

*HISTORICAL ASSESSMENT OF THE
FRANK & JEAN NICOL RESIDENCE
15405 PAUMA VALLEY ROAD
PAUMA VALLEY, CALIFORNIA 92061*

Submitted To:

The County Of San Diego

Historic Site Board (HSB)

Planning & Development Services

5510 Overland Avenue

San Diego, California 92123

Prepared For:

Mel J. Landuyt II

Edward William Charles Webb

15405 Pauma Valley Road

Pauma Valley, California 92061

Prepared By:

Scott A. Moomjian

Attorney at Law

5173 Waring Road, #145

San Diego, California 92120

(619) 230-1770

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TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	HISTORICAL ANALYSIS	1
III.	ARCHITECTURAL ANALYSIS	4
IV.	INTEGRITY ANALYSIS	5
V.	SAN DIEGO COUNTY LOCAL REGISTER SIGNIFICANCE CRITERIA	6
VI.	CONCLUSION	9
VII.	BIBLIOGRAPHY	10

Figure 1—Regional Location Map; Site Location

Figure 2—U.S.G.S. Quadrangle Map, Boucher Hill; Site Location

Figure 3—Aerial Photograph; Property Site Plan & House Site Plan

Appendix A— California Department Of Parks & Recreation Forms (523A, 523B & Continuation
Sheets)

Appendix B—San Diego County Assessor's Office, Residential Building Record

Appendix C—Chain Of Title Prepared By California Lot Book, Inc.

Appendix D—Current Photographs

Appendix E—Biographical Information For Architect Sim Bruce Richards, Courtesy Of
www.modernsandiego.com.

HISTORICAL ASSESSMENT
OF THE
FRANK & JEAN NICOL RESIDENCE
15405 PAUMA VALLEY DRIVE
PAUMA VALLEY, CALIFORNIA 92061

I. INTRODUCTION

This Historical Assessment was prepared at the request of Mr. Mel Landuyt II and Mr. Edward W.C. Webb in order to determine the historical and architectural significance of the one-story, single-family residence located at 15405 Pauma Valley Drive in the San Diego County community of Pauma Valley, California. The residence is located on Parcel 2 as shown and delineated on Parcel Map No. 13331, Assessor's Parcel Number 132-060-82-00.

Historical research indicates that the 15405 Pauma Valley Drive residence ("Nicol Residence") was designed in a Post and Beam style by noted San Diego Modernist architect Sim Bruce Richards for original owners, Frank and Jean Nicol in 1982. The property is today owned and occupied by Mel Landuyt II and Edward W.C. Webb, and possesses an extremely high degree of historic integrity.

In terms of its architectural significance, the Nicol Residence embodies the distinctive characteristics of a type, period, San Diego County region, and method of early 1980s Post and Beam construction, as expressed in a natural motif, with extensive use of glass, adobe, and board-and-batten siding. In its current condition, the property serves as an excellent, representative example of early 1980s Post and Beam architectural construction. In addition, the property represents a notable and representative example of the work of Sim Bruce Richards, who is today regarded as an important, creative individual. Finally, the property possesses high artistic values as a resource which so fully articulates the early 1980s Post and Beam design concept. As a result, the property qualifies as a historical resource under San Diego County Administrative Code Section 396.7(V)(b)(3) on the basis of its architectural significance.

II. HISTORICAL ANALYSIS

Brief History of the Pauma Valley Community

Pauma Valley is a geographic valley and an unincorporated community located between Valley Center and Palomar Mountain in San Diego County. The valley is located at the western base of the Palomar Mountains, and is bisected by California Route 76 which crosses the length of the Pauma Valley, and the community of Pauma Valley, on its route between the coast in Oceanside and County Route 371 near Warner Springs.

The term "Pauma" is a Native American word meaning "I bring water" or "a place where there is water" a reference to the San Luis Rey River which flows through the valley. Pauma Valley has been home to Native Americans for centuries. Early Spanish maps identify the Pauma region as an Indian *rancheria*. In 1795, an exploration party from the San Diego Mission led by Friar Juan Mariner, was the first group of white men to visit the area. In 1844, a Mexican Land Grant of three square miles (13,310 acres) was given by Governor Manuel Micheltorena to Jose Antonio Serrano. He called it "Rancho Pauma." Serrano built an adobe home in the area and stocked his ranch with

cattle and horses. Other important developments in the area over the ensuing years have included the "Pauma Massacre" where over 100 people were killed in 1846; the founding of the Pauma Indian Chapel around 1878; the establishment of the Pauma-Yuima Reservation in 1892 (home to the Pauma-Yuima Band of Mission Indians, the historical name for the tribe generally known as the Pauma Band of Luiseno Indians); the operation of the Philip Stedman Sparkman general store from 1884-1907; and the operation of the Butterfield Overland Stage Line which established a regular stop in the area in the late 1800s. Today, Pauma Valley is a large agricultural region comprising citrus and avocado groves. It also contains several Indian reservations, tribal casinos, and the Pauma Valley Country Club which opened with the Robert Trent Jones, Sr. signature golf course in November 1960.

Property History

The property on which the Nicol Residence is today located, Parcel 2 as shown and delineated on Parcel Map Number 13331, was acquired by Oxnard Farmland, Inc. in December 1968. In June 1979, the company deeded the property to the Davis Fowler Corporation. Several years later, the property was purchased by Kenneth and Lindley Rolle. In May 1981, the couple conveyed the property to J. Harlan Lewis and Helen Lewis. Immediately thereafter, the property was acquired by Jean E. Nicol.

Historical research indicates that the 15405 Pauma Valley Drive residence was designed by prominent Modernist architect Sim Bruce Richards, for original owners Frank David Nicol and his wife, Jean Katherine Elliot Nicol in 1982. Richards' involvement in the design of the home is substantiated by newspaper articles and modernsandiego.com. Over the years, the home remained owned and occupied by the Nicols family. In May 2016, the property was acquired by the current owners and occupants, Mel Landuyt II and Mr. Edward W.C. Webb.

Historical research indicates that Frank Nicol was born in October 1921. During the early 1960s, he worked as an insurance broker, and was later appointed by the Republican party to serve as the state central committee's precinct and registration committee chairman. Around 1967, Nicol was appointed to serve as the Deputy Director of the state parks and recreation department. By 1975, he became the head of the State Department of Veterans' Affairs, and then operated GiftFoods of California with his wife, Jean. Jean Elliot (Nicol) was born in December 1923 and graduated from U.C. Berkeley in the mid-1940s (she was student body president in 1944). In later years, Mr. Nicol became the President of the San Diego Convention & Visitor's Bureau (ConVis). By 1995, Mr. Nicol had retired and became a rancher. Mrs. Nicol died in September 2012, and Mr. Nicol passed away in April 2015.

Sim Bruce Richards

Sim Bruce Richards is, arguably, the most underrated and yet talented of San Diego's master Modernist architects. Called by architectural historian Esther McCoy "one of a small band of architectural dissenters" during the 1950s and 1960s who bound together in 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 during the 1920s resulted in physicians who experimented with radium. As a result, Richards developed a facial condition which would leave him forever disfigured. 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 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 Taliesin (believed to be both East and West). His job at Taliesin was to teach weaving and explore creative weaving and rug making. While already an accomplished painter, Richards' Taliesin experience further developed his personal preference for the orientals and inculcated "a sensuous approach to architecture." After his Taliesin experience, Richards moved to Phoenix and worked with an architect in the Scottsdale area. From 1936-1940, the practice was devoted to designing "big country houses for rich Easterners" in Scottsdale.

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 which 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

(1966). An extensive examination of Richards' architectural career in San Diego indicates that the vast majority of homes he designed were located in the Point Lorna and La Jolla communities. Most of these homes are still in existence. An examination of Richards' work, consisting of a review of his architectural collection on file at the San Diego Historical Society, field research, and oral interviews conducted with several individuals knowledgeable about Richards' work, including J. Spencer Lake, an associate of Richards; Janet Hopkins Richards, his wife; Robert Mosher, FAIA; and John Henderson, FAIA, has revealed identifiable characteristics which reflect Richards' design philosophy. These design characteristics which reoccur in Richards' work, typically distinguish or reflect his "signature" examples. It is these 8 elements which represent his work as a master architect. Elements indicative of Richards' work as a master architect 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 "wuaikups" (exposed rafter beams consisting of 2 x 10s flanked by 2 x 8s 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.

Today, Sim Bruce Richards is recognized by the City of San Diego as an established "master architect." Three designated examples of his work include (1) the "Richard Olney/Sim Bruce Richards House," located at 1644 Crespo Drive in La Jolla (designed in 1954 in a Modern Post and Beam style; Site #615); (2) the "Sim Bruce Richards and the Janet Hopkins Richards House," located at 3360 Harbor View Drive in San Diego (designed in 1952 in a Modern Contemporary style; Site #944); and (3) the "Rodney Eales/Sim Bruce Richards House," located at 391 Catalina Boulevard in San Diego (designed between 1971-1983 in a Modern Organic Geometric style; Designated On September 20, 2016—Site Number Not Yet Assigned). Two other examples of Richards' work, a home located 359 Belvedere Street in La Jolla, designed in a Modern Ranch style in 1947, and another located at 560 San Gorgonio Street in San Diego, designed in a Modern Contemporary style, were not designated by the City of San Diego, Historical Resources Board (HRB).

III. ARCHITECTURAL ANALYSIS

Description Of Physical Appearance

The Nicol Residence is a one-story, Post and Beam style single-family home. Constructed in 1982, the structure is asymmetrical in shape and features almost a "C"-shaped floor plan. It is located upon a developed, graded parcel consisting of approximately 99,752 total square feet (2.29 acres). Along with the residence, the property also features an attached automobile garage located along the northeast elevation. The garage is located underneath the home and is square in shape with a metal "roll up" style door. It measures approximately 29 x 26 feet and consists of approximately 754 total square feet of space. Along the rear (south) elevation, there is a brick patio with swimming pool. The home features an entry hall, living room, dining room, three bedrooms, den, kitchen, and three bathrooms.

Of standard construction, the Nicol Residence is framed with adobe brick with floor joists and a concrete floor. The exterior is composed of adobe brick, vertical board-and-batten siding, and large expanses of floor-to-ceiling glass panes. The roof is low-pitched and multi-gabled with wide eave overhangs. Heavy wooden beams project out from the home under the roof eaves providing a indoor/outdoor connection. Roofing material consists of composition shingles and a unique, dual chimney adobe fireplace is located along the south elevation. Fenestration largely consists of wooden

fixed and casement windows. The interior of the home has open beam ceilings, adobe walls, and hardwood floors. The home is in excellent, original condition.

IV. INTEGRITY ANALYSIS

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

Location

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

The Nicol Residence was constructed in 1982 and has remained in the same location throughout its existence. Therefore, the property retains its location element for integrity purposes.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The Nicol Residence has retained all of its original form, plan, space, structure, and style. The building is intact, and therefore, it retains its design element for integrity purposes.

Setting

Setting is the physical environment of a historic property.

The Nicol Residence has been sited on the same lot since its completion in 1982. Inspection of the surrounding neighborhood today indicates the presence of many original single-family structures in the nearby vicinity. When originally constructed, the setting in and around the property was, and still is, rural residential. Therefore, the property retains its setting element for integrity purposes.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The materials which have gone into the construction of the Nicol Residence are original. Therefore, the property retains its materials element for integrity purposes.

Workmanship

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

As with the materials discussion above, the workmanship that has gone into the construction of the Nicol Residence is original. Therefore, the property retains its workmanship element for integrity purposes.

Feeling

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

In its current condition, the Nicol Residence conveys an aesthetic sense of the period during which it was constructed (i.e. 1982). The home expresses a historic sense of early-1980s Post and Beam architectural construction. As a result, the property retains its feeling element for integrity purposes.

Association

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

The Nicol Residence, completed in 1982, is not directly linked to any important historic event or person. Therefore, the property does not possess, nor has it ever possessed, an associative element for integrity purposes.

V. SAN DIEGO COUNTY LOCAL REGISTER SIGNIFICANCE CRITERIA

According to the San Diego County Administrative Code Section 396.7 relating to the San Diego County Local Register of Historical Resources, in order to be considered as a significant local resource, a property must meet one or more of the following four criteria as stated below. In addition, special considerations apply to resources which are less than fifty (50) years of age.

396.7(V)(d)(2)—Historical resources achieving significance within the past fifty (50) years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty (50) years old may be considered for listing in the Local Register if it can be determined that sufficient time has passed to understand its historical importance.

The Nicol Residence was completed in 1982. As such, it is thirty-four (34) years of age and subject to the San Diego County Local Register of Historical Resources, Special Consideration for Properties less than Fifty (50) years of age. In the present case, sufficient time has passed to evaluate, from a scholarly perspective, the architectural significance of the resource in terms of both its architect and its architecture.

Sim Bruce Richards, the designer of the home, is one of San Diego's premiere Modern architects. Richards practiced architecture throughout San Diego County from approximately 1947 until his death in 1983 (a period of about 36 years). The Nicol Residence is believed to be the last complete single-family home designed by Richards. Sufficient time has, therefore, elapsed to study and evaluate his closed body of his work and his overall architectural career. Similarly, with respect to the home's architecture, the use of adobe brick in Post and Beam examples is extremely rare in San Diego County. Given the rarity of the architectural style, the uniqueness of the building material, and the fact that the home is intact and in excellent condition, sufficient time has passed to understand the historical importance of this Modern Post and Beam example in San Diego County. As such, the

Nicol Residence qualifies under Diego County Administrative Code Section 396.7(V)(d)(2) as a historical resource which has achieved significance within the past fifty (50) years.

396.7(V)(b)(1)—Is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage:

The Nicol Residence was completed in 1982 in a Post and Beam architectural style. No historical evidence was identified that would support the proposition that the Nicol Residence is associated with events that have made a significant contribution to the broad patterns of San Diego's history and/or cultural heritage. Although architecturally significant (see discussion below), the Nicol Residence is not associated with Modern development events which made significant contributions to local history or cultural heritage, any more than similarly-situated Post and Beam style homes which still exist throughout San Diego County. Therefore, the property does not qualify as a historical resource under San Diego County Administrative Code Section 396.7(V)(b)(1).

396.7(V)(b)(2)—Is associated with the lives of persons important to the history of San Diego County or its communities:

Historical research failed to identify any important contributions to local, state, or national history which may have been made by any of the owners and/or occupants of the Nicol Residence. Consequently, the property is not associated with the lives of persons important to the history of San Diego County or its communities. Therefore, it does not qualify as a historical resource under San Diego County Administrative Code Section 396.7(V)(b)(2).

396.7(V)(b)(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:

In its current condition, the Nicol Residence represents an intact, excellent, representative, and significant example of early-1980s Post and Beam architectural construction. It clearly embodies the distinctive characteristics of a type, period, San Diego County region, and method of Post and Beam construction to qualify under San Diego County Administrative Code Section 396.7(V)(b)(3).

Architecture: The Post and Beam Style

In October 2007, the City of San Diego developed and implemented the "San Diego Modernism Historic Context Statement" ("Modernism Context Statement"). The stated purpose of the Modernism Context Statement is to "assist in the identification, evaluation and preservation of significant historic buildings, districts, sites and structures associated with the Modernism movement in San Diego from 1935 to 1970" and was created to better understand "Modern era resources and the types of resources that are significant to the history and development of San Diego." The City of San Diego, along with such jurisdictions as the County of San Diego, may utilize the Modernism Context Statement in conjunction with the evaluation of potential historical resources constructed within the Modern era from 1935-1970.

Under the Modernism Context Statement, the Nicol Residence was designed and constructed in the Post and Beam style in 1982. Although the style passed in favor around 1970, the Nicol Residence is considered to be an extremely rare and late example of the style. Over the years, the home has not been modified or altered such that the home possesses a very high degree of original

integrity. In its current appearance, the building is considered to be an excellent, representative example of the Post and Beam architectural style.

The Post and Beam Style

Post and Beam is a method of construction which existed in the San Diego Region from approximately 1950-1970. It is a method of construction in which the structural framing consists of load bearing beams supported by columns rather than solid bearing walls. This method has been used for centuries in wood-frame and heavy-timber construction. In Modern design, post and beam construction was used as a means of limiting the need for solid load-bearing walls, which allowed for expansive use of glass along the perimeter of the building where one would normally find an opaque wall. In fact, extensive use of glass including entire walls of floor to ceiling glass is a primary characteristic of this style. Simplified aspects of Japanese and Ranch design are frequently seen in Post and Beam architecture.

General Characteristics

Post and Beam houses are characteristically rectilinear with open floor plans that are grid-like in layout and based on a consistent module or beam length. The roofs are generally flat, although there are some examples of Post and Beam Modern construction with gabled roofs. Roof lines frequently include wide overhangs. The structural members may be wood or steel. Used in both residential and commercial design, Post and Beam architecture is generally custom designed and involves a high degree of individualization. It has been noted that examples of Post and Beam construction have been found grouped in "later communities" which "developed in the 1950s and 1960s and offered lots for high-end custom residential development."

The Nicol Residence features all of the general characteristics indicative of Post and Beam residential construction, including its open floor plan which is defined by long, wood beam length sections; gabled roof form with wide eave overhangs; custom (architect) design; and location in its later developed, Pauma Valley community.

The Modernism Context Statement has identified both "Primary" and "Secondary" Character-Defining features of the Post and Beam style. "Primary" features include: (1) a direct expression of the structural system, usually wood or steel frames; (2) horizontal massing; (3) flat or shallow pitch roofs, with deep overhangs or no parapet; and (4) floor-to-ceiling glass. The Nicol Residence possesses all of these Primary character-defining features. "Secondary" features include: (1) repetitive façade geometry; (2) minimal use of solid load bearing walls; (3) an absence of applied decoration; (4) strong interior/exterior connections; (5) open interior floor plans; and (6) exterior finish materials usually wood, steel, and glass. With the inclusion of atypical adobe brick used in the exterior and exterior of the home, the Nicol Residence possesses all of these Secondary character-defining features. In every way, the Nicol Residence clearly displays elements indicative of Post and Beam architecture, despite the fact that it is a late example of the style. Further, the home is intact and possesses a very high degree of original integrity. The design/construction of the home successfully expresses the Post and Beam style and serves as an outstanding architectural example.

Architect: Sim Bruce Richards

Aside from its architecturally significant design/construction, historical research indicates that home was designed in 1982 by architect Sim Bruce Richards. Over the course of his San Diego career which lasted from approximately 1947-1983 (a period of approximately 36 years), Richards designed over 300 buildings, most single-family homes constructed of wood. Although Richards has been recognized by the City of San Diego as an established "master" architect, to date, Richards has not been officially recognized by the County of San Diego as an important, creative individual. However, the Nicol Residence represents an outstanding example of Richards' residential work on the basis of three (3) primary reasons.

First, the Nicols Residence is the last known completed residential design produced by Richards prior to his death in 1983. As such, it is important because it represents the last design of one of San Diego's leading Modernist architects, produced over the course of a prolific and successful career. The design illustrates his creativity in the very last stage of his career. Second, the home displays almost all of the "signature" elements indicative of Richards' work as an important, creative architect, including his use of wood with vertical board-and-batten siding; low-pitched roof with overhanging eaves; extensive use of glass in a variety of assortments and treatments; a well-conceived and designed dual chimney fireplace; and interior/exterior detailing and decorative treatments. Third, while Richards is known to have designed in a variety of different Modern styles over the course of his career, including Ranch, Modern Contemporary, and Organic Geometric, very few of his homes were designed in the Post and Beam style. His choice of the Post and Beam style with glass, and a combination board-and-batten and adobe brick exterior, integrated into a surrounding, natural rural setting, is particularly unique and masterful. The building is in excellent condition today and possesses a high degree of original integrity. As such, the Nicol Residence derives significance as a notable and representative work of Sim Bruce Richards as an important, creative individual. For these reasons, the property qualifies as a historical resource under San Diego County Administrative Code Section 396.7(V)(b)(3) as an excellent, representative example of Sim Bruce Richards' work as an important, creative individual.

Architecture: High Artistic Values

In its current condition and appearance, the Nicol Residence possesses high artistic values as a resource which so fully articulates the Post and Beam design concept so that it expresses the aesthetic Modern ideal of using traditional building materials, such as board-and-batten, adobe, and glass in an advanced technological manner in order to seamlessly integrate new design/construction into the surrounding landscape. As a result, the property qualifies as a historical resource under San Diego County Administrative Code Section 396.7(V)(b)(3) as a building which possesses high artistic values.

VI. CONCLUSION

Historical research indicates that the Nicol Residence was designed in a Post and Beam style by noted San Diego Modernist architect Sim Bruce Richards for original owners, Frank and Jean Nicol in 1982. The property is today owned and occupied by Mel Landuyt II and Edward W.C. Webb, and possesses an extremely high degree of historic integrity.

In terms of its architectural significance, the Nicol Residence embodies the distinctive characteristics of a type, period, San Diego County region, and method of early 1980s Post and Beam

construction, as expressed in a natural motif, with extensive use of glass, adobe, and board-and-batten siding. In its current condition, the property serves as an excellent, representative example of early 1980s Post and Beam architectural construction. In addition, the property represents a notable and representative example of the work of Sim Bruce Richards, who is today regarded as an important, creative individual. Finally, the property possesses high artistic values as a resource which so fully articulates the early 1980s Post and Beam design concept. As a result, the property qualifies as a historical resource under San Diego County Administrative Code Section 396.7(V)(b)(3) on the basis of its architectural significance.

VII. BIBLIOGRAPHY

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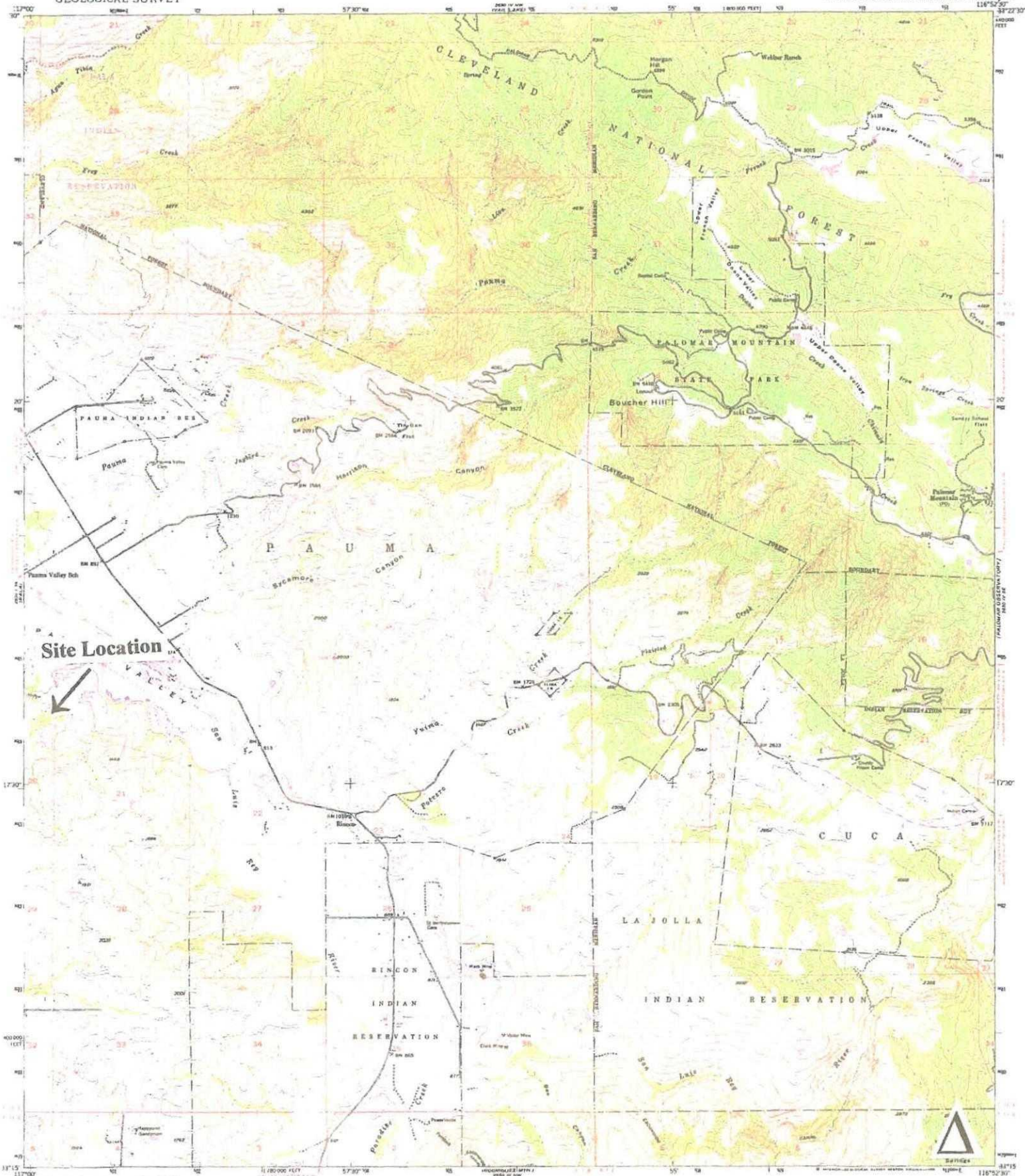
San Diego Union, July 27, 1956; March 17, 1962; February 17, 1966; September 26, 1975; July 10, 1980.

www.modernsandiego.com.

FIGURE 1
REGIONAL LOCATION MAP
SITE LOCATION



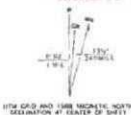
FIGURE 2
U.S.G.S. QUADRANGLE MAP
BOUCHER HILL
SITE LOCATION



Site Location



Mapped, edited, and published by the Geological Survey
Genes by USGS, NOLANDIA and US Army
Topography from aerial photographs by multiple methods
Aerial photographs taken 1945. Field check 1948
Photocopy projection: 1927 North American Datum
10,000-foot grid based on California coordinate system,
zone 6.
Dashed land lines indicate approximate location
1000-meter Universal Transverse Mercator grid lines,
zone 11, shown in blue
To place on the predicted North American Datum 1983
scale the projection lines 2 meters south and
81 meters east as shown by dashed corner ticks.
There may be private inholdings within the boundaries of
the National or State Reservations shown on this map.



CONTOUR INTERVAL, 40 FEET
DOTTED LINES REPRESENT HALF-INTERNAL CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLETES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
HARD SURFACE ALL WEATHER ROADS OFF WEATHER ROADS
Heavy duty Medium duty
Unimproved dirt
U. S. Route State Route

BOUCHER HILL, CALIF.
33116-08-17-002

1948
DMA 2500 IV SW - EDITION 1985

FIGURE 3

AERIAL PHOTOGRAPH

PROPERTY SITE PLAN & HOUSE SITE PLAN

Not Exact - Buyer to
Verify Property Lines



APPENDIX A

CALIFORNIA DEPARTMENT OF PARKS & RECREATION (DPR) FORMS

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

PRIMARY RECORD

Primary #: _____

HRI #: _____

Trinomial: _____

NRHP Status Code: 552

Other Listings: _____ Review Code: _____

Reviewer: _____ Date: _____

Page 1 of 7

Resource Name or #: Frank and Jean Nicol Residence

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: Boucher Hill Date: 1996

c. Address: 15405 Pauma Valley Road City: Pauma Valley Zip: 92061

d. UTM:

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

Parcel 2 as shown and delineated on Parcel Map Number 13331, APN 132-060-82-00

P3a. Description:

The Nicol Residence is a one-story, Post and Beam style single-family home. Constructed in 1982, the home is asymmetrical in shape and features almost a "C"-shaped floor plan. It is located upon a developed, graded parcel consisting of approximately 99,752 total square feet (2.29 acres). Along with the residence, the property also features an attached automobile garage located along the northeast elevation. The garage is located underneath the home and is square in shape with a metal "roll up" style door. It measures approximately 29 x 26 feet and consists of approximately 754 total square feet of space. Along the rear (south) elevation, there is a brick patio with swimming pool. The home features an entry hall, living room, dining room, three bedrooms, den, kitchen, and three bathrooms.

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
1982

Residential Building Record

P7. Owner and Address:

Mel J. Landuyt II
Edward William Charles Webb

P8. Recorded by:

Scott A. Moomjian, Esq.
5173 Waring Road, #145
San Diego, CA 92120

P9. Date Recorded: September 2016

P10. Survey Type (Describe):

Intensive

P11. Report Citation: Historical Assessment Of The Frank & Jean Nicol Residence, 15405 Pauma Valley Road, Pauma Valley, California, 92061

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):

**BUILDING, STRUCTURE,
AND OBJECT RECORD**

NRHP Status Code: 5S2

Page 2 of 7

Resource Name or #: Frank & Jean Nicol Residence

- B1. Historic Name: Nicol Residence
- B2. Common Name: Landuyt/Webb Residence
- B3. Original Use: Residential
- B4. Present Use: Residential
- B5. Architectural Style: Post & Beam
- B6. Construction History: Constructed in 1982 No substantial modifications and/or alterations.
- B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
- B8. Related Features:
- B9a. Architect: Sim Bruce Richards b. Builder: Unknown
- B10. Significance: Theme: Architecture/Architect/High Artistic Values Area: Pauma Valley
Period of Significance: 1982 Property Type: Residential Applicable Criteria: 396.7 (V)(b)(3)
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property on which the Nicol Residence is today located, Parcel 2 as shown and delineated on Parcel Map Number 13331, was acquired by Oxnard Farmland, Inc. in December 1968. In June 1979, the company deeded the property to the Davis Fowler Corporation. Several years later, the property was purchased by Kenneth and Lindley Rolle. In May 1981, the couple conveyed the property to J. Harlan Lewis and Helen Lewis. Immediately thereafter, the property was acquired by Jean E. Nicol.

Historical research indicates that the 15405 Pauma Valley Drive residence was designed by prominent Modernist architect Sim Bruce Richards, for original owners Frank David Nicol and his wife, Jean Katherine Elliot Nicol in 1982. Richards' involvement in the design of the home is substantiated by newspaper articles and modernsandiego.com. Over the years, the home remained owned and occupied by the Nicols family. In May 2016, the property was acquired by the current owners and occupants, Mel Landuyt II and Mr. Edward W.C. Webb.

- B11. Additional Resource Attributes: (List attributes and codes)
- B12. References: Moomjian, Scott A., *Historical Assessment Of The Frank & Jean Nicol House, 15405 Pauma Valley Road, Pauma Valley, California 92061*, September 2016.
- B13. Remarks:
- B14. Evaluator: Scott A. Moomjian, Esq.
- B15. Date of Evaluation: September 2016



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

Primary #
HRI #
Trinomial

Page 3 of 7 *Resource Name or # (Assigned by recorder) Frank & Jean Nicol Residence
*Recorded by Scott A. Moomjian, Esq. Date September 2016

☒ Continuation ☐ Update

P3a. Description:

Of standard construction, the Nicol Residence is framed with adobe brick with floor joists and a concrete floor. The exterior is composed of adobe brick, vertical board-and-batten siding, and large expanses of floor-to-ceiling glass panes. The roof is low-pitched and multi-gabled with wide eave overhangs. Heavy wooden beams project out from the home under the roof eaves providing an indoor/outdoor connection. Roofing material consists of composition shingles and a unique, dual chimney adobe fireplace is located along the south elevation. Fenestration largely consists of wooden fixed and casement windows. The interior of the home has open beam ceilings, adobe walls, and hardwood floors. The home is in excellent, original condition.

B10. Significance:

Historical research indicates that Frank Nicol was born in October 1921. During the early 1960s, he worked as an insurance broker, and was later appointed by the Republican party to serve as the state central committee's precinct and registration committee chairman. Around 1967, Nicol was appointed to serve as the Deputy Director of the state parks and recreation department. By 1975, he became the head of the State Department of Veterans' Affairs, and then operated GiftFoods of California with his wife, Jean. Jean Elliot (Nicol) was born in December 1923 and graduated from U.C. Berkeley in the mid-1940s (she was student body president in 1944). In later years, Mr. Nicol became the President of the San Diego Convention & Visitor's Bureau (ConVis). By 1995, Mr. Nicol had retired and became a rancher. Mrs. Nicol died in September 2012, and Mr. Nicol passed away in April 2015.

Sim Bruce Richards

Sim Bruce Richards is, arguably, the most underrated and yet talented of San Diego's master Modernist architects. Called by architectural historian Esther McCoy "one of a small band of architectural dissenters" during the 1950s and 1960s who bound together in 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 during the 1920s resulted in physicians who experimented with radium. As a result, Richards developed a facial condition which would leave him forever disfigured. 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,

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

Primary #
HRI #
Trinomial

Page 4 of 7 *Resource Name or # (Assigned by recorder) Frank & Jean Nicol Residence
*Recorded by Scott A. Moomjian, Esq. Date September 2016

☒ Continuation ☐ Update

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 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 live of Richards.

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

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 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

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

Primary #
HRI #
Trinomial

Page 5 of 7 *Resource Name or # (Assigned by recorder) Frank & Jean Nicol Residence
Recorded by Scott A. Moomjian, Esq. Date September 2016

☒ Continuation ☐ Update

Aquatic Control Center in Mission Bay Park. He also designed the Alpha Phi Sorority House near San Diego State University (1966). An extensive examination of Richards' architectural career in San Diego indicates that the vast majority of homes he designed were located in the Point Lorna and La Jolla communities. Most of these homes are still in existence. An examination of Richards' work, consisting of a review of his architectural collection on file at the San Diego Historical Society, field research, and oral interviews conducted with several individuals knowledgeable about Richards' work, including J. Spencer Lake, an associate of Richards; Janet Hopkins Richards, his wife; Robert Mosher, FAIA; and John Henderson, FAIA, has revealed identifiable characteristics which reflect Richards' design philosophy. These design characteristics which reoccur in Richards' work, typically distinguish or reflect his "signature" examples. It is these 8 elements which represent his work as a master architect. Elements indicative of Richards' work as a master architect 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 "wuaikups" (exposed rafter beams consisting of 2 x 10s flanked by 2 x 8s 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.

Today, Sim Bruce Richards is recognized by the City of San Diego as an established "master architect." Three designated examples of his work include (1) the "Richard Olney/Sim Bruce Richards House," located at 1644 Crespo Drive in La Jolla (designed in 1954 in a Modern Post and Beam style; Site #615); (2) the "Sim Bruce Richards and the Janet Hopkins Richards House," located at 3360 Harbor View Drive in San Diego (designed in 1952 in a Modern Contemporary style; Site #944); and (3) the "Rodney Eales/Sim Bruce Richards House," located at 391 Catalina Boulevard in San Diego (designed between 1971-1983 in a Modern Organic Geometric style; Designated On September 20, 2016—Site Number Not Yet Assigned). Two other examples of Richards' work, a home located 359 Belvedere Street in La Jolla, designed in a Modern Ranch style in 1947, and another located at 560 San Geronio Street in San Diego, designed in a Modern Contemporary style, were not designated by the City of San Diego, Historical Resources Board (HRB).

In terms of its architectural significance, the Nicol Residence embodies the distinctive characteristics of a type, period, San Diego County region, and method of early 1980s Post and Beam construction, as expressed in a natural motif, with extensive use of glass, adobe, and board-and-batten siding. In its current condition, the property serves as an excellent, representative example of early 1980s Post and Beam architectural construction. In addition, the property represents a notable and representative example of the work of Sim Bruce Richards, who is today regarded as an important, creative individual. Finally, the property possesses high artistic values

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

Primary #

HRI #

Trinomial

Page 6 of 7 *Resource Name or # (Assigned by recorder) Frank & Jean Nicol Residence

*Recorded by Scott A. Moomjian, Esq. Date September 2016

☒ Continuation ☐ Update

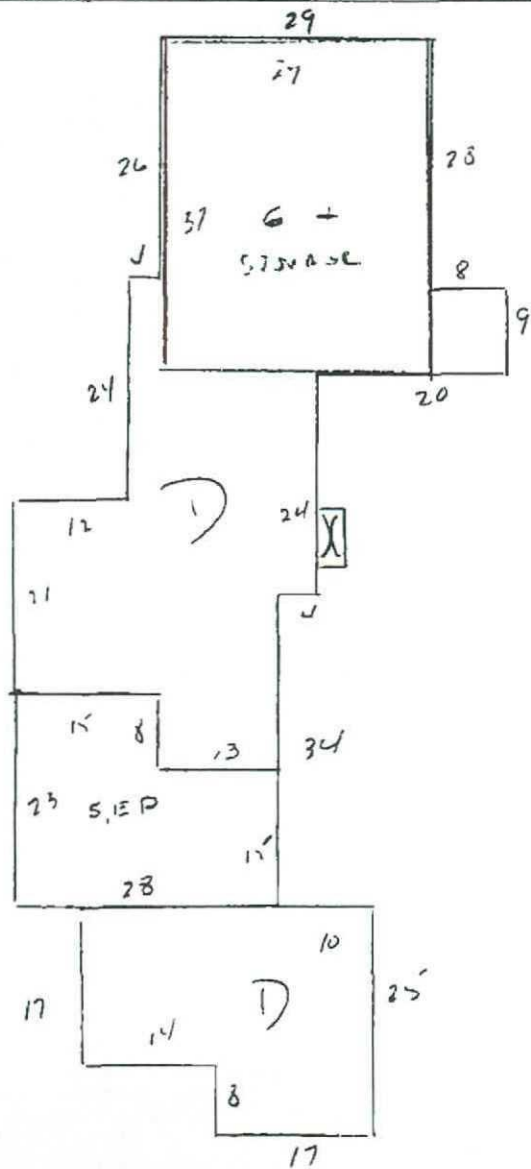
as a resource which so fully articulates the early 1980s Post and Beam design concept. As a result, the property qualifies as a historical resource under San Diego County Administrative Code Section 396.7(V)(b)(3) on the basis of its architectural significance.



APPENDIX B
SAN DIEGO COUNTY ASSESSOR'S OFFICE
RESIDENTIAL BUILDING RECORD

DESCRIPTION OF BUILDING

[illegible]

[illegible][illegible]

APPENDIX C
CURRENT GRANT DEED
AND
CHAIN OF TITLE
PREPARED BY CALIFORNIA LOT BOOK, INC.

RECORDING REQUESTED BY:
Lawyers Title Company

AND WHEN RECORDED MAIL *TAX*
STATEMENT AND DOCUMENT TO:
Mel J. Landuyt II et al.
15405 Pauma Valley Drive
Pauma Valley, Ca. 92061

Order No.: 316310092
Escrow No.: PC10749-ST
A.P.N.: 132-060-82-00

DOC# 2016-0218619



May 06, 2016 04:21 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$791.00
PCOR: YES
PAGES: 7

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$748.00 / \$

- [☒] computed on full value of property conveyed, or
[☐] computed on full value less value of liens or encumbrances remaining at time of sale.
[☐] unincorporated area [☒] City of Pauma Valley

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Susan Sherrill Nicol Thibodeaux, Todd Elliott Nicol and Alan Farr Nicol, as Successor Trustees of the The
Survivor's Trust and the Exemption Trust of The Nicol Family Trust dated May 1, 2001

hereby GRANT(S) to Mel J. Landuyt II and Edward William Charles Webb, a married couple as joint tenants

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

See Exhibit "A" attached hereto and made a part hereof.

The property more commonly known as: 15405 Pauma Valley Drive, Pauma Valley, CA 92061

Dated: April 13, 2016

A notary public or other officer completing this certificate verifies
only the identity of the individual who signed the document to which
this certificate is attached, and not the truthfulness, accuracy, or
validity of that document.

STATE OF CALIFORNIA WASHINGTON)
COUNTY OF KING)
On APRIL 20, 2016 before
me, CHERRY MAE GIDUCOS, a notary
public,
personally appeared ALAN FARR NICOL

who 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.

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

The Survivor's Trust and the Exemption Trust of
The Nicol Family Trust dated May 1, 2001

counterpart

By: Susan Sherrill Nicol Thibodeaux, Successor
Trustee

counterpart

By: Todd Elliott Nicol, Successor Trustee

Alan Farr Nicol, Successor Trustee
By: Alan Farr Nicol, Successor Trustee



(Seal)

RECORDING REQUESTED BY:
Lawyers Title Company

AND WHEN RECORDED MAIL : *TAX*
STATEMENT AND DOCUMENT TO:
Mel J. Landuyt II et al.
15405 Pauma Valley Drive
Pauma Valley, Ca. 92061

Order No.: 316310092
Escrow No.: PC10749-ST
A.P.N.: 132-060-82-00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$748.00 / \$ counterpart
[XX] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] unincorporated area [XX] City of Pauma Valley

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Susan Sherrill Nicol Thibodeaux, Todd Elliott Nicol and Alan Farr Nicol, as Successor Trustees of the The
Survivor's Trust and the Exemption Trust of The Nicol Family Trust dated May 1, 2001

hereby GRANT(S) to Mel J. Landuyt II and Edward William Charles Webb, a married couple as joint tenants

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

See Exhibit "A" attached hereto and made a part hereof.

The property more commonly known as: 15405 Pauma Valley Drive, Pauma Valley, CA 92061

Dated: April 13, 2016

A notary public or other officer completing this certificate verifies
only the identity of the individual who signed the document to which
this certificate is attached, and not the truthfulness, accuracy, or
validity of that document.

STATE OF CALIFORNIA)
COUNTY OF San Diego)
On 4-19-2016 before
me, Kathryn L. Custer, a notary
public,
personally appeared Todd Elliott Nicol

who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) 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.

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Kathryn L. Custer

The Survivor's Trust and the Exemption Trust of
The Nicol Family Trust dated May 1, 2001

counterpart

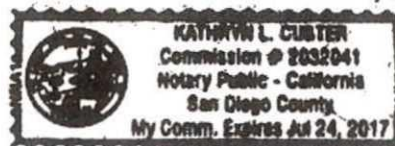
By: Susan Sherrill Nicol Thibodeaux, Successor
Trustee

Susan Sherrill Nicol Thibodeaux Successor
Trustee

By: Todd Elliott Nicol, Successor Trustee

counterpart

By: Alan Farr Nicol, Successor Trustee



(Seal)

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE
DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of the Notary: Kathryn L. Custer

Commission Number: 2032041

Date Commission Expires: July 24, 2017

County where Bond is filed: San Diego

Vendor/Manufacturer No: NNA1

Place of Execution: San Diego

Date: May 6, 2016

Signature:

F. Concepcion

Frankie Concepcion

Lawyers Title San Diego

RECORDING REQUESTED BY:
Lawyers Title Company

AND WHEN RECORDED MAIL *TAF*
STATEMENT AND DOCUMENT TO:
Mel J. Landuyt II et al.
15405 Pauma Valley Drive
Pauma Valley, Ca. 92061

Order No.: 316310092
Escrow No.: PC10749-ST
A.P.N.: 132-060-82-00

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$748.00// \$ counterpart

[☒] computed on full value of property conveyed, or
[☐] computed on full value less value of liens or encumbrances remaining at time of sale.
[☐] unincorporated area [☒] City of Pauma Valley

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Susan Sherrill Nicol Thibodeaux, Todd Elliott Nicol and Alan Farr Nicol, as Succesor Trustees of the The Survivor's Trust and the Exemption Trust of The Nicol Family Trust dated May 1, 2001

hereby GRANT(S) to **Mel J. Landuyt II and Edward William Charles Webb**, a married couple as joint tenants

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

See Exhibit "A" attached hereto and made a part hereof.

The property more commonly known as: **15405 Pauma Valley Drive, Pauma Valley, CA 92061**

Dated: **April 13, 2016**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA *Arizona*)
COUNTY OF *Pima*)

On 04/16/2016 before
me, Gabriel Aguilar, a notary
public,
personally appeared Susan Sherrill Nicol Thibodeaux

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

The Survivor's Trust and the Exemption Trust of
The Nicol Family Trust dated May 1, 2001

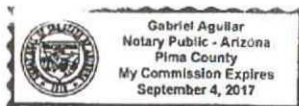
Susan Sherrill Nicol Thibodeaux, Succesor
By: Susan Sherrill Nicol Thibodeaux, Succesor
Trustee *Trustee*

counterpart

By: Todd Elliott Nicol, Succesor Trustee

counterpart

By: Alan Farr Nicol, Succesor Trustee



(Seal)

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE
DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of the Notary: Gabriel Aguilar

Commission Number: N/A Date Commission Expires: Sept. 4, 2017

County where Bond is filed: Pima State of: Arizona

Vendor/Manufacturer No: N/A

Place of Execution: San Diego Date: May 6, 2016

Signature:



Frankie Concepcion

Lawyers Title San Diego

EXHIBIT "A"

All that certain real property situated in the County of San Diego, State of California, described as follows:

PARCEL 82A:

PARCEL 2 AS SHOWN AND DELINEATED ON PARCEL MAP NO. 13331, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 2, ALSO BEING AN ANGLE POINT IN THE BOUNDARY OF SAID REMAINDER PARCEL; THENCE NORTH 84°08'53" EAST (RECORD NORTH 83°47'07" EAST) ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, 115.05 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 82°17'39" EAST 28.02 FEET (RECORD NORTH 81°45'45" EAST 28.35 FEET) TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE NORTH 15°34'20" WEST 59.81 FEET; THENCE NORTH 9°16'49" EAST 55.64 FEET; THENCE NORTH 14°42'28" EAST 79.62 FEET; THENCE NORTH 2°51'10" EAST 62.75 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 2, BEING THE TERMINUS OF THE HEREIN DESCRIBED LINE.

TOGETHER WITH THAT PORTION OF REMAINDER PARCEL AS SHOWN AND DELINEATED ON PARCEL MAP NO. 16566, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED AUGUST FIRST, 1991 IN THE OFFICE OF THE RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL 2, ALSO BEING AN ANGLE POINT IN THE BOUNDARY OF SAID REMAINDER PARCEL; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID REMINDER PARCEL SOUTH 34°35'08" WEST 22.00 FEET TO THE NORTHERLY LINE OF THAT CERTAIN OPEN SPACE EASEMENT FOR PROTECTION OF OAK WOODLAND RESOURCES AS GRANTED ON SAID PARCEL MAP NO. 16566; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID NORTHERLY LINE AS FOLLOWS:

SOUTH 42°36'37" EAST 45.12 FEET; THENCE SOUTH 80°41'32" EAST 39.81 FEET; THENCE SOUTH 67°23'26" EAST 33.73 FEET; THENCE NORTH 80°32'02" EAST 24.57 FEET; THENCE SOUTH 85°08'13" EAST 39.98 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 6°53'18" WEST 86.18 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2 OF PARCEL MAP NO. 13331, BEING AN ANGLE POINT IN THE BOUNDARY OF SAID REMAINDER PARCEL; THENCE WESTERLY ALONG THE BOUNDARY OF SAID REMAINDER PARCEL AS FOLLOWS: SOUTH 82°17'39" WEST 28.02 FEET; THENCE SOUTH 84°08'53" WEST 115.05 FEET TO THE POINT OF BEGINNING.

PURSUANT TO A CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 12, 1991 AS INSTRUMENT 1991-0644755, OF OFFICIAL RECORDS IN SAN DIEGO COUNTY.

PARCEL 82B:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THAT CERTAIN STRIP OF LAND DESIGNATED AS "PROPOSED PRIVATE ROAD EASEMENT" ON PARCEL MAP NO. 16566, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED AUGUST FIRST, 1991 IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

CLTA Preliminary Report Form - Modified (11-17-06)

File No: 316310092

PARCEL 82C:

AN EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND PURPOSES INCIDENTAL THERETO OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 40.00 FEET IN WIDTH AS DESCRIBED IN AN EASEMENT DEED TO FRANK D. NICOL RECORDED JUNE 9, 1989 AS FILE/PAGE NO. 89-305553 OF OFFICIAL RECORDS.

THE EASEMENTS DESCRIBED HEREIN ARE HEREBY DECLARED TO BE APPURTENANT TO ALL OR ANY PORTION OF THE ABOVE DESCRIBED PARCEL 82A.

APN: 132-060-82-00

Property Detail Report

15405 Pauma Valley Dr, Pauma Valley, CA 92061

APN:132-060-82-00

San Diego County Data as of: 07/06/2016

Owner Information

Owner Name: Landuyt Mel J II / Webb Edward W C
Vesting: Married Couple / Joint Tenant
Mailing Address: 15405 Pauma Valley Dr, Pauma Valley, CA 92061

Status: Recent Sale

Location Information

Legal Description: Doc91-574239 In Remainder Parcel&(Ex Doc91-574240) Par 2 Tr 1013331
APN: 132-060-82-00
Munic / Twshp: Alternate APN:
Subdivision: Tract #: 1013331

County: San Diego, CA
Census Tract / Block: 019106 / 2024
Legal Lot / Block:
Legal Book / Page: 132 / 06

Last Market Sale

Sale / Rec Date: 04/13/2016 / 05/06/2016
Price / Sq. Ft.: \$237
Seller Name: Nicol Family Trust
1st Mtg Amt / Type: \$543,920 / Conventional
2nd Mtg Amt / Type:
Lender: Caliber HM Loans Inc
Title Company: Lawyers Title

Sale Price / Type: \$680,000 / Full Value
Multi / Split Sale:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:

Deed Type: Grant Deed
New Construction:
Transfer Doc #: 2016.218619
1st Mtg Doc #: 2016.218620

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:

Sale Price / Type:
1st Mtg Rate / Type:

Prior Deed Type:
Prior Doc #: N/A

Property Characteristics

Gross Living Area: 2,873 Sq. Ft.
Living Area: 2,873 Sq. Ft.
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:

Total Rooms:
Bedrooms: 4
Baths (F / H): 3 /
Pool: Yes
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:

Year Built / Eff: 1983 / 1983
Stories:
Parking Type: Garage/Carport
Garage #: 3
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: SFR
State Use:
County Use: 1 Family Residence
Acres: 2.29
Site Influence:

Zoning: R1
Lot Area: 99,752 Sq. Ft.
Lot Width / Depth:
Usable Lot:

of Buildings: 1
Water Type:
Sewer Type:
Res / Comm Units: 1 /

Tax Information

Assessed Year: 2015
Tax Year: 2015
Tax Area: 94146
Property Tax: \$5,547.90
Exemption:

Assessed Value: \$510,115
Land Value: \$141,112
Improvement Value: \$369,003
Improved %: 72.34%
Total Taxable Value: \$503,115

Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:
Delinquent Year:

Chain of Title Report

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

CTS Reference No.: 0616527

Title Search Through: June 28, 2016

Property Address: 15405 Pauma Valley Drive
Pauma Valley, CA 92061

Assessor's Parcel No.: 132-060-82-00

Assessed Value: \$510,115

Exemption: None

Use: Property Characteristics
SFR

Improvements: 2,873 square feet

Short Legal Description

PARCEL 2 AS SHOWN AND DELINEATED ON PARCEL MAP NO. 13331, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON FILE IN THE OFFICE OF THE RECORDER OF SAID COUNTY, AS FURTHER DESCRIBED.

Chain of Title
(December 31, 1968 through June 28, 2016)

1. Grant Deed

Grantor: Ben Weingart, Trustee under the will of Stella Weingart,
Deceased Trust No. 2, Ray F. Tissue and The Deutsch
Company
Grantee: Oxnard Farmland, Inc.
Recorded: December 31, 1968, Records File No. 229533

2. Quitclaim Deed

Grantor: Ben Weingart
Grantee: Oxnard Farmland, Inc.
Recorded: November 2, 1972, Records File No. 294104

3. Corporation Quitclaim Deed

Grantor: Oxnard Farmland, Inc.
Grantee: Davis Fowler Corporation
Recorded: June 28, 1979, Records File No. 79-269638

4. Corporation Grant Deed

Grantor: Davis Fowler Corporation
Grantee: Kenneth M. Rolle and Lindley C. Rolle
Recorded: March 11, 1980, Records File No. 80-082151
Correction: May 5, 1981, Records File No. 81-137890

5. Individual Grant Deed

Grantor: Kenneth M. Rolle and Lindley C. Rolle
Grantee: J. Harlan Lewis and Helen F. Lewis
Recorded: May 5, 1981, Records File No. 81-137892

**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**

6. Individual Grant Deed

Grantor: J. Harlan Lewis and Helen F. Lewis
Grantee: Jean E. Nicol
Recorded: May 5, 1981, Records File No. 81-137893

7. Individual Quitclaim Deed

Grantor: Frank D. Nicol
Grantee: Jean E. Nicol
Recorded: May 5, 1981, Records File No. 81-137894

8. Quitclaim Deed

Grantor: Jean E. Nicol
Grantee: Frank David Nicol and Jean Katherine Elliott Nicol
Recorded: November 15, 2001, Records File No. 2001-0834774

9. Quitclaim Deed

Grantor: Frank David Nicol and Jean Katherine Elliott Nicol
Grantee: Frank David Nicol and Jean Katherine Elliott Nicol as
Trustees, or the Successor Trustee, of the Nicol Family Trust
Dated May 1, 2001
Recorded: November 15, 2001, Records File No. 2001-0834775

10. Quitclaim Deed

Grantor: Jean E. Nicol
Grantee: Todd E. Nicol and Jean E. Nicol
Recorded: June 20, 2008, Records File No. 2008-0333766

11. Affidavit of Death of Trustee

Decedent: Jean Elliott Nicol, aka Jean Katherine Elliott Nicol
Trustee: Frank David Nicol, Sole Trustee of The Nicol Family Trust
Dated May 1, 2001
Recorded: December 21, 2012, Records File No. 2012-0805370

12. Quitclaim Deed

Grantor: Frank David Nicol, Trustee of The Nicol Family Trust Dated
May 1, 2001
Grantee: Frank David Nicol as Trustee. Or the Successor Trustee, of
the Exemption Trust of The Nicol Family Trust Dated May 1,
2001
Recorded: January 3, 2014, Records File No. 2014-0002940

**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**

13. Affidavit of Death of Trustee

Decedent: Frank David Nicol

Trustee: Susan Sherrill Nicol Thibodeaux, Todd Elliott Nicol and Alan Farr Nicol, Trustees of the Survivor's Trust and the Exemption Trust of The Nicol Family Trust Dated May 1, 2001

Recorded: October 2, 2015, Records File No. 2015-0519309

14. Grant Deed

Grantor: Susan Sherrill Nicol Thibodeaux, Todd Elliott Nicol and Alan Farr Nicol, as Successor Trustees of The Survivor's Trust and the Exemption Trust of The Nicol Family Trust dated May 1, 2001

Grantee: Mel J. Landuyt II and Edward William Charles Webb

Recorded: May 6, 2016, Records File No. 2016-0218619

– 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 D
CURRENT PHOTOGRAPHS

Frank & Jean Nicol Residence

Photograph #1



Photograph #2



Frank & Jean Nicol Residence

Photograph #3

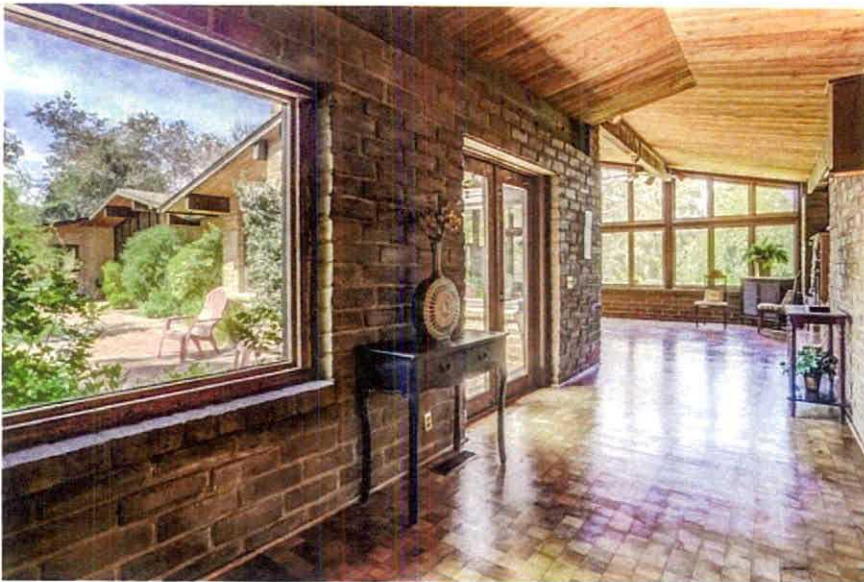


Photograph #4



Frank & Jean Nicol Residence

Photograph #5



Photograph #6



Frank & Jean Nicol Residence

Photograph #7



Photograph #8



Frank & Jean Nicol Residence

Photograph #9



Photograph #10



Frank & Jean Nicol Residence

Photograph #11



Photograph #12



Frank & Jean Nicol Residence

Photograph #13



Photograph #14



Frank & Jean Nicol Residence

Photograph #15



Photograph #16



Frank & Jean Nicol Residence

Photograph #17



Photograph #18

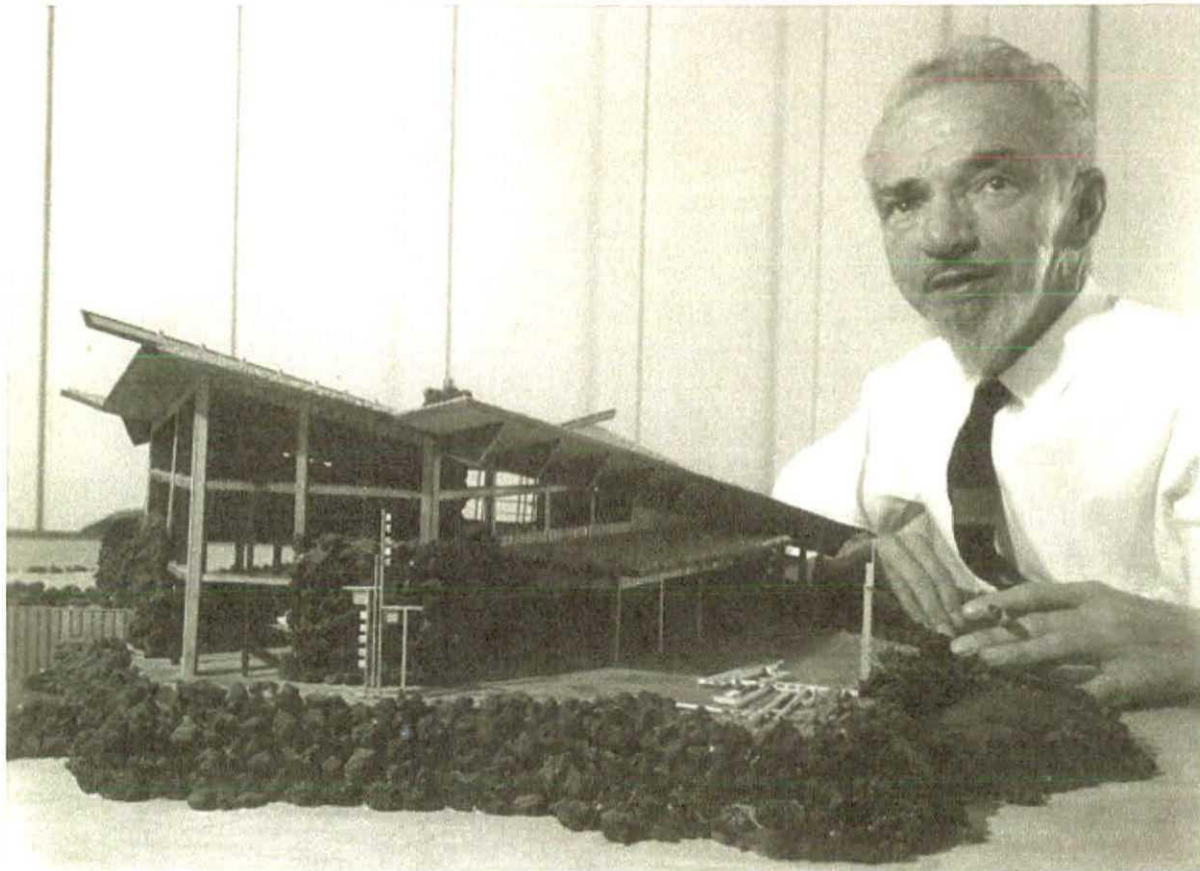


APPENDIX E

BIOGRAPHICAL INFORMATION FOR
ARCHITECT SIM BRUCE RICHARDS

COURTESY OF
www.modernsandiego.com

Sim Bruce Richards (1908-1983)



Sim Bruce Richards was born of Cherokee descent in Tahlequah, Oklahoma in 1908. The son of a farmer, Bruce, chewing on wheat regularly, developed a bone infection in his jaw as a young boy after a kernel of wheat seated itself deep in his gums. Fascinated by architecture, even as a young boy, his passion would develop further by reading magazines while convalescing from his ill health. In 1920, the Richards family (brother Willis, and sisters Francis and Betty) moved to Phoenix, in part to find better healthcare for son Bruce. In Phoenix he would learn of [Frank Lloyd Wright](#).

Bruce studied architecture upon arriving at Cal Berkeley in 1930. Soon thereafter, frustrated with the program and faculty, Bruce transferred to the art department. While studying art, Richards honed his talents weaving abstract rug designs that he had learned while still in Phoenix studying with master-weaver Melanie Murdoch. In 1934, prior to his graduation, Frank Lloyd Wright set his eyes on his (and Blaine Drake's) rug designs on display at an art show in San Francisco. Mr. Wright told the gallery director to have the rug designer contact him.

Following correspondence with Wright, and at his invitation, at age 26, Bruce Richards joined the Taliesin Fellowship. Between May 1934 and September 1935, Bruce worked and studied alongside Wright and other Fellows Edgar Kaufmann Jr., Blaine Drake, John Lautner, Cornelia Brierly, Gene Masselink, Bill Bernoudy and others.

Arriving in San Diego in 1938, Bruce drafted for the 11th Naval District. Soon thereafter he met Janet Hopkins at a dinner party in Point Loma, and after a short time of dating, the couple was married in May 1944. At the time Bruce was renting a room above a 2-car garage and with the beginnings of a family in mind, the couple bought their first house – a “fishing shack” for \$3500 at 3505 Talbot in Point Loma. In

1946, Bruce finished his work for the US Navy and began work for William Templeton Johnson on a number of projects including the early Harbor Front studies. The house was remodeled/renovated extensively while the family grew – both of Bruce and Janet's sons were born in this tiny house with a backyard rental.

The family growing, Bruce and Janet bought property on Albion and began work on their first house of Bruce's design. At this time Bruce began working for Harold Abrams, noted later for the design on Park La Jolla apartment community on La Jolla Boulevard. In 1949, Harold Abrams told Bruce to "take a vacation... and you don't have to come back." Bruce and Janet agreed that he should practice architecture on his own at this time... and would do so until his passing in 1983.

During nearly four decades in practice, Sim Bruce Richards designed over 200 projects not including his work in weaving, painting, and furniture design. His small practice moved through a few addresses (Prospect, La Jolla Boulevard and eventually on Linwood in Old Town) and a few employees: John Reed, Ken Kellogg and Spencer Lake, always taking the time and joy in hand-sharpening his drafting pencils.

Partial List of San Diego Projects

African Methodist Episcopal Church (1947)
7519 Cuvier, La Jolla

All Saints Lutheran Church (1964)
6355 Radcliffe, University City

Alpha Phi Sorority (1966)
6055 Montezuma Road, College Area

Balboa Park Golf Course Bldg
2600 Golf Course Drive

Bascomb, Edward S. Residence (1953)
887 Golden Park, Pt Loma

Bauer Residence
1655 Plantation Way, El Cajon

Beatty Residence (1957)
1640 Via Cancion

Blackwell, Mr & Mrs E.J. Residence (1959)
1275 Willow Street, Pt Loma

Brav & Schwartz Law Offices (1982)
4026 Dove Street, Mission Hills

Brav, Nelson Residence (1977)
Del Mar

Childs, Mr & Mrs A.L. & Winetta Residence (1952)
663 Circle Drive, Solana Beach

Chung, Mr & Mrs Ronnie Residence (1959)
1807 Kelly Street, Oceanside

Clark, Mrs. John G. & Alice Residence #1 (1953)
3243 Harbor View Drive, Pt Loma

Clark, Mrs. John G. & Alice #2 Residence (1959)
7907 Calle de la Plata, La Jolla

Clark, Mrs. John G. & Alice Residence #3 (1972)
3634 Jennings Street, Pt Loma

Cohu, La Motte (1948)
5960 Camino de la Costa, La Jolla

Crowley Residence (1971)
24747 Olive Tree Lane, Los Altos Hills

Des Granges, Pauline Residence (1975)
824 Golden Park, Pt Loma

Dickey, Dan Residence (1958)
3712 Promontory, Pacific Beach

Dorman Residence (1976)
15585 Old Guejito Grade Road, Escondido

Eales, Rodney Residence (1973)
391 Catalina Blvd, Pt Loma

El Borregito for Dr. A.S. Parker (1948)
2870 Country Club Drive, Borrego Springs

Engstrand, Mr & Mrs Paul Residence (1964)
9450 Sunset Drive, Mt Helix

Esling, Helen Residence (1954)
1119 Klish Way, Del Mar

Fine, Lawrence Dr & Mrs Residence (1967)
10535 Fuerte Drive, Mt Helix

Folsom Residence
3208 Lucinda Street

Franklin, Mr & Mrs William C. Residence (1962)
894 Rosecrans, Pt Loma

Furgatch, Harvey & Kiva Residence (1979)
2932 Camino Del Mar, Del Mar

Hartley Residence (1969)
1 Cabrillo Way, Laguna Beach

Hayward, Chester & Joanne Residence (1963)
1840 Neale Street, Mission Hills

Hood, J. Hall Residence (1955)
6063 Folsom, La Jolla

Hord, Admiral Paul W. and Jane Residence (1952)
621 First Street, Coronado

Hudson, Victor Residence
1275 Trieste Drive, Pt Loma

James Residence (1953)
5578 Calumet, La Jolla

Karn, Patricia Residence
4575 Niagara, Ocean Beach

LaGrange Residence (1974)
1918 Pacific Terrace, Oceanside

Larrick, Herschell
632 Canyon Drive, Solana Beach

Liebmann, Mr & Mrs Joachim Residence (1959)
3711 Dudley Street, Pt Loma

Lipetzky, Jerome Residence (1965)
1367 South Grade Road, Alpine

Loizeaux Residence (1973)
3958 La Cresta Drive

Lyon Residence (1972)
2411 Canyon Road, Escondido

Margolin Residence (1959)
887 La Jolla Rancho Road

Martin Residence (1965)
755 Albion, Pt Loma

McGaughey, John & Janet Residence (1948)
3646 Rosecroft Lane, Pt Loma

McGuire, Mr & Mrs Thomas G. Residence (1969)
1471 Borrego Springs Road, Borrego

Meador Residence ((1973)
14353 Mussey Grade Road, Ramona

Mission Bay Aquatic Control Center (1960)
2581 Quivera Court, Mission Bay

Morley Field Tennis Center (1975)
2221 Morley Field Drive, San Diego

Nemiroff Residence (1975)
2803 Inverness Drive, La Jolla

Neves Residence (1962)
1376 Willow Street

Newsom, Mr & Mrs T.R. Residence (1955)
2580 North Arroyo Drive, San Diego

Nicol Residence (1982)
15405 Pauma Valley Road

Nourse, Hal Residence (1962)
16205 Rostrata Hill Road, Poway

Olney, Richard Residence (1954)
1644 Crespo, La Jolla

Orman Residence (1976)
12552 Vista Panorama, Santa Ana

Ostenberg, Mr & Mrs W.H. Residence (1959)
1620 Mecca Drive, La Jolla

Palk, Mr & Mrs Robert J. Residence (1955)
9303 Carmichael Street, La Mesa

Peterson Residence (1973)
24341 Sargeant Road, Ramona

Quintana, Mr & Mrs Frank Residence (1956)
2880 Moonridge Road, La Jolla

Richards, Mr & Mrs Sim Bruce Residence #1 (1947)
3505 Talbot (remodel), Pt Loma

Richards, Mr & Mrs Sim Bruce Residence #2 (1947)
977 Albion, Pt Loma

Richards, Mr & Mrs Sim Bruce Residence #3 (1950)
3360 Harbor View Drive, Pt Loma

Richards, Mr & Mrs Sim Bruce Residence #4 (1957)
955 Bangor Street, Point Loma

Richards, Mr & Mrs Sim Bruce Residence Spec House (1972)
3706 Jennings, Pt Loma

Rigsby, Mr & Mrs George Residence (1960)
411 San Remo Way, Pt Loma

Schmock, Joyce Residence (1953)
7345 Remley Place, La Jolla

Silva, Mr & Mrs Edward P. Residence (1953)
560 San Geronio, Pt Loma

Simpson Residence
3714 Rosecroft Lane

Skinner, Alma (1949)
7044 Monte Vista, La Jolla

Smith Residence (1951)
5806 Bucknell

Soulé, Alan Residence (1949)
3651 Rosecroft Lane, Pt Loma

Spicer, Mr & Mrs Raymond D. Residence (1960)
379 San Antonio, Pt Loma

Stauffer, Paul Residence (1956)
3033 Central Avenue, City Heights

Throneson, Lt Col & Mrs H.K. Residence (1953)
3640 Dudley Street, Pt Loma

Town Residence Remodel 91953056)
3654 Dudley

Tyson, Robert Residence (1977)
7214 Rue Michael, La Jolla

Ullrich, Marian Residence (1961)
3340 Ingelow Street, Point Loma

Van Dorn, Nicholas Residence Remodel (1968)
10 E. Roseland, La Jolla

Vint, Mr & Mrs Vincent J. Residence (1964)
187 Nob Avenue, Del Mar

Waterman Residence (1957)
19 Vista Del Mar, Orinda

Watson, Mr & Mrs Maurice T. Residence (1964)
2744 Azalea Drive

Weinberg Residence (1978)
23427 Calistoga Place, San Diego Country Estates

Wishing Well Hotel (1960)
Lago Lindo Road, Rancho Santa Fe
*Demolished

Worthington, Bryan Residence (1968)
2137 West California, Old Town

Wright, Leone and Gillett, Elsie Residence (1949)
935 Bangor, Pt Loma

ZLAC Rowing Club Residence (1961)

Selected Examples Of The Work Of Sim Bruce Richards

359 Belvedere Street, La Jolla (1947)

Not Designated By The City Of San Diego



**Richard Olney/Sim Bruce Richards House, La Jolla
(1954); 1644 Crespo Drive**

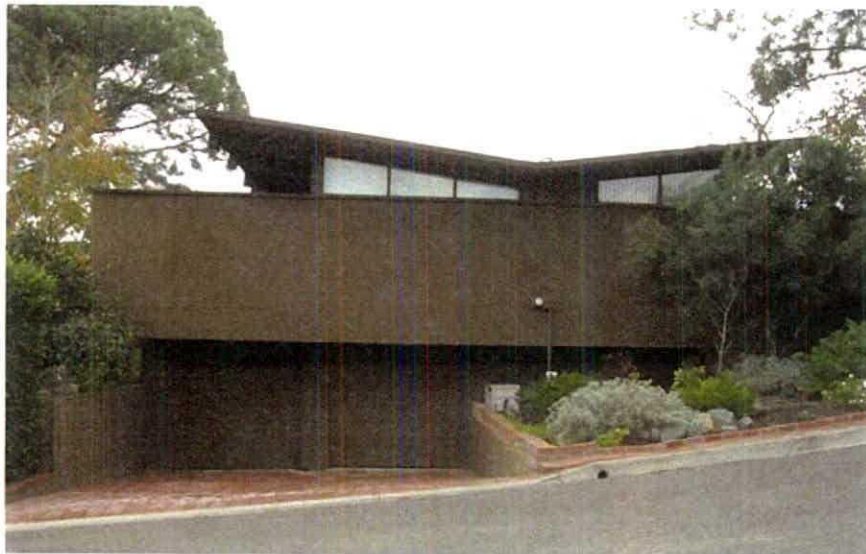
Designated By The City Of San Diego (Site #615)



Selected Examples Of The Work Of Sim Bruce Richards

Sim Bruce Richards and the Janet Hopkins Richards House (1952); 3660 Harbor View Drive, San Diego

Designated By The City Of San Diego (Site #944)



560 San Geronio Street, San Diego (1953)

Not Designated By The City Of San Diego



Rodney Eales/Sim Bruce Richards House, 391 Catalina Boulevard, San Diego
(1971-1983)

Designated By The City Of San Diego On September 20, 2016

