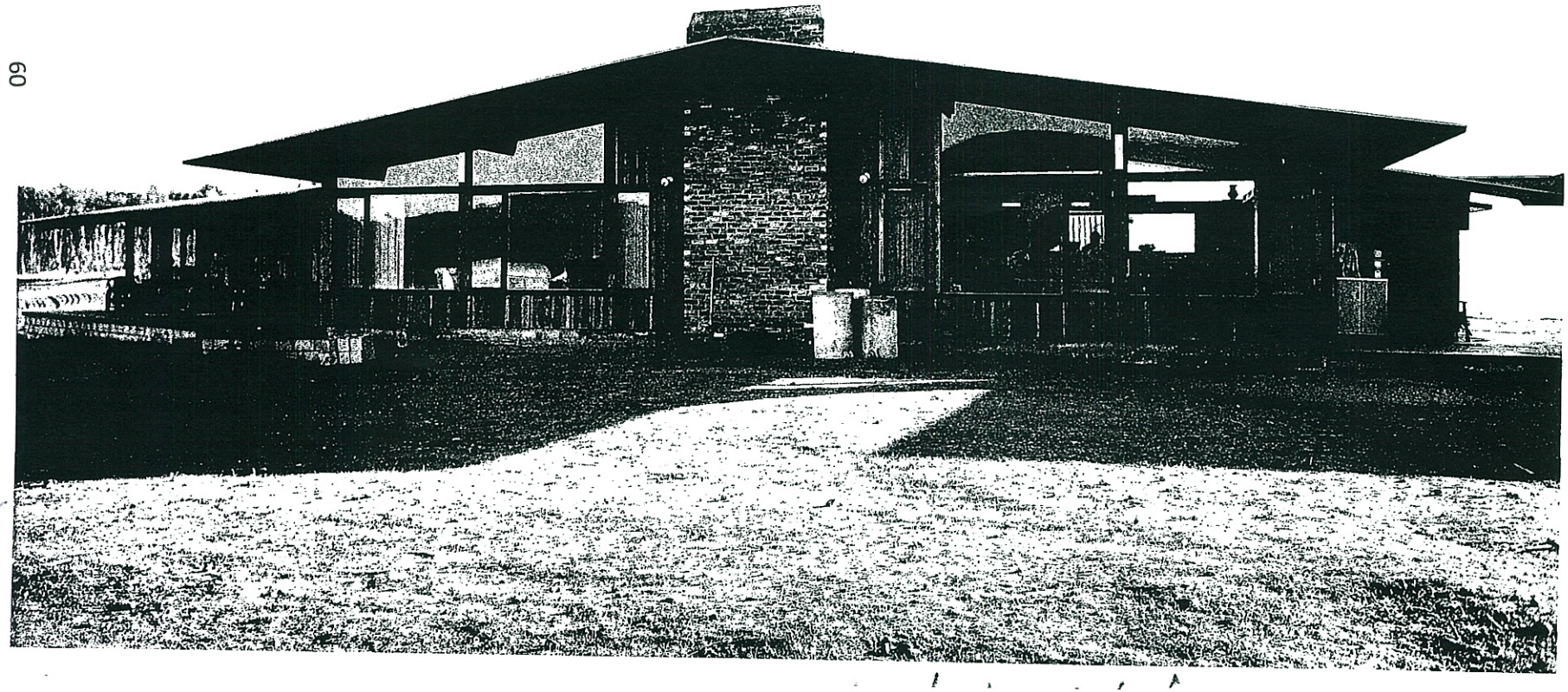
HISTORIC PHOTOGRAPHS (c.1955)

COURTESY OF THE GOLEM FAMILY TRUST

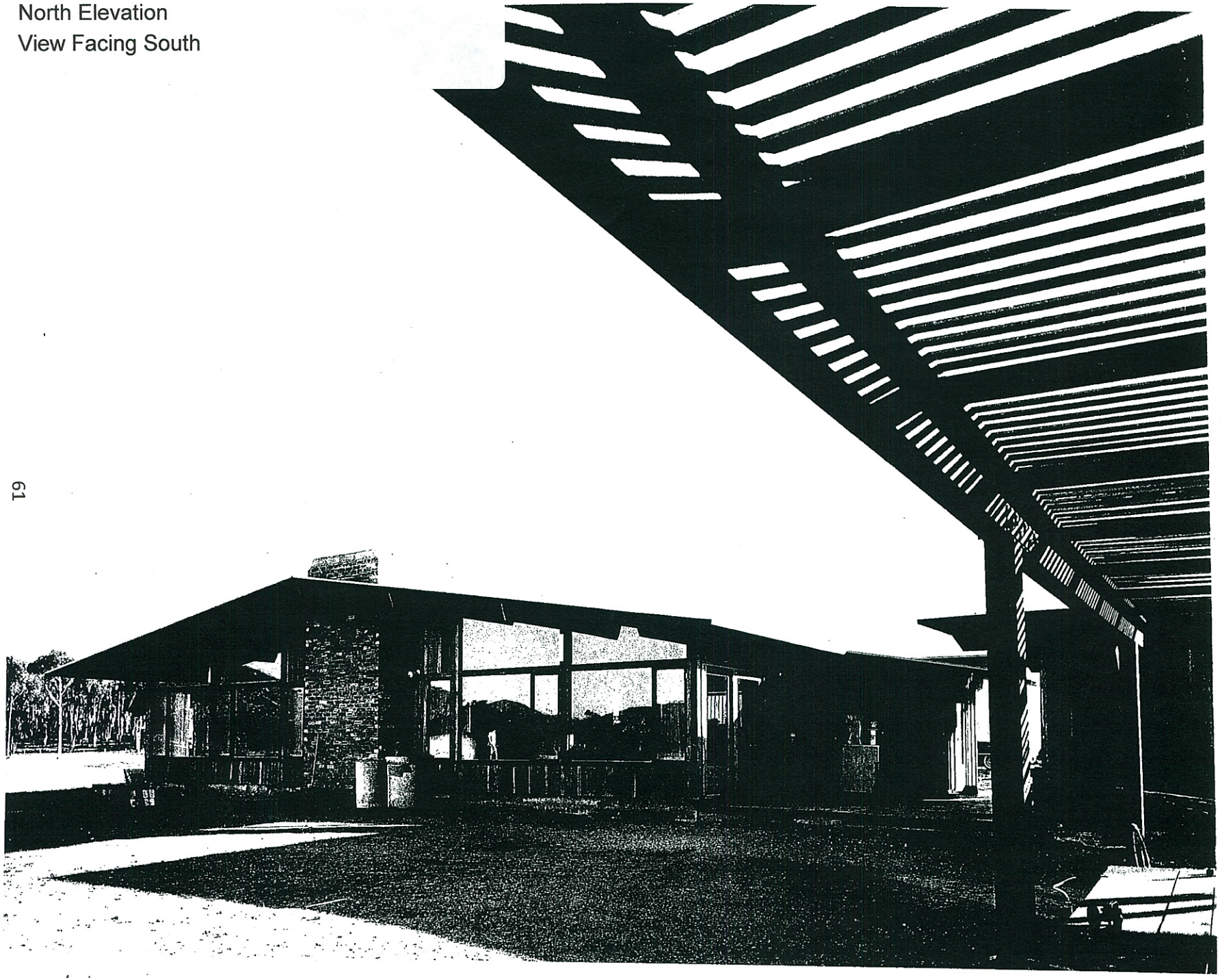
Photograph #1
Ranch House (left), Bunk House (right)
16919 Four Gee Road
North Elevations; View Facing South



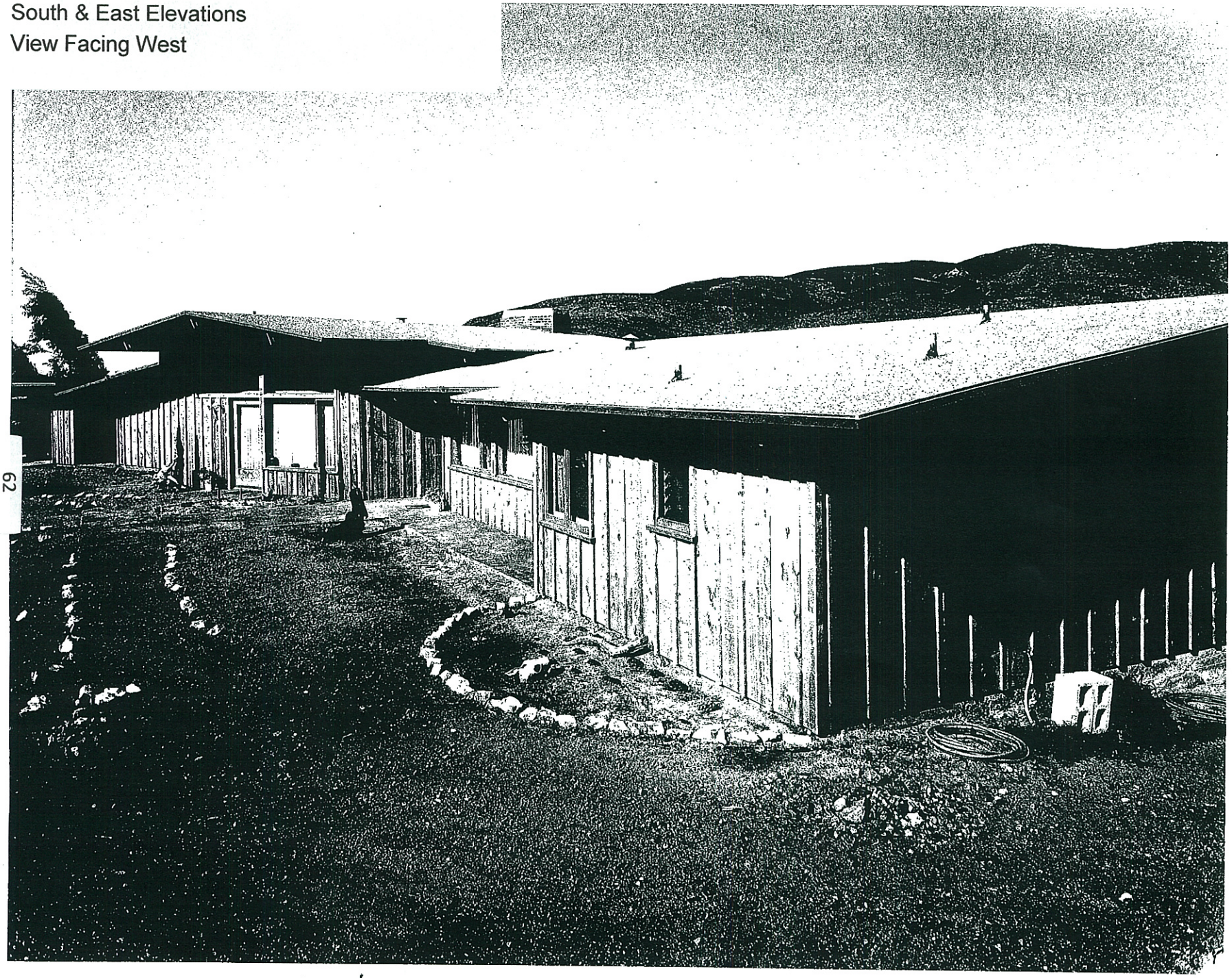
Photograph #2
Ranch House, 16919 Four Gee Road
North Elevation
View Facing South



Photograph #3
Ranch House, 16919 Four Gee Road
North Elevation
View Facing South



Photograph #4
Ranch House, 16919 Four Gee Road
South & East Elevations
View Facing West



CURRENT PHOTOGRAPHS



Photograph #1
Bunk House, 16919 Four Gee Road
South Elevation
View Facing East



Photograph #2
Bunk House, 16919 Four Gee Road
South Elevation (Porch Detail)
View Facing East



Photograph #3
Bunk House, 16919 Four Gee Road
South Elevation
View Facing West



Photograph #4
Bunk House, 16919 Four Gee Road
South & East Elevation
View Facing North



Photograph #5
Bunk House, 16919 Four Gee Road
North Elevation
View Facing West



Photograph #6
Bunk House, 16919 Four Gee Road
North Elevation
View Facing South



Photograph #7
Bunk House, 16919 Four Gee Road
North Elevation
View Facing South



Photograph #8
Bunk House, 16919 Four Gee Road
North Elevation
View Facing Southeast



Photograph #9
Bunk House, 16919 Four Gee Road
West Elevation
View Facing South



Photograph #10
Bunk House, 16919 Four Gee Road
West Elevation
View Facing Northeast



Photograph #12
Ranch House, 16919 Four Gee Road
South Elevation
View Facing North



Photograph #13
Ranch House, 16919 Four Gee Road
South Elevation
View Facing Northwest



Photograph #14
Ranch House, 16919 Four Gee Road
South Elevation
View Facing North



Photograph #15
Ranch House, 16919 Four Gee Road
South Elevation
View Facing Northeast



Photograph #16
Ranch House, 16919 Four Gee Road
South Elevation
View Facing East



Photograph #17
Ranch House, 16919 Four Gee Road
South Elevation (Added Porch Area Detail)
View Facing Northwest



Photograph #18
Ranch House, 16919 Four Gee Road
South Elevation (Added Front Doors Detail)
View Facing North



Photograph #19
Ranch House, 16919 Four Gee Road
South Elevation
View Facing West



Photograph #20
Ranch House, 16919 Four Gee Road
East Elevation
View Facing North



Photograph #21
Ranch House, 16919 Four Gee Road
East Elevation (Porch Enclosure Addition, Rt.)
View Facing South



Photograph #22
Ranch House, 16919 Four Gee Road
North Elevation (Porch Enclosure Addition)
View Facing Southwest



Photograph #23
Ranch House, 16919 Four Gee Road
North Elevation (Porch Enclosure Addition)
View Facing South



Photograph #24
Ranch House, 16919 Four Gee Road
North Elevation
View Facing South



Photograph #25
Ranch House, 16919 Four Gee Road
North Elevation
View Facing South



Photograph #26
Ranch House, 16919 Four Gee Road
North Elevation, Porch Enclosure Window/Door
View Facing East



Photograph #27
Ranch House, 16919 Four Gee Road
North Elevation, Porch Enclosure Area
Sliding Door
View Facing East



Photograph #28
Ranch House, 16919 Four Gee Road
North Elevation
View Facing South



Photograph #29
Ranch House, 16919 Four Gee Road
North Elevation
View Facing Southwest



Photograph #30
Ranch House, 16919 Four Gee Road
North Elevation
View Facing East



Photograph #31
Ranch House, 16919 Four Gee Road
West Elevation (Non-original sliding doors)
View Facing Northeast



Photograph #32
Ranch House, 16919 Four Gee Road
Detached Garage; East & North Elevations
View Facing West



Photograph #33
Ranch House, 16919 Four Gee Road
Detached Garage; South Elevation
View Facing North

APPENDIX 1

SAN DIEGO COUNTY ASSESSOR'S OFFICE
RESIDENTIAL BUILDING RECORDS

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

RESIDENTIAL BUILDING RECORD

Par. 273-060 [illegible]
ARTESIAN
ADDRESS off Black Mountain Road
PARCEL 30 [illegible] 678-060-03-27
SHEET 2 OF [illegible] SHEET

Re CJC 1480 CJC 3994

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION
D-3.0+.10 D-3.5 B	Light	X Frame	Stucco on	Flat A Pitch	Wiring	Heating / Cooling
	Sub-Standard	X 2"x4"-16"		X Gable 4/12 L-M	K.T. Conduit	Forced / Clean'g
ARCHITECTURE	X Standard	Sheathing	X Siding ½"x 6"	Hip 4	B.X. X Cable	Gravity / Humid.
	Above-Standard	Concrete Block		Shed 4	Fixtures	Wall Unit
Stories	Special	B.& B. T.& G.		Cut Up	X Few Cheap	
TYPE		Brick	Shingle	Dormers	Avg. X Med.	Floor Unit
Use / Design	FOUNDATION	Adobe	Shake	X Rafr. 2"x 6"-24"	Many Special	Zone Unit
X Single X	X Concrete	X Floor Joist:	B.& B. T.& G.	Gutters		Central
Double	Reinforced	1st: 2"x6"-24"			PLUMBING	X None
Duplex	Brick	2nd " x " "	Brick	Shingle	Poor Std. Spec	
Apartment	Wood	Sub-Floor	Stone	Shake		Oil Burner
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile	Sink	
Motel			X D.H. X Casement	Tile Trim	Laundry	M-B.T.U.
		Insulated Ceilings	Metal Sash	X Compo.: RR	Water Htr.-Auto.	Fireplace
Units	Light Heavy	Insulated Walls	Screens	Compo. Shingle	Water-Softner	

ROOM AND FINISH DETAIL

(see 3-4-66)

ROOMS	FLOORS B	1	2	FLOOR FINISH Material	Grade	TRIM	INTERIOR FINISH Walls	Ceilings
All		X		~~S~~ P	A	OP	~~Cal~~ Plas	~~Plas~~ Pltd
Ent. Hall								
Living		1						
Dining								
Bed		1						
Bed								
Kitchen		1		~~A~~ LINO				
Drain Bd.	Material: ~~Mtl~~ T			Lgth: 8 Ft.	Splash:			

CONSTRUCTION RECORD

Permit No.	Permit For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Remain'g Life	Table	%	RATING (E,G,A,F,P) Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Cupbd	Space Closet	Work-m'nshp
8971	Res.	500	1952	1952	1957	5	50	R55	95	A	F	F	P	F	F	F
				1957	1959	6	44	R-50	91							
				1952	1965	13	37	R50	88							
	(MOVE-ON)			1948	1976	27	25	R50	60	A	A	A-	F	F	F	A

BATH DETAIL

Fl.	No.	FINISH Floors	Walls	FIXTURES Wc.	La.	Tub	Type	Grade	SHOWER St.	O.T.	G.D.	Finish
E1	1	Lino	Plbd	1	1	✓	Mod		1			AFC

SPECIAL FEATURES

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

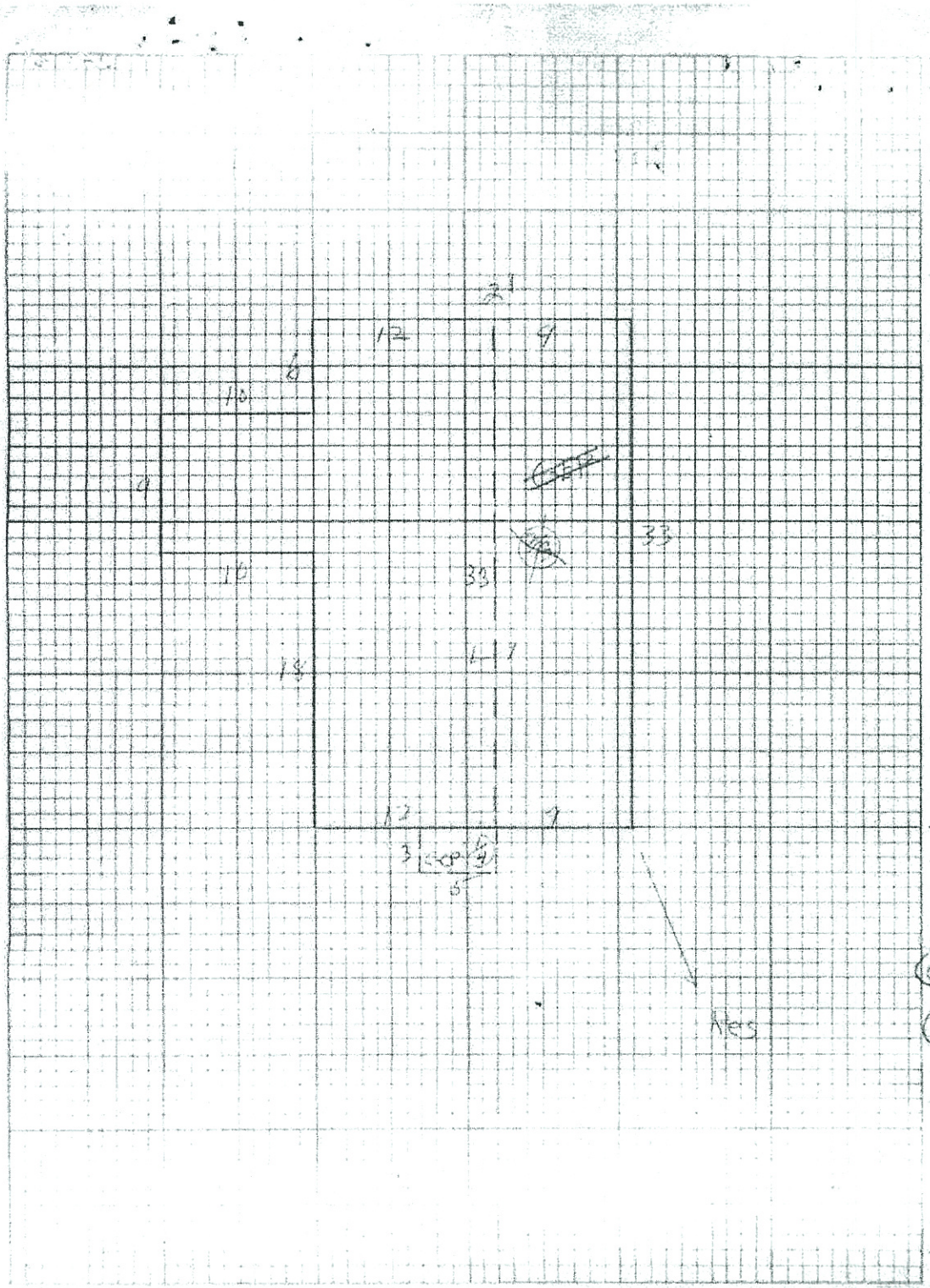
11/9/56 GJB C L

COMPUTATION C 75 AAB Pmp

Appraiser & Date		R.D Anderson		E Lima 6/11/58		R E Weeden 10-23-62		73 C		Adding 4/2/76							
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	C95	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Res.	763 ~~484~~	5.50	2673	5.60	2722	5.60	4385			9.00	7047						
~~C EP (2/3)~~	~~297~~	~~3.70~~	1099	3.70	1099	—	—				—						
Patio	468	.90	421	.90	421	.90	421			2.50	1170						
Pump			350		350		350				—						
C-CP (1/4)	15	1.40	21	1.40	21	1.40	21			3.00	45						
TOTAL			4564		4613		5177				8262						
NORMAL % GOOD			95		91		88				60						
R.C.L.N.D	CLM		4336	MJ YR	4198		4556				4957						

A-11 8-56 MJ P CLM

97



MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof.	Floor	Int.	Size etc.
Patio	Conc			Lath Flat-plastic	Conc	-	18X26
Stge Sh	Rds	Tin					

COMPUTATIONS

Res

33 x 17 = 561

10 x 9 = 90

651

C-EP (1/2) x 97

Area for Pool 1837

Remarks: (1 No one home. Interior specifications from old appraisal & estimation RD's 11/15/56 & 10/6/70. Paneling, floors, trim, Remodeled INTERIOR, (on 4/5/76) Large LIVING Rm, Large BR, (USED AS RUNG HOUSE, Pr. OWNER). Jck 4/7/76

Following was BUILT HOUSING & moved to Site. Pr. OWNER (AVG. WORKMANSHIP & Appearance FOR D 3.0 Quality) RDS. EFF. YR to 1948. Jck 4/7/76

COUNTY ASSESSOR
SAN DIEGO CALIFORNIA · **MISCELLANEOUS BUILDING RECORD**

~~273-060~~ PARCEL 678-060-02 ~~18~~ 30
ADDRESS ARTESIAN RD.
SHEET 3 OF 3 SHEET

LS-C 3994 66C491S

DESCRIPTION OF BUILDINGS

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof Type	Roof Cover	Floor & Interior Detail	2nd Story or Loft	Year Built	Effec Year	Table
1	1.5HP TURBINE		RST	WELL					1953	1953	OR2
2	50M RDWD	TANK							1943	1943	OR25

75 AAB Prop COMPUTATION

Appraiser - Date		R&W Jan 10-23-64				Ltd 4/7/71											
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1			4200	70	2940		4000	.75	3000								
2			600	40	240		1000	.75	750								
							Per Appr										
Total			4800		3180		5000		3750								

Appraiser - Date																	
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
Total																	

A-15 8-56

99

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

RESIDENTIAL BUILDING RECORD

D.V.= 63300 mf

ADDRESS 9654 ARTESIAN RD off Black Mountain Road

PARCEL 678-060-02 SHEET 1 OF 3

LC 1480 62c. 3994

LC Comm'l 62c. 4506 + 4885

DESCRIPTION OF BUILDING

Plan 275 C 62c

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION
D- T.B + C	Light	X Frame	Stucco on	Flat A Pitch	Wiring	X Heating Cooling
CH D T.B	Sub-Standard	X 2" x 4" -16"		X Gable 4/12 L-M	K.T. Conduit	X Forced Clean'g
ARCHITECTURE	Standard	Sheathing	Siding " x "	Hip A	B.X. Y Cable	Gravity Humid.
	X Above-Standard	Concrete Block		Shed A	**Fixtures**	1 Wall Unit
1 Stories	Special	B.& B. T.& G.		Cut Up	Few Cheap	
TYPE		Brick	Shingle	Dormers	Avg. Med.	Floor Unit
Use Design	**FOUNDATION**	Adobe	Shake	X Raft2 "x12 -7"	X Many X Special	Zone Unit
X Single X	X Concrete	Floor Joist:	X B.B.B. T.& G.	Gutters		X Central"
Double	Reinforced	1st: " x " "		X Tar + Gr.	**PLUMBING**	
Duplex	Brick	2nd " x " "	Brick	Shingle	Poor Std. X Spec	
Apartment	Wood	Sub-Floor	Stone	Shake		Oil Burner
Flat-Court	Piers	X Concrete Floor	**WINDOWS**	Tile	X Sink	
Motel			D.H. X Casement	Tile Trim	X Laundry A.W.	M-B.T.U.
		Insulated Ceilings	Metal Sash	Compa.;	X Water Htr.-Auto.	X Fireplace
/ Units	Light Heavy	Insulated Walls	Screens	Compo. Shingle	Water-Softner	

ROOM AND FINISH DETAIL								
ROOMS	FLOORS B	1	2	FLOOR FINISH Material	Grade	TRIM	INTERIOR FINISH Walls	Ceilings
All		X		A.C. on Conc.	G	Hdwd	KP	Sel. Knotty
				CARP	A			
Ent. Hall		1						
Living		1						
Dining		1						
Den		1						
Bed								
Bed		4						
Serv. P		1						
Kitchen		1						
Drain Bd.	Material: Form.			Lgth: 2'1 Ft.		Splash:		

CONSTRUCTION RECORD

Permit No.	Permit For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Remain'g Life	Table	%	RATING (E,G,A,F,P) Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Cupb'd	Space Closet	Work-m'nshp
25680	Res+Gr	20,629	1955	1955	1957	2	58	R60	98	G	G	G	A	G	G	G
				1955	1959	3	57	R60	97	A	A	G	G	G	G	G
				1955	1965	10	50	R60	95							
					1975					G	G	-	A	-	-	G
					75	20	41	R60	82	A	A	Sat.	A			A

BATH DETAIL

Fl.	No.	FINISH Floors	Walls	FIXTURES Wc.	La.	Tub	Type	Grade	SHOWER St.	O.T.	G.D.	Fin'sh
1	1+	AT	KP	1	1	1	Mod	G	1			TI
1	1	AT		1	1	1	Mod	G				
1	1/2	AT		1	1	0	Mod	G				

SPECIAL FEATURES

X	Book Cases		Built in Refrig.		Venetian Blinds
	Shutters	X	" " Oven & Plate	X	2 Pullmans
	Vent Fan		" " Dishwasher		

11/8/56 appr V

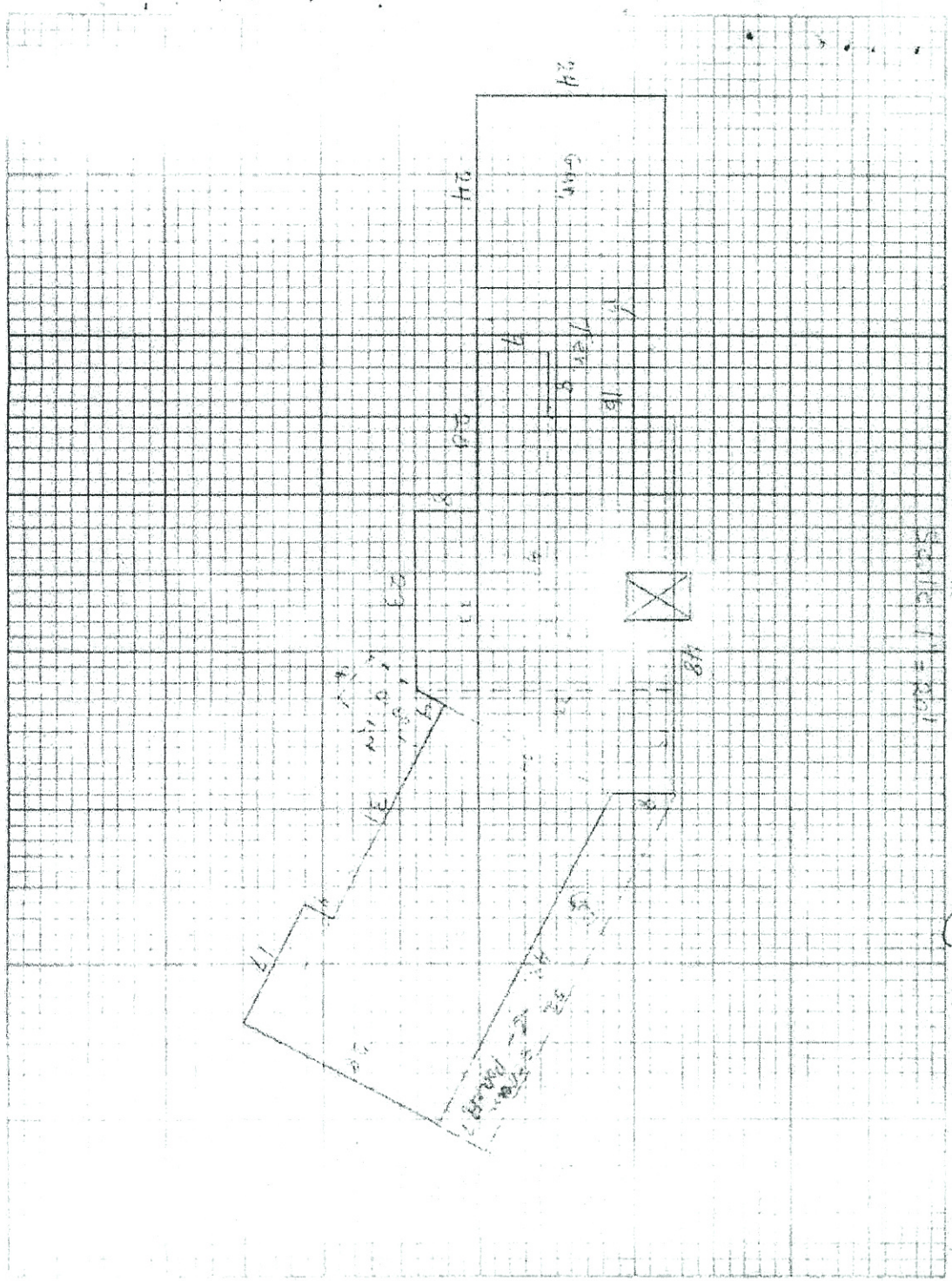
COMPUTATION (75 ARB Plan)

Appraiser & Date		R.D. Anderson		L. Unger - 6/11/58		R.E. Wilder 10.23.76				9.76 JH		9/7/76	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Res	2617	8.00	209 36	9.1	23815	9.80	25647			16.90	44227		
A.C			850		850		800				1500		
FP			700		700		700				800		
Scrn C-CP	350	2.00	700	2.50	875	2.50	875			5.00	1750		
Gar	576	2.40	1382	2.50	1440	2.50	1440			5.90	3398		
Flat cT	200	.40	80	.40	80	.40	80			.70	140		
Terrace	328	1.00	328	1.20	394	1.20	394			2.00	624		
C-CP	96					1.25	120			5.00	480		
TOTAL			24,976		28134		30031				52919		
NORMAL % GOOD			.95		97		95				.82		
R.C.L.N.D			24476	mx VR	27290		28534				43393		

75 ARB Rep
RCN 52919 8262 5000 66181
RCLND 43393 4957 3750 52100

678-060-02

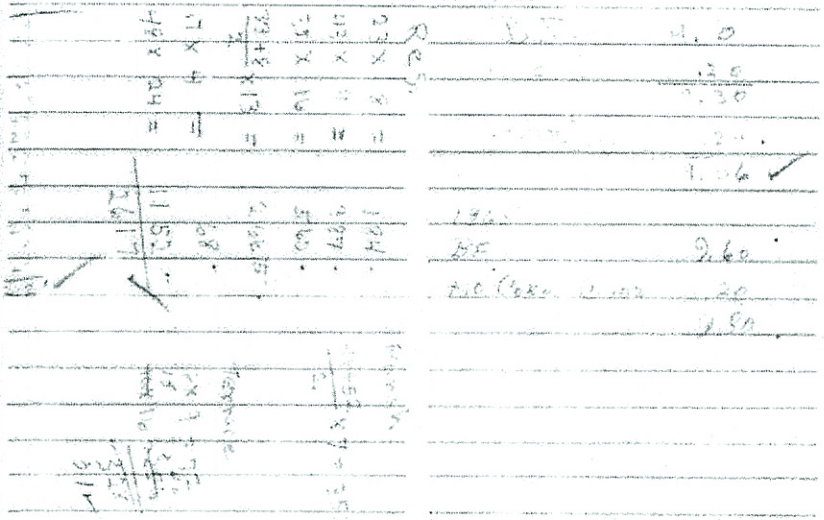
A-11 0-56



MISCELLANEOUS STRUCTURES

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Gar	Conc	Fr	B+B	Flat-T&G	Conc	Plg	24x24
Flat		Garl					300

COMPUTATIONS



Remarks: ① No one home. Entered premises plus from interior appraisal. Owner interior notified RDA 11/5/56 & entered entry & dwelling (OM 4/6/76) (owner was instructed ABOUT HAVING INTERIOR REVIEWED) DID NOT PRESS THE ISSUE AS WE HAVE GOOD DISCRIPTION from previous inspections. JH 4/7/76

101

APPENDIX 2

NOTICE OF COMPLETION
RECORDED OCTOBER 4, 1955

ORDER NO. C 487995

When recorded, please return

this instrument to:

Grantees

1691 Los Altos Road

San Diego 9, California

NOTICE

Place Recorder's Stamp on
other side of this instrument

GRANT DEED

INDIVIDUAL

GIZO

TO

GOLEM

Union Title Insurance and Trust Company

SECOND AVENUE at BROADWAY
San Diego 12, California - Telephone Main 8121

THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

BOOK 5818 PAGE 303

(TO BE VALID: This Notice Must Be Filed for Record WITHIN 10 DAYS AFTER COMPLETION OF IMPROVEMENTS)

NOTICE OF COMPLETION

NOTICE is hereby given that: 1. A work of improvement on the hereinafter described property was actually COMPLETED on the 19TH day of SEPTEMBER, 1955

2. The name of the CONTRACTOR, if any, for such work of improvement as a whole was JAMES C. FOWLER AND SON

(If no contractor for work of improvement as a whole, insert "none")

3. The property on which said work of improvement was completed is in the City of ——

County of SAN DIEGO, State of California, and is described as follows:

FOUR GEE RANCH. S.E¼ of S.E¼ Sec 19 - T 13 S - R 2 W

4. The undersigned is OWNER of the interest or estate stated below in the property hereinabove described.

5. The FULL NAME of the undersigned is: Howard G Golem

6. The FULL ADDRESS of the undersigned is: Four Gee Ranch - Route 3 - Box 886 - Escondido Calif.

7. The NATURE OF THE TITLE of the undersigned is: In fee. (If other than fee, strike out "In fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")

~~Howard G. and Arleen M. Golem.~~

8. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, who hold title with the undersigned as JOINT TENANTS or as TENANTS IN COMMON are:

NAMES	ADDRESSES
Howard G. Golem	Rt 3 Box 886. Escondido Cal.
Arleen M Golem	Ditto,

9. The street address of said property is: NONE.

(If no street address has been officially assigned, insert "None")

Howard G Golem

Dated: Sept. 22 1955.

State of California } ss.
County of San Diego }

Howard G. Golem being first duly sworn, deposes and says that he is the owner of the property described in the foregoing notice, that he has read the same, and knows the contents thereof, and that the facts therein stated are true.

Howard G Golem

Subscribed and sworn to before me this 22nd day of September 1955

Martha C. Newbury

Notary Public in and for said County and State

My Commission Expires July 29, 1958

(If this notice is executed by a corporation, use corporate form of verification below and affix corporate seal)

State of California } ss.
County of San Diego }

——, being first duly sworn, deposes and says: That he is an officer, to wit, ——— of ———, a corporation, which is the owner of the property described in the within Notice of Completion executed by said corporation; that he has read the same and knows the contents thereof and that the facts therein stated are true of his own knowledge, that he makes this verification for and on behalf of said corporation.

Subscribed and sworn to before me this —— day of ——, 19——

Notary Public in and for said County and State

When recorded, this instrument is to be mailed to:

HOWARD GOLEM
% CONVAIR
SAN DIEGO, CALIF.

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO. 130506
RECORDED REQUEST OF
Owner
OCT 4 11 38 AM '55
BOOK 5818 PAGE 303
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
ROGER W. HOWE, RECORDER
1.50
3

APPENDIX 3

CHAIN OF TITLE
PREPARED BY CALIFORNIA LOT BOOK, INC.

PROPERTY INFORMATION

1)	Property:	**16919 FOUR GEE RD, SAN DIEGO CA 92127-2630 R051**					
APN:	**678-060-27-00**			Card#:		Use:	**LIVESTOCK**
County:	**SAN DIEGO, CA**			Prop Tax:	**$2,797.34**	Total Value:	**$207,599**
MapPg/Grid:	**1169-E3**	Old Map:		Tax Year:	**2009** Delinq:	Land Value:	**$93,779**
Census:	**170.30**	Tract #:	**1018105**	Tax Area:	**64112**	Imprv Value:	**$113,820**
High School:	**POWAY**			Elem School:		Taxable Val:	**$207,599**
Comm Coll:	**PALOMAR**			Exemptions:		Assd Year:	**2010**
Subdivision:						% Improved:	**055%**
Owner:	**GOLEM FAMILY 07-03-91**					Phone:	
						Owner Vest:	/ / **TR**

Mail: **PO BOX 1207; DESERT HOT SPRINGS CA 92240-0931 B012 C/O RICHARD CROMWELL III TRUSTEE**

Owner Transfer = Rec Dt: Price: Doc#: Type:
Sale Dt:

SALE & FINANCE INFORMATION

	LAST SALE		PRIOR SALE	
Recording/Sale Date:	**12/23/1998**	**12/19/1998**	**09/08/1998**	**09/02/1998**
Sale Price/Type:		**FULL**	**$4,517,000**	**FULL**
Document #:	**844434**		**569301**	
Deed Type:	**GRANT DEED**		**GRANT DEED**	
1st Mtg Amt/Type:			**$930,000**	**CONV**
1st Mtg Rt/Type/Trm:	/	/		**FIXED**
1st Mtg Lender:			**LENDER SELLER**	
2nd Mtg Amt/Type:				
2nd Mtg Rt/Type/Trm:	/	/		

Title Company: **CHICAGO TITLE CO.**
Seller: **SHAW JEROME TRUST & SHAW JOYCE TRUST**
New Construction:
Other Last Sale Info = # Parcels: Type 2: Pend:

SITE INFORMATION

# Res. Units:	**2**	County Use:	**855**	Acres:	**9.09**
# Comm Units:		Zoning:	**8**	Lot Area:	**395,960.4**
# Buildings:	**1**	Flood Panel:		Lot Width:	
Bldg Class:		Panel Date:		Lot Depth:	
Parking Sqft:		Flood Zone:		Usable Lot:	
Park Spaces:		Sewer Type:			
Garage Cap#:		Water Type:			
Park Type:					
Other Impvs:					

Legal Blk/Bldg: Site Influence:
Legal Lot/Unit: **5** Amenities:
Legal: **REMAINDER PAR**

IMPROVEMENTS

Bldg/Liv Area:
Gross Area:
Ground Flr:
Bsmnt Area:
$/SqFt:
Yrblt/Eff:
Stories:
Rooms:
Bedrooms:
Full/Half Bath:
Ttl Baths/Fixt:
Fireplace:
Pool:
Porch Type:
Patio Type:
Construct:
Foundation:
Ext Wall:
Roof Shape:
Roof Type:
Roof Matl:
Floor Type:
Floor Cover:
Heat Type:
Heat Fuel:
Air Cond:
Quality:
Condition:
Style:
Equipment:

Other Rms:

DOC # 1991-0675221
27-DEC-1991 02:37 PM

1854

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
ANNETTE EVANS, COUNTY RECORDER
RF: 3.00 FEES: 5.00
AF: 1.00 OC
MF: 1.00

Recording Requested By:

HINCHY, WITTE, WOOD, ANDERSON & HODGES
A Law Corporation
When Recorded Mail To:
Mr. and Mrs. Howard G. Golem
9654 Artesian Road
San Diego, CA 92127
Mail Tax Statements To:
same as above

INDIVIDUAL QUITCLAIM DEED

APN: 678 060 02

The undersigned grantor declares:
Documentary transfer tax is $ -0-
County of San Diego, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HOWARD G. GOLEM and ARLEEN M. GOLEM, husband and wife, as joint tenants,

hereby REMISES, RELEASES AND QUITCLAIMS to

HOWARD G. GOLEM and ARLEEN M. GOLEM, as Co-Trustees under the GOLEM FAMILY TRUST dated July 3, 1991,

the following described real property in the County of San Diego, State of California:

Lot 1 and 2 of Section 19-13-3W, County of San Diego, State of California, and more particularly described as 9654 Artesian Road, San Diego, California (67.33± acres).

DATED: Dec. 11, 1991

Howard G. Golem
HOWARD G. GOLEM

Arleen M. Golem
ARLEEN M. GOLEM

STATE OF CALIFORNIA)
)
COUNTY OF SAN DIEGO)

On 12-11-91 before me, Deborah A. Reese Notary Public, personally appeared HOWARD G. GOLEM and ARLEEN M. GOLEM, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

OFFICIAL SEAL
DEBORAH A. REESE
Notary Public - California
SAN DIEGO COUNTY
My Comm. Exp. Jan. 9, 1995

Deborah A. Reese
Notary Public in and for said
County and State

almis10405.qc3/js

California Lot Book, Inc.

dba California Title Search Co.

P.O. Box 9004
Rancho Santa Fe, CA 92067
(858) 278-8797 Fax (858) 278-8393
WWW.LOTBOOK.COM

Chain of Title Report

Scott Moomjian
5173 Waring Rd., #145
San Diego, CA 92120

CTS Reference No.:1010538

Title Search Through: October 24, 2010

Property Address: 16919 Four Gee Rd.
San Diego, CA 92127

Assessor's Parcel No.: 678-060-27-00

Assessed Value: $207,599

Exemption: None

Property Characteristics

Use: Livestock

Improvements:

Short Legal Description

THE "REMAINDER PARCEL" OF PARCEL MAP NO. 18105, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 4, 1998 AS FILE NO. 1998-0567192 OF OFFICIAL RECORDS.

Chain of Title
(March 28, 1896 through October 24, 2010)

1. Deed	
Grantor:	United States of America
Grantee:	Benjamin F. Gamber
Recorded:	March 28, 1896, Patent Book 10, Page 3
2. Deed	
Grantor:	Benjamin F. Gamber and Susan G. Gamber
Grantee:	M.A. Stockwell
Recorded:	October 29, 1897, Book 264, Page 449, of Deeds
3. Deed	
Grantor:	M.A. Stockwell
Grantee:	P.H. Finley
Recorded:	December 24, 1903, Book 336, Page 277, of Deeds
4. Deed	
Grantor:	P.H. Finley and Ola Finley
Grantee:	M.A. Stockwell
Recorded:	April 28, 1904, Book 345, Page 17, of Deeds
5. Grant Deed	
Grantor:	M.A. Stockwell
Grantee:	Geo. Boone Jr.
Recorded:	April 10, 1920, #9561, Book 807, Page 490, of Deeds
6. Grant Deed	
Grantor:	Geo. Boone Jr. and Carrie S. Boone
Grantee:	M.A. Stockwell
Recorded:	July 31, 1920, #20742, Book 821, Page 109, of Deeds
7. Deed	
Grantor:	M.A. Stockwell
Grantee:	George R. Daley and Jeanette E. Daley
Recorded:	April 18, 1928, #22981, Book 1458, Page 316, of Deeds

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Deed
Grantor: George R. Daley and Jeanette E. Daley
Grantee: R.C.H. Rupp
Recorded: December 13, 1928, #75076, Book 1566, Page 141, of Deeds

9. Deed
Grantor: Lulu I. Rupp
Grantee: R.C.H. Rupp
Recorded: December 13, 1928, #75077, Book 1566, Page 142, of Deeds

10. Deed
Grantor: R.C.H. Rupp
Grantee: A.R. Renshaw, ½ int.
Recorded: September 10, 1929, #51139, Book 1686, Page 40, of Deeds

11. Deed
Grantor: A.R. Renshaw and R.C.H. Rupp
Grantee: Rancho Vista Del Mar, Inc.
Recorded: January 23, 1930, #3908, Book 1730, Page 234, of Deeds

12. Deed
Grantor: Rancho Vista Del Mar, Inc.
Grantee: Rancho Vista Del Mar
Recorded: May 31, 1920, #26365, Book 1782, Page 177, of Deeds

13. Deed
Grantor: Minnie M. Renshaw
Grantee: Rancho Vista Del Mar
Recorded: October 7, 1930, #47508, Book 1822, Page 182, of Deeds

14. Corporation Grant Deed
Grantor: Rancho Vista Del Mar
Grantee: Rose Mae Hollingsworth
Recorded: November 10, 1930, #53479, Book 1825, Page 361, of Deeds

15. Deed
Grantor: Sam A. Claggett, as Tax Collector
Grantee: John H. Gizo
Recorded: July 6, 1940, #32025, Book 1035, Page 500

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

16. Judgment Quieting Title

Case No.:	103014
Plaintiff:	John H. Gizo
Defendant:	Rose Mae Hollingsworth, M.A. Stockwell, Northern San Diego County Bank, et al
Recorded:	July 7, 1941, #39428, Book 1196, Page 441

17. Judgment Quieting Title to Real Property

Case No.:	135909
Plaintiff:	John H. Gizo
Defendant:	Rose Mae Hollingsworth
Recorded:	March 22, 1947, #31479, Book 2353, Page 256

18. Grant Deed

Grantor:	John H. Gizo and Lucille Gizo
Grantee:	Howard G. Golem and Arleen M. Golem
Recorded:	May 25, 1951, #66704, Book 4112, Page 236

19. Notice of Completion

Recorded:	October 4, 1955, #130506, Book 5818, Page 303

20. Individual Quitclaim Deed

Grantor:	Howard G. Golem and Arleen M. Golem
Grantee:	Howard G. Golem and Arleen M. Golem, Co-Trustees
Recorded:	December 27, 1991, Recorders File No. 91-675221

– End of Report –

****

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

****

APPENDIX 4

CALIFORNIA DEPARTMENT OF PARKS & RECREATION (DPR) FORMS
523A & 523B

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

PRIMARY RECORD

Primary #: _____
HRI #: _____
Trinomial: _____
NRHP Status Code: 6Z

Other Listings: _____
Review Code: _____ Reviewer: _____ Date: _____

 Resource Name or #: 16919 Four Gee Road

P1. Other Identifier:

P2. **Location:** ☐Not for Publication ■ Unrestricted

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

b. **USGS 7.5' Quad**: Escondido Date: 2002

c. Address: 16919 Four Gee Road City: San Diego Zip: 92127

d. UTM:

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):
"Remainder Parcel" of Parcel Map Number 18105, APN 678-060-27-00

P3a. **Description**:

The 16919 Four Gee Road property consists of approximately 9.09 acres. On the property, there are two distinct, Modern Contemporary style single-family residences, identified as the "Bunk House" and the "Ranch House." The Bunk House is located near the northwestern portion of the property. For many years, this structure has served as a home for the long-time caretaker of the property. Although it appears as if the building could be older, it is believed that the structure was originally built around 1948 as "war built housing" and moved to its present location in 1952. The building is best classified as a one-story, Modern Contemporary modified single-family residence. Of standard 2" x 4" wood frame construction, the building was originally rectangular in shape, but is today irregular in shape due to the modifications and alterations that it has sustained over time. The original section of the house may be set on piers with various bricks, rocks, and cinderblock around the perimeter. The remainder of the building is set on a concrete foundation with floor joists. The residence features a living room, bedroom, kitchen, and bathroom. Overall, the building consists of approximately 486 total square feet of living space. A small carport/storage shed is located west of the Bunk House.

P3b. **Resource Attributes** (List attributes and codes): HP2—Single-Family Residential

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



P5b. Description of Photo:

P6. **Age and Sources**:
■Historic ☐Prehistoric ☐Both
1948 & 1955
Residential Building Records

P7. **Owner and Address**:
Chinese Bible Church of San Diego
16919 Four Gee Road
San Diego, CA 92127

P8. **Recorded by**:
Scott A. Moomjian, Esq.
5173 Waring Road, #145
San Diego, CA 92120

P9. **Date Recorded**: Revised January 9, 2012

P10. **Survey Type** (Describe):
Intensive

P11. **Report Citation**: Historic Resources Technical Report For The 16919 Four Gee Road Property, San Diego, California 92127

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #: _____
Trinomial: _____

NRHP Status Code: 6Z

 Resource Name or #: 16919 Four Gee Road

B1. Historic Name:

B2. Common Name: 16919 Four Gee Road

B3. Original Use: Bunk House: Residential/Ranch House: Residential

B4. Present Use: Bunk House: Residential/Ranch House: Vacant

B5. Architectural Style: Modern Contemporary

B6. Construction History: Bunk House: constructed at unknown location in 1948; moved to current location in 1952; modified and altered (see Continuation Sheets); Ranch House: constructed in 1955; modified and altered (see Continuation Sheets).

B7. Moved? ■**No** ■**Yes** □ **Unknown** **Date**: 1952 **Original Location**: Unknown
Bunk House moved; Ranch House in original location

B8. Related Features: None

B9a. Architect: Unknown (Bunk House); Sim Bruce Richards (Ranch House) b. Builder: Unknown (Bunk House); James C. Fowler & Son (Ranch House)

B10. Significance: Theme: N/A **Area**: Santa Fe Valley
Period of Significance: N/A **Property Type:** Residential **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) See Continuation Sheets

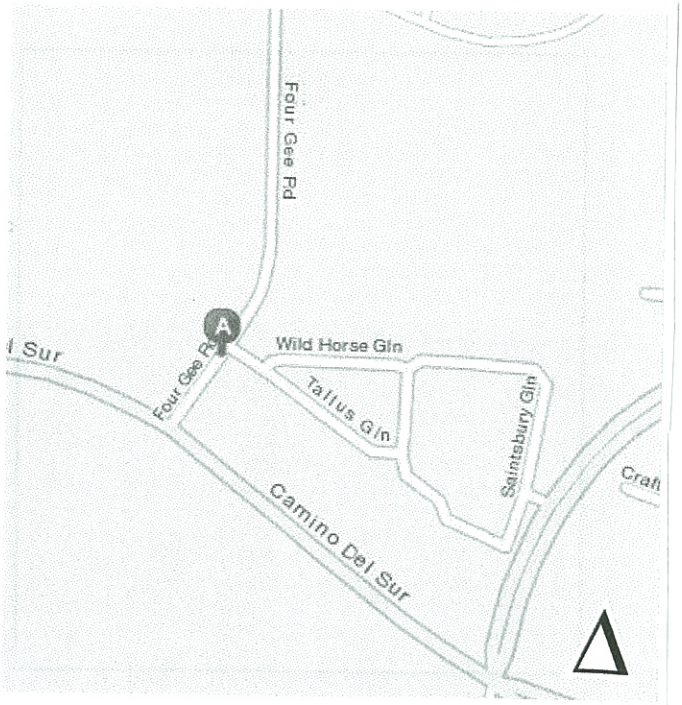
B11. Additional Resource Attributes: (List attributes and codes)

B12. References: Moomjian, Scott A., *Historic Resources Technical Report For The 16919 Four Gee Road Property, San Diego, California 92127*, Revised January 9, 2012

B13. Remarks:

B14. Evaluator: Scott A. Moomjian, Esq.

B15. Date of Evaluation: Revised January 9, 2012



Required information is bold

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

LOCATION MAP

Primary # _____
HRI# _____
Trinomial _____

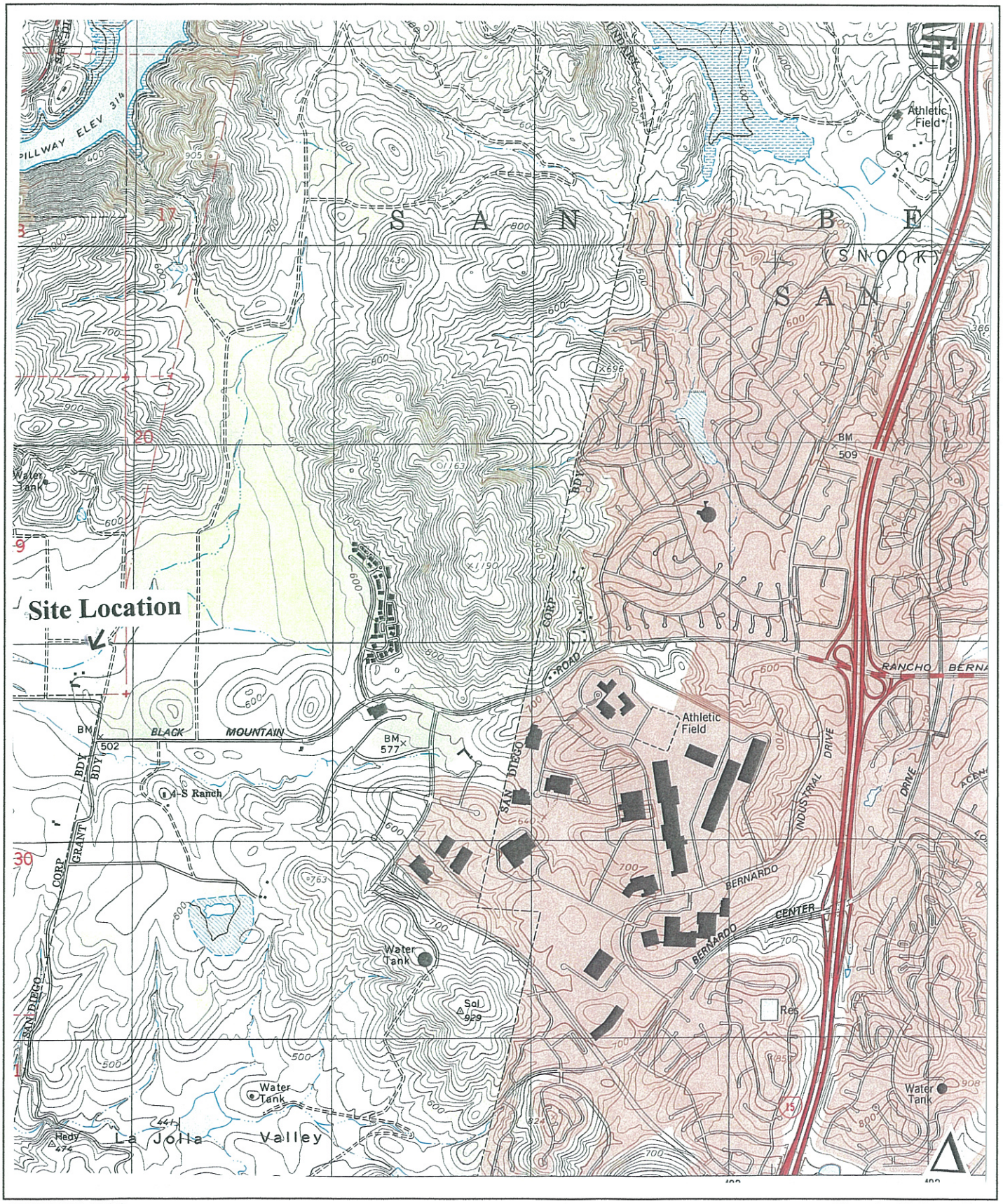
Page 3 of 8

*Resource Name or #: 16919 Four Gee Road

*Map Name: Location Map USGS 7.5 Escondido

*Scale: 1:24000

*Date of Map: 2002



DPR 523J (1/95)

*Required information

P3a. Description:

The original portion of the Bunk House is easily discernable. The building is set upon a north-south axis with the main entry facing south. The roof is low-pitched and front-gabled with a modest eave overhang and rectangular roof vents. Roofing material is composition (rolled roofing). The exterior consists of horizontal clapboard siding. Along the main (south) elevation, there is a partial porch area. The porch features a low-pitched, front-gabled roof which is supported by two, square wood beams (columns). The main wooden front door is obscured by a wood/screened porch door. Fenestration consists of wood sash, double-hung with single lights.

The Bunk House features two additions. It is unknown when these improvements were made. The first addition is located along the east elevation of the original building, along a north-south axis. It appears to have been constructed in two phases. The first section, which joins the east elevation of the original building, partially subsumes its south front-gable. The roof is a very low-pitched shed with a modest, open eave overhang, and exposed roof rafters. The exterior is composed of horizontal clapboard. At the lower northern elevation of the addition, the exterior is think, horizontal clapboard and features three fixed windows and two glass-paned double doors. The second section of the addition is stylistically similar to that of the first section. It features a low-pitched, shed roof with modest, open eave overhang and exposed roof rafters, and horizontal clapboard siding. Fenestration includes aluminum sliding windows and double doors with multi-panes along the north elevation. The second addition is located at the northwest corner of the original building. It features a shed roof with modest eave overhang and open eaves, and horizontal clapboard siding. Overall, the building as a whole appears to be in fair condition.

Ranch House

The "Ranch House" which is the main structure formerly occupied by Howard and Arleen Golem, is located in the center of the property (see discussion below). It is situated southeast of the Bunk House. Designed and built in 1955, the building is a one-story, Modern Contemporary single-family residence. Along the west elevation of the home is a detached, square-shaped garage. Square in shape, this structure measures approximately 24' x 24' and consists of approximately 576 total square feet of space. Of wood frame construction, the building is set on a concrete foundation. The roof is flat with tongue-and grove ceiling. The exterior consists of board and batten siding. Stylistically, the structure is very similar to the main Ranch House.

Of above-average 2" x 4" wood frame construction, the Ranch House features an irregularly shaped rectangular floor plan and is set on a concrete foundation with a concrete floor. The

residence features an entrance hall, living room, dining room, den, four bedrooms, service pantry, kitchen, and three bathrooms. Inspection of the original architectural plans indicates that when the house was designed, it was to feature three (3) bedrooms. However, with the enclosure of the porch area along the northeast elevation (see discussion below), this improvement added the fourth bedroom. Overall, the building appears to consist of approximately 2,617 total square feet of living space.

The Ranch House features a moderately-pitched, front-gabled and side-gabled roof with wide eave overhang, exposed roof rafters, and tar and gravel roofing material. The roof rafters, which appear to consist of 2" x 10" wood beams, are flanked by 2" x 8" wood beams on each side. Along the rear (north) elevation, there is a large brick chimney. Inside the home, the chimney (hearth) is composed of stone. The front-gable portion of the roof is located along the west elevation, while the side-gabled portion is located along the east elevation. According to Mr. Roberto Reyes, long-time caretaker of the property, the original roof was removed and replaced approximately twenty (20) years ago. This included the replacement of some original roof rafters along the main (south) elevation and the application of a new tar and gravel roof coating. The exterior consists of cedar board and batten. Cedar boards also exist in the interior. The residence features a number of different window types. Generally, fenestration consists of wood, single-pane casement windows. However, other window types include jalousie and fixed. In the front-gabled section, there are fixed, asymmetrical upper transom windows. Some original windows in the home have been replaced with vinyl (see discussion below). In addition, according to Mr. Reyes, a stain glass window which was added approximately 8-10 years ago, replaced an original window on the rear (north) elevation .

The main entry to the Ranch House is along the main (south) elevation. The original architectural plans and historic photographs indicate that when designed and built, the home was open with a brick set in a "sand walk." Over the years, a projecting, flat corrugated metal roof, supported by square columns was erected in front of the main entry to create a porch structure, and the brick removed and replaced with tile. According to Mr. Reyes, this change happened some time ago. Underneath the porch structure, there is a wood paneled front door. Also along the southeast elevation, there is another wood paneled side door. Both of these doors are not original. According to Mr. Reyes, these doors were replaced approximately twenty (20) years ago.

When originally designed and constructed, the Ranch House featured a recessed porch underneath the roof overhang which extended along the entire northeastern elevation. This porch is depicted on the original architectural plans, the Residential Building Record, and in a historic photograph of the property (although not very clearly). According to Mr. Reyes, the porch area

was enclosed approximately 12-15 years ago. Today, the former porch area is framed with non-original vertical paneled plywood with vinyl sliding windows, and a wood paneled door along its west side. Although a small porch area still exists, original windows in this area have been replaced with vinyl and a metal sliding glass door, which leads to the living room area, has been replaced with a vinyl sliding glass door. Another metal sliding glass door at the northwest elevation was also replaced. Today, the home is vacant and appears to be in good condition.

B10. Significance:

The property identified as 16919 Four Gee Road, San Diego, California 92127, the "Remainder Parcel" of Parcel Map Number 18105, Assessor's Parcel Number 678-060-27-00, was owned by a number of entities and/or individuals from 1896-1951. These parties included the United States of America (--1896); Benjamin F. Gamber and Susan G. Gamber (1896-1897); M.A. Stockwell (1897-1903 and 1904-1928); P.H. Finley and Ola Finley (1903-1904); George Boone, Jr. (1920); George R. Daley and Jeanette E. Daley (1928); R.C.H. Rupp (1928-1930); A.R. Renshaw (one-half interest, 1929-1930); Rancho Vista Del Mar, Inc. (1930), Rancho Vista Del Mar (1930); Rose Mae Hollingsworth (1930-1940); and John H. Gizo and Lucille Gizo (1940-1951). In May, 1951, the property was acquired by Howard G. Golem and Arleen M. Golem.

Historical research indicates that Howard Golem was born on July 10, 1911. During the mid-1950s, he and his partner, Louis Horner, operated the Horner-Golem Company, which manufactured trailers. During this time, his wife Arleen, who was born on September 19, 1911, operated a retail antiques business called "Pennywell's Clearing House" in La Jolla. The store was later re-named "Pennywell's Aniques An'Stuffe." Also in the mid-1950s, Mr. Golem took a position with Convair and ultimately served as the Director of Procurement for the Convair Division of General Dynamics.

It appears that Mr. Golem worked at Convair along with several other relatives, including Richard Golem (assembler), Edward Golem (machinist), and Darrel Golem (toolmaker). In April, 1959, Mr. Golem was named as one of the founding directors of San Diego County's Olivehain Mutual Water District. In later years, he served as Olivenhain's representative on the San Diego County Water Authority. He died on November 24, 1995 and Mrs. Golem died on November 7, 2001.

After acquiring the property, it is known that Mr. Golem installed an artisan well today known as the "Golem Well." This well, drilled to a depth of approximately 356 feet, is located north of the two residential structures on the property. The property owned by the Golems was located adjacent to property owned by LaMotte T. Cohu (1895-1968). Cohu was a World War I fighter

pilot and aviation pioneer. He served as the founder of Cohu, Inc. (Electronics) and served as president of the Aircraft Industries Association, American Airlines, Trans World Airlines, and Convair. His career eventually led to the position of Chairman of Northrop. Like the Golems, he drilled a well on his property which was known as the "Cohu Well."

Historical research indicates that in 1952, Howard Golem moved a one-story, residential structure to the property at a cost of approximately $500. This building was originally constructed to serve as "war built housing" and its origin is unknown. It may have been originally constructed in 1948 (post-war). Golem used the structure as a "Bunk House" and resided in it at times while the main, one-story residential structure "Ranch House" was constructed. Since 1972, this structure has been occupied by Mr. Roberto Reyes, the caretaker of the property. San Diego City Directories indicate that as late as 1955, the main residence occupied by the Golems was located at 1691 Los Altos Road in Pacific Beach. This home was built in 1942 and is still in existence. However, it has been substantially remodeled over the years.

Historical research indicates that the one-story, single-family Ranch House located at 16919 Four Gee Road was designed by architect Sim Bruce Richards for Howard and Arleen Golem between January and April 1955. A Notice of Completion filed on the property in October, 1955 indicates that the residence was built by contractor James C. Fowler & Son and completed in September, 1955. This date of construction is also supported by the Residential Building Record. Preliminary sketches of the residence on file at the San Diego History Center (SDHC) entitled, "Preliminary Sketch for Mr. & Mrs. Howard Golem" identify the building as a 2,300 square foot house at the "4G Ranch." These sketches are dated January 4, 1955 and March 17, 1955, respectively. One elevation sketch which was reproduced and included as part of the present study, depicts a low-pitched, side-gabled main section of the house and a low-pitched, front-gabled section with fenestration. This sketch, however, was not a final design, as the house today appears somewhat different in configuration. Nevertheless, additional plans on file at the SDHC, which could not be reproduced as part of the present study due to their delicate condition entitled, "Residence for Mr. & Mrs. Howard Golem" depict the structure as an irregularly-shaped building with three bedrooms; fireplace; asphalt/gravel roof with incense cedar; board and batten cedar exterior material; interior cedar boards; French doors; and assorted fenestration including transoms, jalousies, casement and fixed windows. The plans are dated April 26, 1955.

Aside from the original architectural plans which substantiate the fact that Sim Bruce Richard was the architect associated with the design of the residence, recollections by Golem family members indicate that Mrs. Golem retained the architectural services of Richards when she became acquainted with him due to their businesses which were located in La Jolla at the time

(Richards practiced at 1298 ½ Prospect Street and Mrs. Golem at 7865 Herschel). Additionally, it is known that Richards designed a house for LaMotte Cohu at 5960 Camino de la Costa in La Jolla in 1948 and that Mr. Golem worked at Convair with Cohu during this 1950s. Richards may have also been recommended to the Golems by Cohu.

Historical research indicates that Howard and Arleen Golem owned and occupied the property until Mr. Golem's death in 1995 and Mrs. Golem's death in 2001. San Diego City Directories in 1956 list the Golem's residence as Box 886, Escondido (which is the same address for the property listed on the Notice of Completion). In 1957, their residence was listed as Rancho Santa Fe and in 1966 it was Escondido. Thereafter, the Golems are not listed. After the death of Mrs. Golem, the property served as a rental property. It is vacant today.

Historical research indicates that the Bunk House and the Ranch House are not historically and/or architecturally significant. The buildings were not associated with any important events or individuals at the local, state or national levels; do not embody the distinctive characteristics of a type, period, or method of Modern Contemporary construction; do not represent the work of a master architect, craftsman, or builder, or of an important, creative individual; nor do they possess high artistic values.

As buildings which are not historically or architecturally significant under local, state, or national significance criteria, they are not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, the California Historic Resources Inventory, or the San Diego Historical Resources Board Register.

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