

**ARCHITECTURAL AND HISTORIC EVALUATION OF
STRUCTURES AT 830 IDAHO AVENUE, ESCONDIDO,
CALIFORNIA**

APN 234-160-25-00

RECORD ID: PDS 2024-TM-5657

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NADB INFORMATION

Escondido, California, Historic. 830 Idaho Avenue Residence, circa 1912-1925, Rectangular Style Dwelling, Vernacular Architecture, Ineligible Resources. SDI-12531/H

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EXECUTIVE SUMMARY

This architectural and historic assessment is for a single-story residence at 830 Idaho Avenue within Escondido, California. The goal of the report is to assess the historic and architectural importance/significance of the residence and garage as one element of review of plans to demolish the structures and construct residential units.

It is the conclusion of the current study that the Vernacular Residence at 830 Idaho Avenue (APN 234-160-25-00) represents a modified 1912 family residence and does not merit its inclusion in the San Diego County Local Register of Historic Resources or the California Register of Historic Resources. For reasons discussed in full in this report, the Vernacular Residence also does not qualify as an important resource under the San Diego County Resource Protection Ordinance. Additionally, the past residents of the dwelling were not significant historic figures or civic leaders in the Escondido region.

Demolition of the Vernacular Residence at 830 Idaho Avenue will not constitute an adverse effect or impact upon significant historical or architectural resources. Given that the proposed action will not cause adverse effects to an important or significant building, no mitigating measures are required. A determination of No Adverse Effect should be made. A copy of this report will be filed at the South Coastal Information Center at San Diego State University.

1.0 INTRODUCTION

1.1 Project Description

The study area is situated in Escondido, California in northern San Diego County. The property is situated west of San Pasqual Valley Road and north of Escondido Avenue. In a regional context the residence is in an unsectioned portion of the old Rincon del Diablo Land Grant in Township 15 South, Range 1 East, on the 7.5' USGS Escondido Quadrangle (Figure 1). Figure 2 depicts the structures and study area as shown on the 2022 Google Earth aerial.

1.2 Applicable Regulations

Within San Diego County and the City of Escondido, the importance of resources is imparted to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of the county and city in the fields of history, architecture, archaeology, engineering, and culture. Several interlocking criteria are applied to demonstrate resource importance. For the regulatory purposes of this study criteria outlined in CEQA, San Diego County Local Register, and RPO provide guidance for determinations of importance.

1.2.1 California Environmental Quality Act (CEQA)

Based on CEQA (§15064.5a), the term "historical resource" includes the following:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR. Section 4850 et seq.).

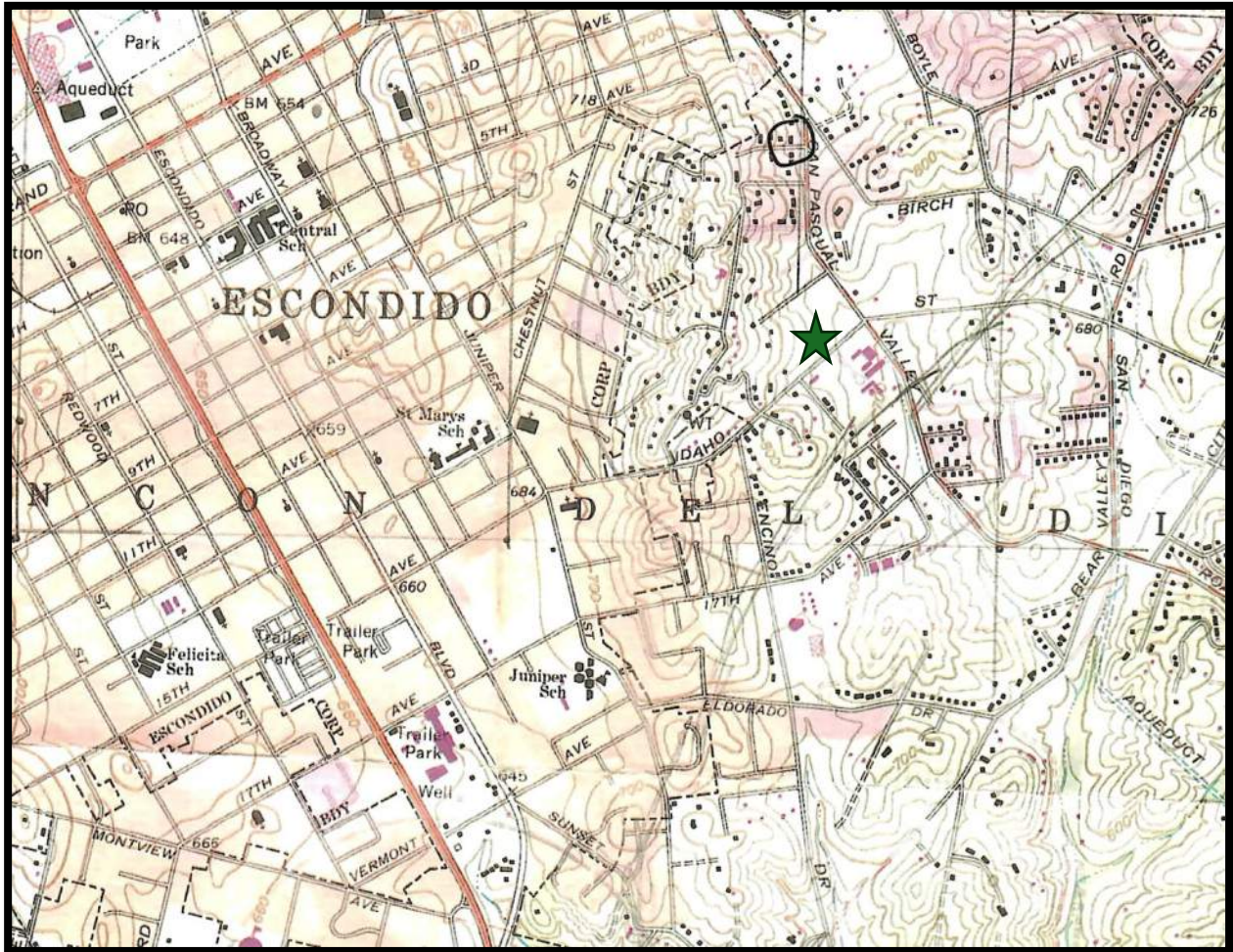


FIGURE 1
PROJECT LOCATION MARKED WITH STAR AS SHOWN ON
ESCONDIDO 7.5 MINUTE USGS QUADRANGLE (1968)

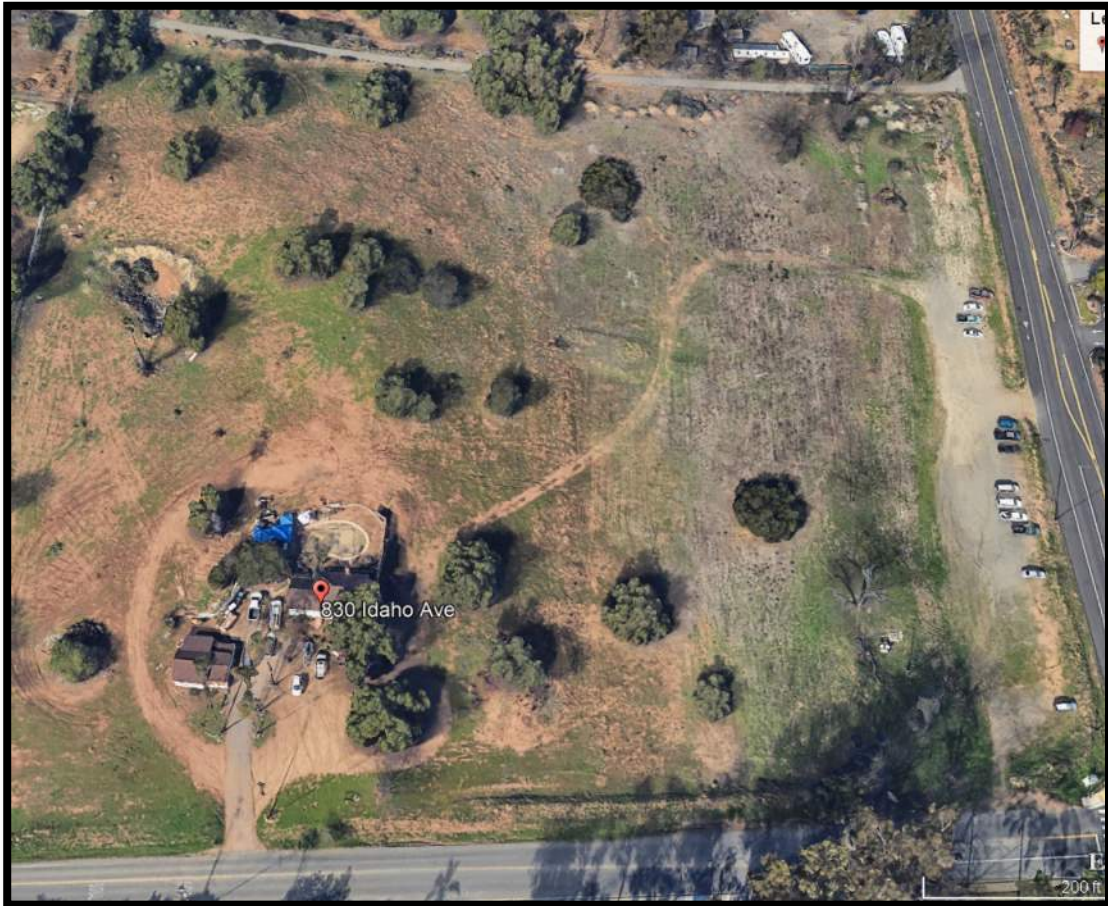


FIGURE 2
LOCATION OF STUDY AREA AS SHOWN ON GOOGLE MAPS (2022)
THE RESIDENCE IS SHOWN IN THE LOWER LEFT. THE GARAGE IS THE LEFT
OF THE RESIDENCE. THE ABANDONED RESERVOIR IS IN THE UPPER LEFT.

- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - (B) Is associated with the lives of persons important in our past.
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history.

- (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 (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resource Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect 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. CEQA defines a substantial adverse change as:

- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

- (2) The significance of an historical resource is materially impaired when a project:
 - (A) 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
 - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
 - (C) 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 a lead agency for purposes of CEQA.
 - (D) Section 15064.5 (d) & (e) contains additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) and does not apply to the study area under this evaluation.

1.2.2 San Diego County Local Register of Historical Resources (Local Register)

The County requires that resource importance be assessed not only at the State level as

required by CEQA, but at the local level as well. If a resource meets any one of the following criteria as outlined in the Local Register, it will be considered an important resource.

- (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

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

San Diego County Resource Protection Ordinance (RPO)

The County of San Diego's RPO protects significant cultural resources. The RPO defines "Significant Prehistoric or Historic Sites" 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.

The RPO does not allow non-exempt activities or uses damaging to significant prehistoric or historic lands on properties under County jurisdiction. The only exempt activity is scientific investigation. All discretionary projects are required to be in conformance with applicable County standards related to cultural resources, including the noted RPO criteria on prehistoric and historic sites. Non-compliance would result in a project that is inconsistent with County standards.

2.0 GUIDELINES FOR DETERMINING IMPACT SIGNIFICANCE

For the purposes of this technical report, 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 consistent with the Secretary of 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 RPO and fails to preserve those resources.

The significance guidelines listed above have been selected for the following reasons:

Guidelines 1 and 2 are derived directly from CEQA. Sections 21083.2 of CEQA. Guidelines 1 and 2 are derived directly from CEQA. Sections 21083.2 of CEQA and 15064.5 of the State CEQA Guidelines recommend evaluating historical and archaeological resources to determine whether or not a proposed action would have a significant effect on unique historical or archaeological resources. Guideline 3 is included because human remains must be treated with dignity and respect and CEQA requires consultation with the “Most Likely Descendant” as identified by the Native American Heritage Commission (NAHC) for any project which contains human remains.

Guideline 4 was selected because significant cultural resources are protected under the RPO. Any project that would have an adverse impact (direct, indirect, and cumulative) on significant cultural resources as defined by this Guideline would be considered a significant impact.

All discretionary projects are required to be in conformance with applicable City and County standards related to cultural resources, including the noted RPO criteria on prehistoric and historic sites, as well as requirements listed in the Zoning Ordinance, General Plan, and the Grading, Clearing and Watercourses Ordinance (§87.429). Non-compliance would result in a project that is inconsistent with County standards.

3.0 RESULTS OF ARCHIVAL RESEARCH AND RECORDS SEARCH

3.1 Historical Overview

Prior to Spanish intrusion into the region, what is now Escondido was occupied by the Luiseño/Payómkawichum people. The study area parcel is within an area named by early Mexican colonists, Rancho Rincon del Diablo, a Mexican land grant. This name can be translated as “Corner of the Devil.” The grant was given in 1845 to María Antonia Estudillo Pedroarena by Mexican governor Juan Bautista Alvarado (Pourade 1969; Rush 1965).

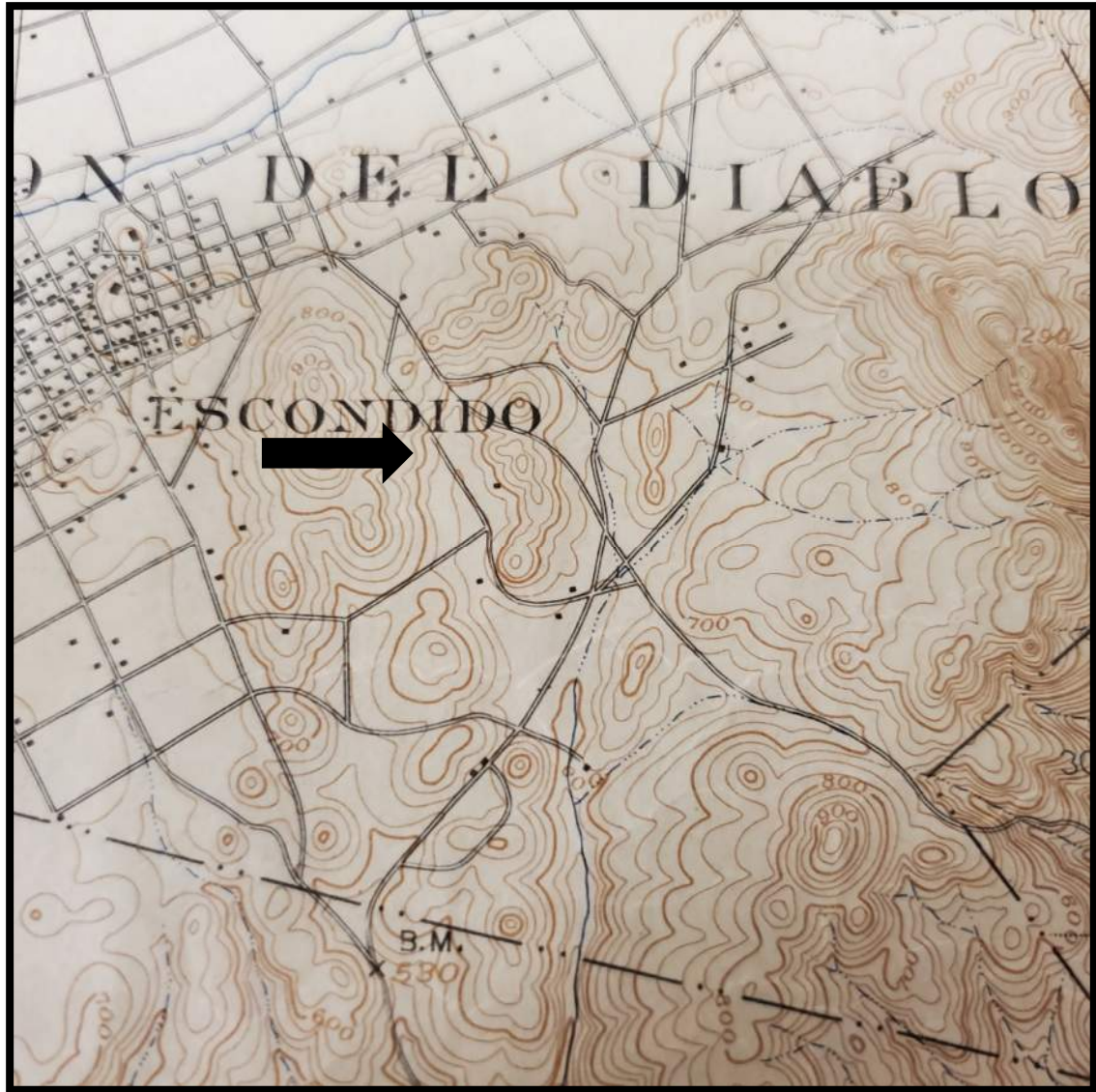
Although the Rincon del Diablo land grant was sold off and carved into large parcels during the post-1848 American period, most of the activity was to the west in what became Escondido. As shown in Attachment A, Map A-1, the 1912 *Alexander San Diego County Plat Map* shows the current study area as within the Rincon del Diablo land grant. At that time the parcel was owned by William Schultz a local land speculator.

3.2 Map Review and Analysis

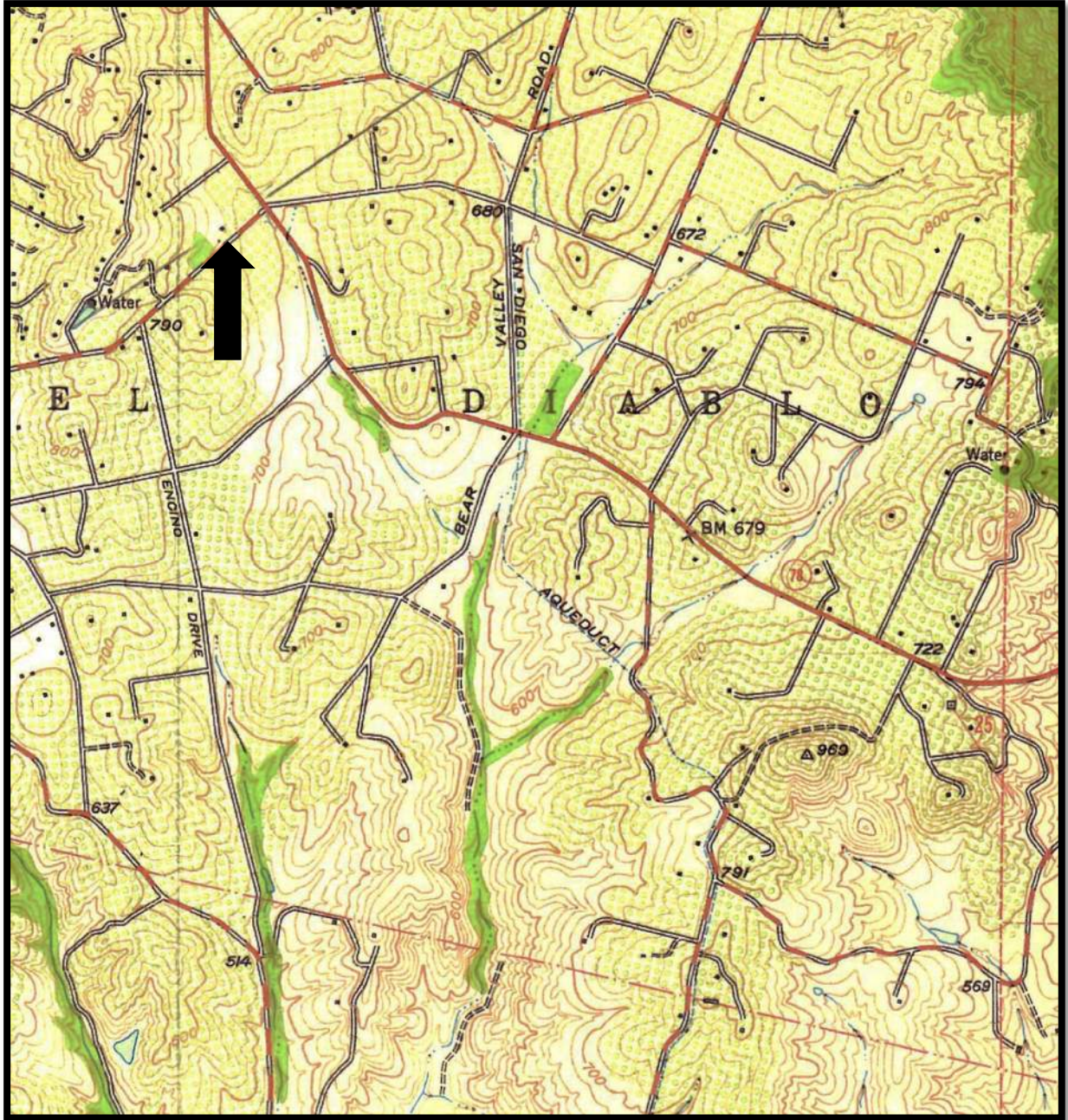
General Land Office maps for 1876 and 1891 were consulted (GLO 1876; 1891) as well as County of San Diego Road Survey Maps (ORS 1878). A thorough review of USGS topographic survey maps for various decades indicated that the study area remained undeveloped until the mid-1920s. As shown on the 1903 USGS topographic map for Escondido, the parcel does not contain any structures (Figure 3). The 1942 topographic map (Figure 4), however, does show a structure within the parcel.

3.3 Building Records and Deed Review and Analysis

According to the Residential Building Records (RBR) for 830 Idaho Avenue, a dwelling was constructed on the parcel in 1912 (Attachment A-2). This early date conflicts with real estate web sites such as Zillow and Redfin that provide an erroneous construction date of 1925. The dwelling is described as a three-bedroom, single story house of standard construction with a gabled roof covered in composite shingles. In 1954 a gunite swimming pool measuring fifty feet by twenty feet was added to the property. In subsequent years the pool was filled in and now is marked only by the paving stones around the outer edge. By at least the tax year for 1963, a garage, now used only for storage, had been constructed on the property.



**FIGURE 3
ESCONDIDO 1903 USGS TOPOGRAPHIC MAP DEPICTING THE
UNDEVELOPED AREAS IN THE REGION. BLACK ARROW POINTS
TO THE SUBJECT PROPERTY**



**FIGURE 4
ESCONDIDO 1942 USGS TOPOGRAPHIC MAP
DEPICTING THE SUBJECT PROPERTY. BLACK
ARROW POINTS TO THE RESIDENCE**

In the 1950s a reservoir (now abandoned and filled with trash and vegetation) was constructed on the highest point of the parcel perhaps coinciding with the construction of the swimming pool and extensive irrigation lines (RBR).

The following information is provided to document previous owners and occupants of the residence at 830 Idaho Avenue. The data is derived from tax rolls, county directories, and census listings (Census 1840-1968). The directory information (1890-1950) is of limited value until the 1950s because the subject property was in a rural postal district which provided only post office boxes or non-street address. In 1911 or 1912, the property (comprised of more than eighteen acres at that time, was owned by William Schultz (Alexander Plat Map 1912). In 1912, when the residence was constructed, the parcel was owned by William W. Carpenter, a railroad agent (U. S. Voter Registrations 1912). In 1925 John L. and Della Snow may have owned the property. In the 1950s the property was owned by Robert C. Brown and later by Cecil Mays a real estate agent and Unity Church minister. For the past ten years the property has been owned by Ruth Tsementzis and rented to a variety of renters.

3.4 Results of the Records Search

A self-search of the historical records maintained by the South Coastal Information Center (SCIC) at San Diego State University was conducted on September 11, 2024, by Richard L. Carrico of Recuerdos Research. The focus of the records search was to establish if any historical resources on, or near, the subject property had been previously noted or recorded as a historical resource. The Request to Conduct a Records Search and the Verification of the Records Search are provided in Attachment B. Results of the Records Search were negative for the one-half mile research area except for SDI-12531/H which is the residence within the subject property. At the time of the recording of the residence in 1991 by Steven Briggs and Del James, the dwelling was simply mapped on the site form and described as appearing on the 1928 aerial photographs. With this exception, there are no recorded historical resources within the one-half mile radius of the project site.

4.0 RESOURCE IMPORTANCE-HISTORIC RESOURCES

The buildings (the residence and garage) under analysis for this study are over 45 years of age, one-hundred and twelve years of age for the residence and at least sixty years for the garage. The two structures comprise common, modest, and unremarkable early to mid-twentieth century vernacular architecture. However, given their age, an assessment of the buildings' historical and architectural importance must be considered. The buildings are, however, determined to not be important under CEQA and general County guidelines, nor do they meet the significance criteria of the County's RPO.

The residence at 830 Idaho Avenue is a board and batten style single story home situated on a cinder block foundation. The roof line is hipped and gabled with a fascia board and covered with composite shingles. The original window glass and casings have been substantially modified using a combination of wooden and vinyl treatments. It is also likely, that several of the windows were installed post-1912 to allow more interior light. A tiered red brick exterior chimney extends up the north side of the house.

The interior of the dwelling includes a painted brick fireplace with a painted mantle and a crosshatch metal vent between the mantle and the fire box. The floor treatment is wood planks set on wooden cross beams. Most of the interior hardware has been replaced in varying styles over the years. The small kitchen has been extensively remodeled and does not reflect pre-1960s style or form.

The residence and garage are not historically important resources eligible for listing on the California Register of Historic Resources (CRHR), or the San Diego County Local Register of Historical Resources (Local Register). The frame residence and garage reflect the type and style of vernacular buildings built in the early 1920s and 1960s respectively. The residence buildings are not unique in their age, or style. Buildings of unique architectural styles or those designed by important architects can provide a strong sense of time and place within the community. The buildings within the study area, however, do not make such contributions. The residence and garage are not contiguous to or in context of historic residential or commercial activities.

The sense of place and context is so important for listing in the National Register of Historic Places and California Register that in most cases, unless a building is deemed important solely because of its architecture, listing is not recommended. Similarly, the vernacular buildings are not documented

to be associated with an important person who may have lived at the residence, or owned the property, or with a master architect who may have designed the buildings.

For the reasons discussed above the structures within the area of potential effect and study area, are not eligible under CRHR Criterion A and Local Register Criterion 1 for its association with the greater Escondido community, or by CRHR Criterion C and Local Register Criterion 3 for its embodiment of the distinctive characteristics of vernacular design and building techniques commonly used in the 1950-1970 period.

Application of the criteria contained in Design, Materials, Workmanship, Feeling, and Integrity are discussed in detail below.

Design

Design is defined as the “combination of elements that create the form, plan, space, structure, and style of property.” Design stems from functional and stylistic decisions made during the initial conception and planning of the property (Andrus and Shrimpton 2002). The vernacular style house design residence and the vernacular style of the garage are characterized by their single story, relatively narrow footprint, with a narrow-gabled front, and shallow pitched roof (McAlester and McAlester 1991; Carter and Crowley 2008). This design is neither unique for the area/region nor does it provide an important stylistic setting for the neighborhood.

Materials

The materials used to construct a structure are important elements of its appearance and historicity. Materials as defined by Andrus and Shrimpton (2002) are “the physical elements that were combined during a particular period of time in a particular pattern of construction to form a historic property.” The use of common and typical 1900s-1960s building materials, including a cinder block foundation for the residence and a concrete floor in the garage, the use of wood frameworks and exterior surfaces, composite roofs, coupled with the modification that have occurred since their construction do not present themselves as elements of historicity. (Appendix C).

Workmanship

Virtually all structures, ancient and modern, reflect the workmanship of particular time and place. For Andrus and Shrimpton workmanship is the physical evidence of crafts of a particular culture or people (2002)

Feeling and association are, of course, highly subjective given that they deal with a “sense” of a place and with perceiving an association with a culture and geography. Andrus and Shrimpton define Feeling as “a property’s expression of the aesthetic or historic sense of a particular period of time (2002).” Under the best circumstance, feeling stems from the presence of historic or architectural elements that collectively convey the property’s historic character. Association is the “direct link between an important historic event and a historic property.” The combination of non-unique design, use of common materials, and unremarkable workmanship discussed above gives the residence and garage a weak feeling and association with the Escondido community.

The buildings are not a significant cultural resource under the San Diego County Resource Protection Ordinance as identified under Definition 2, in that it is a “One-of-a-kind, locally unique” cultural resource “which contain a significant volume and range of data and materials” (RPO 2009).

Significance Summary

Given its association with vernacular residential and commercial architecture in San Diego County, the three structures are not historically important resources eligible for listing on the CRHR and the Local Register at the local level of significance. They are not eligible under Criterion 1 (A) for association with Escondido’s early-to mid- twentieth century communities.

Nor do they fulfill design and building techniques deemed to be important. The period of significance would be from 1940 to 1970, an era that embraces a period of substantial growth in Escondido and throughout San Diego County.

The residence and garage are also not significant cultural resources under the County RPO as identified under Definition 2, in that it is not a “One-of-a-kind, locally unique” cultural resource “which contains a significant volume and range of data and materials” (RPO 2009).

5.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

The proposed demolition of existing structures, grading, and construction of a new residential development within the subject parcel will not adversely affect/impact significant or important architectural or historical resources. Further, the proposed actions will not alter or adversely affect the neighborhood setting or ambiance. In sum, the reviewing agency should make a determination of No Adverse Effect. This finding applies only to the historic resources within the study area.

6.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Given the recommended determination of No Adverse Effect, no mitigation measures are required or recommended to achieve approval of the proposed demolition, grading, and construction within the study area. This finding is for the historic resources (dwelling, garage, and reservoir) within the subject parcel. This report, and an updated DPR Building Form will be filed at the South Coastal Information Center (SCIC) at San Diego State University.

7.0 BIBLIOGRAPHY

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Assessors Maps

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Census

1840-1950 U.S. Federal Census Population Manuscript Returns. Online at ancestry.com. These were reviewed for residences of persons who owned the subject parcel over the decades.

Directories

1890-1950 San Diego County Directories. Online from the San Diego Public Library and at the San Diego History

General Land Office (GLO)

1876-1891 Plat Map of Township 13 South, Range 4 West, San Bernardino Meridian. [No data provided]. Meridian. Copy on file Cartographic Services, San Diego County Operations Center, and at <http://www.glorerecords.blm.gov>.

Escondido Historical Society

2024 Website: History of Escondido, California

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1991 *A Field Guide to American Architecture*. Knopf: New York.

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1969 *Historic Ranchos of San Diego*. Union-Tribune Publishing Company, San Diego.

Residential Building Records and Tax Records

1935-1968 Residential Building Records, San Diego County Assessor's Office.

Rush, Phillip

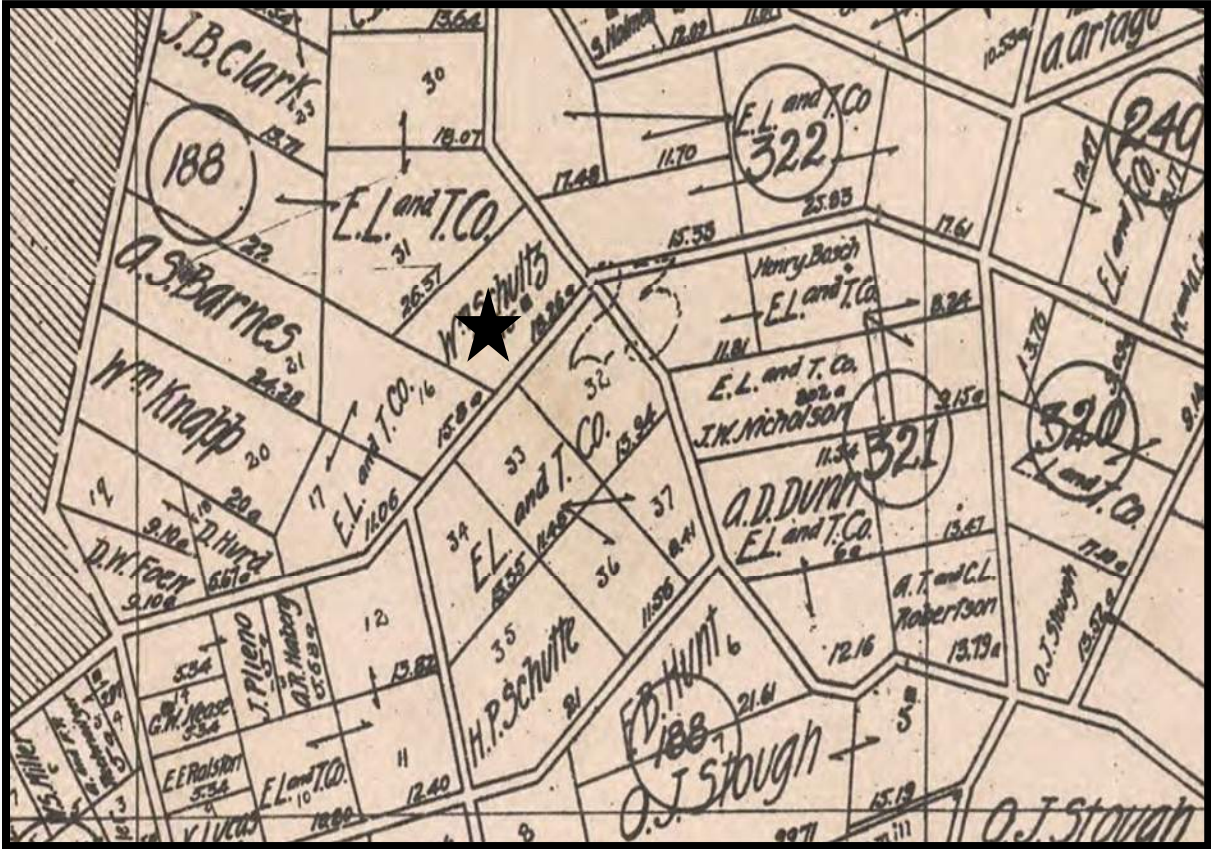
1965 *Some Old Rancho and Adobes*. Privately published, San Diego.

United States Voter Registrations
1912 Registration for William W. Carpenter, Sr.

ATTACHMENT A
PROPERTY DOCUMENTATION FOR
THE STUDY AREA

Alexander Plat Map for 1912

Residential Building Records



MAP A-1
STUDY AREA MARKED BY STAR AS SHOWN ON
THE CIRCA 1912 ALEXANDER SAN DIEGO COUNTY
PLAT MAP

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

MISCELLANEOUS BUILDING RECORD

PARCEL 234-160-25
SHEET 1 OF 3 SHEETS

ADDRESS 830 S. EDWARDS AVE.

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	2nd Story or Loft	Year Built	Eff. Year	Tall
					Type	Cover					
1	1 1/2 story masonry	20 x 22	concrete						1957	1957	8-30
2	2nd floor masonry	20 x 22							1957	1957	10-15
3	1 1/2 story masonry	20 x 22							1957	1957	10-15

COMPUTATION

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.
10/1/57	1	440	8.50	3740	75	26.85	8.50	3740	75	26.85	8.50	3740	75	26.85
10/1/57	2	440	12.00	5280	75	39.00	12.00	5280	75	39.00	12.00	5280	75	39.00
10/1/57	3	440	1.80	792	75	10.50	1.80	792	75	10.50	1.80	792	75	10.50
	Total			9812				9812				9812		

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.
10/1/57	1	440	8.50	3740	75	26.85	8.50	3740	75	26.85	8.50	3740	75	26.85
10/1/57	2	440	12.00	5280	75	39.00	12.00	5280	75	39.00	12.00	5280	75	39.00
10/1/57	3	440	1.80	792	75	10.50	1.80	792	75	10.50	1.80	792	75	10.50
	Total			9812				9812				9812		

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

RESIDENTIAL BUILDING RECORD

SHEET 1 OF 3 SHEETS

PARCEL 234-160-25

ADDRESS 830 S. EDWARDS AVE.

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL			
							FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
1 1/2 story	Standard	Concrete	Brick	Asph/Flt	Fluorescent	None	1	1	1	1
ARCHITECTURE	Standard	Concrete	Brick	Asph/Flt	Fluorescent	None	1	1	1	1
TYPE	Special	Concrete	Brick	Asph/Flt	Fluorescent	None	1	1	1	1
USE	Design	Foundation	Brick	Asph/Flt	Fluorescent	None	1	1	1	1
DETAILS	Light	Heavy	Insulated Walls	Screens	Water-Proofing	Water-Setback	Pl. No.	Pl. No.	Pl. No.	Pl. No.

Appraiser & Date	Unit	Area	Unit Cost	Cost	% Good	RATING (E, G, A, F, P)	BATH DETAIL	FIXTURES	SHOWER
10/1/57	1	440	8.50	3740	75	A-1	1	1	1
10/1/57	2	440	12.00	5280	75	A-1	1	1	1
10/1/57	3	440	1.80	792	75	A-1	1	1	1
	Total			9812					

ATTACHMENT B
RECORD SEARCH REQUEST AND
VERIFICATION

**RECUERDOS RESEARCH
PO BOX 387
WARNER SPRINGS, CALIFORNIA 92086
760-518-1471**

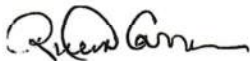
Jaime Lennox
September 11, 2024
Director South Coastal Information Center
San Diego State University

Re: Request to Conduct a Self-Search for the 830 Idaho Avenue
Project. Recuerdos Project 024-032-9

Jaime, per our e-mail communications of last week I would like to
conduct self-search of the records and documents for parcel in
Escondido, California. The study area is a half-mile radius from the
center of the project as shown on the Escondido USGS 7.5-minute
quadrangle. I am completing a historical and architectural report for
the Client for their submittal to the City of Escondido.

In addition, I am requesting a copy of the Tax Factor Aerial image
for 11 S 494358.00 m E 3664067.81 m N.

Thank you for the opportunity to conduct this self-search.



Richard Carrico



South Coastal Information Center
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-5320
Office: (619) 594-5682
www.scic.org
scic@mail.sdsu.edu

**CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM
CLIENT IN-HOUSE RECORDS SEARCH**

Company: Recuerdos

Company Representative: Richard Carrico

Date: 9/11/24

Project Identification: 830 Idaho Avenue Project #024-032-9

Search Radius: 1/2 mile SD County

Historical Resources: SELF

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Survey Report Boundaries: SELF

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Addresses: SELF

A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps: SELF

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Copies: 10 pages

Hours: 1.5 hr (the half hour added for aerial)

Excel Lines = 0 Lines

This is not an invoice. Please pay from the monthly billing statement

ATTACHMENT C

PHOTOGRAPHIC DOCUMENTATION OF THE

STRUCTURES WITHIN THE STUDY AREA



Figure C-1
Parcel View and Exteriors of Buildings Within the Study Area Looking South
(Courtesy Google Earth)



Figure C2
Exterior View Looking Northeast



Figure C3
Exterior of 830 Idaho Avenue
Looking Northeast



Figure C-4
830 Idaho Avenue Residence Looking East



Figure C-5
Exterior of 830 Idaho Street Showing Chimney. Looking South

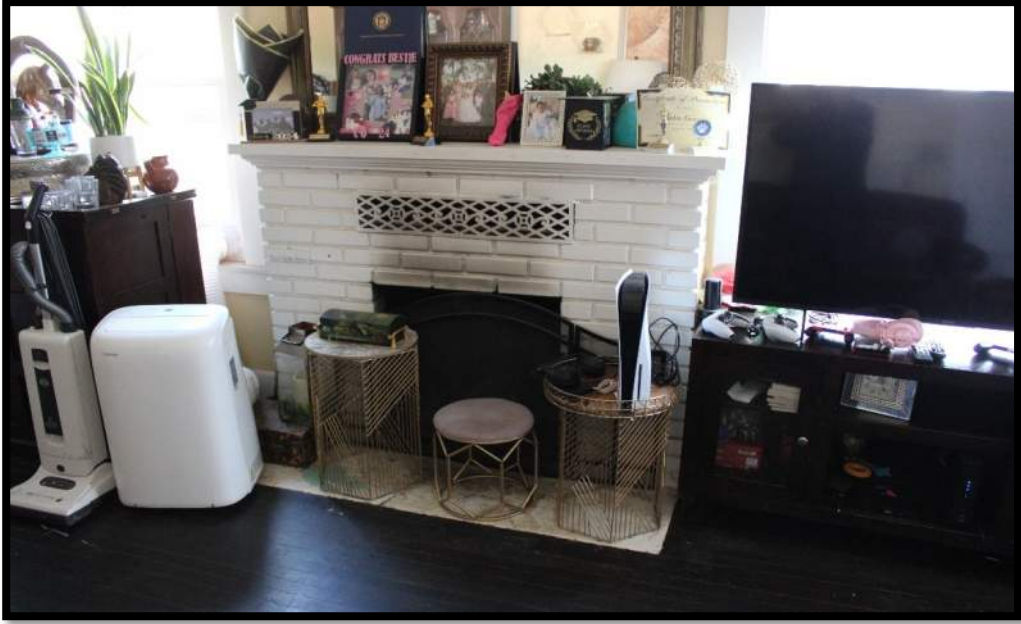


Figure C-6
Interior of 830 Idaho Avenue Showing Brick Fireplace



Figure C-7
Interior of 830 Idaho Avenue



Figure C-8
Filled in Swimming Pool and Stone Edging
830 Idaho Avenue Looking Northeast



Figure C-9
Garage at 830 Idaho Avenue Looking West. Note Later Addition (Circa 1970s) on the Front

ATTACHMENT D
BUILDING, STRUCTURE, AND OBJECT RECORD
DPR 623B

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

Previously recorded as the historic element to SDI-12531/H, This form is being submitted in lieu of a continuation Sheet.

*Resource Name or # (Assigned by recorder) William Carpenter Home SDI-12531/H *NRHP Status Code 6Z
 Page 1 of 1

B1. Historic Name: William Carpenter Home SDI-12531/H
 B2. Common Name: Carpenter Home
 B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Vernacular Dwelling

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Home was built in 1915. Garage built circa 1964 at the same time as a swimming pool and reservoir. Modifications to dwelling in the 1960s and later included window alterations.

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

*B8. Related Features:
 1950s garage, abandoned reservoir, rock landscaped patio, filled in pool.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Pre-WWII Farming and Ranching Area Escondido

Period of Significance 1910-1925 Property Type Rural Applicable Criteria N/A

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

The residence and features (garage, swimming pool, and reservoir) have been given a 6z status based on the lack of historical context/ownership, the vernacular style of the residence, and loss of integrity through more than seventy years of alterations and modifications.

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

*B12. References:
 Architectural And Historic Evaluation Of Structures At 830 Idaho Avenue, Escondido, California. Report prepared by Recuerdos Research. 2024

B13. Remarks:
 This form is being submitted in lieu of a Continuation Sheet. Refer to the full report for photographs of the dwelling.

*B14. Evaluator: Richard L. Carrico
 *Date of Evaluation: September 30, 2024

(This space reserved for official comments.)

