

Appendices

Appendix 5.4-1 Department of Parks and Recreation Form

Appendices

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State of California — The Resources Agency		Primary #	HRI #
DEPARTMENT OF PARKS AND RECREATION		Trinomial	NRHP Status Code
PRIMARY RECORD		Other Listings	
Review Code	Reviewer	Date	

Page 1 of 9 *Resource Name or #: 959 Genevieve Street APN#: 298-390-51-00

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 Location: ☐ Not for Publication ☒ Unrestricted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: Del Mar

Date: T ; R ; ¼ of ¼ of Sec ;

M.D. B.M.

c. Address: 959 Genevieve Street City: Solana Beach, CA Zip: 92075

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

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

APN # 298-390-51-00

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

Architectural Description. This house was most likely originally designed in the Minimal Traditional style with stucco surfacing, a pyramidal hipped roof and steel casement windows. The single story home was built in 1957 according to the County Residential Building Record. Also, a handwritten note on the Residential Building Record from February 24, 1964 describes, "This dwelling moved from Ida Street" in the Eden Gardens neighborhood of Solana Beach and "former owner Gonzales House now in place and needs considerable more work." The original Ida Street location described was most likely Ida Avenue, directly across the I-5 freeway. It is unclear why the house was moved, but it may have been to make way for a larger beach style home or possibly as part of the I-5 widening project. The home sits on a large L-shaped lot and overlooks the modern I-5 freeway. The simple single family residence features a rectangular plan and symmetrical façade with slight extending wing bump outs and an inset covered entryway. The home utilizes an attached single car garage at the southern end, indicative of the postwar period of residential construction. The house has a compound plan and is coated with sandy stucco. The home has a shallow pitched hipped roof with moderately extending open eaves. Fenestration consists of steel casement windows.

*P3b. Resource Attributes: (List attributes and codes) Single-family residence

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

P5b. Description of Photo: (View, date, accession #) Front (west) view, March 2016



P6. Date of Construction/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

Residential Building Record date of construction is 1957.

Note Residential Bldg. Record shows the home was moved in 1964

No notice of completion was found.

No original water or sewer records were found.

***P7. Owner and Address:**

Pacific Sound Investors, LLC

1545 Grand Ave., San Diego, CA 92109

*P9. Date Recorded: March 2016

*P10. Survey Type: (Describe) Preliminary Resource Review

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

Preliminary historic review of 959 Genevieve Street, Solana Beach, California, for the City of Solana Beach, by Ronald V. May, RPA, and Kiley Wallace, Legacy 106, Inc., March 2016. Legacy 106, Inc. is indebted to Alexandra Wallace for assistance with the preparation of this report.

*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

Page 2 of 9 *Resource Name or #: 959 Genevieve Street

*Recorded by: Ronald V. May, RPA and Kiley Wallace *Date: March 2016 ☒ Continuation ☐ Update***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) **(Continued): (See Attachment D, Photographs)**

The home's style appears to have originally been in the Minimal Traditional or minimal Ranch style, also sometimes referred to as the "Ranchette" style.

The home displays the low pitched composition roof with slightly overhanging eaves, minimal added architectural detailing and stucco exterior surfacing indicative of the Minimal Traditional or Minimal Ranch style. However, the lack of widely overhanging eaves, lack of wide sheltered porch, true picture window or low to the ground profile means the house does not truly reflect a Mid Century Ranch style home, but is broadly influenced by the Ranch style. The windows are steel casement and fixed windows. The stucco appears to have been redone in a non-original lacy style stucco. The home was moved in 1964. Also, alterations, deterioration, poor past repair work and the lack of extant architectural details make it difficult to confirm, making positive identification of the original style challenging without historic photos.

Minimal Traditional Style. "Simple" is the main descriptive term used to describe the architectural style. The style is as a simplified interpretation and conglomeration of architectural styles that emerged in direct response to the preceding Great Depression. The style is described and referenced in *A Field Guide to American Houses* by McAlester and McAlester, the City of San Diego Modernism Historic Context and in other historic architectural reference books and materials. "Simplicity in exterior design gives the small house the appearance of maximum size" as stated in the FHA's 1940 version of its *Principles for Planning Small Houses*. The word "simple" is used four times in the first five sentences to describe the style's exterior design. The book was widely utilized in the Post World War II era for designing the post-war housing tracts that would soon be ubiquitous in suburban America. The Minimal Traditional style flourished due to the great need for working class housing in Southern California in the 1940's and 1950's. The simple style was popular for small homes in the San Diego region in the post-Depression era from about 1939-1959. Overall, the style was first utilized in the 1930's and 1940's on infill lots in more established neighborhoods but soon became mass produced in the new subdivision lots of the 1950's, which created hundreds of nearly identical homes. This post-war development pattern was largely due to assistance from the Federal Housing Authority established during the Depression to insure 20 year mortgages and joined in 1945 by even more generous no money down Veterans Administration programs for returning veterans of World War II and Korea.

Since the style is so common and represented by the hundreds in communities in and around San Diego, in the communities of Clairemont, Rolando, Bonita and others, the style would generally have to rise to an exemplary level of historical significance in order to be considered eligible for historic designation at the National, State or local level. Highly influential and widely published case study houses and houses associated with significant individuals or events, and designs by master architects, are examples of past historic designations of the style. Also, excellent and highly original examples of the style are sometimes included in designated historic districts to show the transition and changes from the Craftsman, Spanish to post-war Minimal Traditional and Ranch styles. The home does not show any large additions.

The following are architectural changes that cause architectural integrity loss:

- The replacement of some original windows with aluminum louvered replacements. Some appear to have been replaced in original window openings while some window changes display altered openings;
- The replacement stucco exterior on all sides of the home. This applied finish is not original and not likely original for the era of the home;
- The filled in and removed exterior windows;
- The replacement of fascia boards and rafters with non-original rough cut replacements.

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***B10. Significance (continued):**

B1. Historic Name: 959 Genevieve Street, Solana Beach, CA B2. Common Name: 959 Genevieve Street Solana Beach, CA

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. **Architectural Style:** Minimal Traditional / Minimal Ranch style

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

Construction date. The subject resource is a residential home constructed in 1957 as shown on the county's Residential Building Record. The original water and sewer record were not found.

Additions and alterations. No major additions are shown on the Residential Building Record or were found during site analysis. However, the house has had a number of alterations including windows replaced and filled in as well as the stucco surfacing having been redone at some point with non-original stucco surfacing. The ubiquitousness and huge stock of homes in the style in Southern California makes the threshold very high for designation of this style for its architectural significance. According to the Residential Building Record, the home was moved to its present location in 1964 and the home's orientation to the nearby ocean and original site were most likely changed at this time. It therefore has lost a good portion of its integrity of Setting, Feeling and Association as defined by the *Secretary of Interior's Standards for Historical Evaluation*. In addition to the house being moved, the lack of architectural details on this particular style makes the extent and cumulative effect of its alterations and changes more serious and the effect on of the changes to the home's integrity is grave.

*B7. **Moved?** ☐ No ☒ Yes ☐ Unknown Date: 1964

Original Location: Ida Ave.

*B8. **Related Features:**

B9a. **Architect:** Unknown

b. **Builder:** Unknown

*B10. **Significance:** none

Theme: Residential architecture

Area: Solana Beach

Period of Significance: 1957

Property Type: Residential

Applicable Criteria: None

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

Criterion A. The 1957 residential home does not sufficiently reflect the city's early development and was not found to qualify under Criterion A. The structure does not reflect special elements of the city's development to a greater extent than other typical structures of this era. **Therefore, the subject house at 959 Genevieve Street was not determined to qualify for designation under Criterion A.** Please see detailed analysis attached.

Criterion B. No significant associations or connections with historical persons were found. An occupancy list and chain of title of owners is provided. **Therefore, the subject house at 959 Genevieve was not determined to qualify for designation under Criterion B.** Please see detailed analysis attached.

Criterion C. The home does not represent a good example of the Minimal Traditional style due to lack of original integrity. **The home is not significant under Criterion C and fails to adequately embody the Minimal Traditional or Minimal Ranch architectural style due to a series of alterations and the moving of the resource in 1964.** Please see detailed analysis attached.

Criterion D. The home's architect is unknown and therefore was not shown to qualify under Criterion D as representative of the notable work a known master architect, nor does this home qualify the builder or architect to be considered as a Master Architect or Master Builder. Please see detailed analysis attached.

B11. Additional Resource Attributes: (List attributes and codes): None

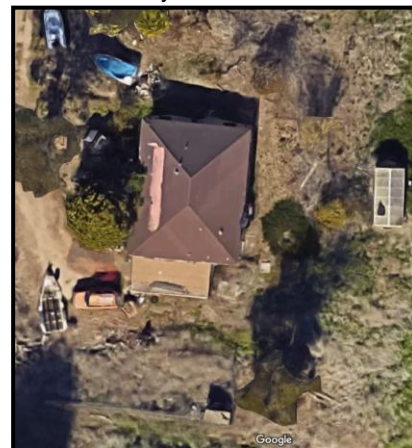
*B12. **References:** see attached works cited

B13. Remarks: none

*B14. **Evaluator:** Ronald V. May, RPA and Kiley Wallace

*Date of Evaluation: March 2016

(This space reserved for official comments.)



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***P3a. Criterion A Context and Analysis (Reflects a special element of development):**

Early History. The Diegueño people were the first to occupy the San Dieguito area, and were its sole occupants for hundreds of years. Their Kulaumai settlement was located in what is now Solana Beach, while their Hapai settlement was located near Rancho Santa Fe. In the mid to late 1700's, their settlements were discovered by the Franciscan missionaries.

The missionaries and Diegueño people clashed early on. The Franciscans described the Diegueño as being passionately devoted to their indigenous culture and resistant to being converted to Christianity (Andre:2). It took nearly a decade before a sizeable amount of Diegueño converted, and as the pace of Catholicism's spread picked up, so did violent confrontations between mission leaders and the Diegueño.

Rancho San Dieguito. Around 1780, Theodoso Osuna, originally from Spain, traveled to the San Diego area via mule from La Paz, Mexico (Andre:5). He married an Indian woman named Luarda Quisques and their first child, Juan Maria Osuna, was born in 1785. Juan was a soldier and corporal of the San Diego Company and took part in the Mexican Revolution of 1831.

Juan Maria Osuna and his family were the first to build on the plain outside of San Diego's Presidio after he retired as corporal. Juan, along with five other male citizens, urged the governor to establish a pueblo (town) government for San Diego in 1833. The area had previously been under military rule for over sixty years. On January 1, 1835, Juan Maria Osuna was elected as the first Alcade of the San Diego pueblo. Symbolizing the transfer of government from military to civilian self-rule, Lieutenant Santiago Arguello gave Osuna his staff of office. Osuna also served as the area's *juez de pas* (justice of the peace) from 1839-1840 and in 1846.

During Osuna's time, acquiring land was relatively simple for those who held political clout. One had to swear that he was a Catholic and a citizen of the Mexican government, pay a \$12 fee for paperwork, and state the size and location of the desired parcel of land. In 1840 and 1841, Osuna was granted informal ownership of the 8,824 acre Rancho San Dieguito, which is now known as Rancho Santa Fe. His ranch also included the eastern portion of Solana Beach. In 1845, Governor Pio Pico granted him formal ownership. Osuna raised horses and cattle there, and had selected the southeast side of the San Dieguito River and Escondido Creek as the boundaries of his rancho. The steady supply of water ensured that he could successfully raise livestock and provide for his family.

Osuna's penchant for gambling forced him to sell a portion of his land to pay off debts. When he died in 1851, he left the remainder of the rancho to his son, Leandro Osuna. Leandro was hostile to the Diegueño who occupied portions of his rancho, and reportedly chased many of them out of their homes and off of the land (Andre:6). In turn, Leandro received threats from the Indians and believed that they had poisoned his food. Convinced that he would suffer a slow, painful death, Leandro shot himself a few days after eating the "tainted" meal and died on April 3, 1859. In the 1940's, singer Bing Crosby purchased and renovated the Osuna family adobe home.

After Leandro's death, his son Julio was left to care for the family and the estate. Financial troubles and crop failures forced the Osunas to sell portions of the rancho, and by 1906 their land holdings in Rancho San Dieguito were reduced to approximately 200 acres.

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***P3a. Criterion A (Reflects a special element of development) - continued:**

Santa Fe Land Improvement Company. The Santa Fe Land Improvement Company, a subsidiary of the Santa Fe Railroad, purchased a large portion of the Rancho San Dieguito's original acreage in the early 1900's and changed its name to Rancho Santa Fe. The Company planted thousands of eucalyptus trees, the wood from which they planned to utilize for railroad ties. However, the Santa Fe Railroad ultimately left most of the trees standing when it was discovered that the wood was too soft for its intended purpose.

The Santa Fe Railroad then called upon Colonel Ed Fletcher and his business partner W.G. Henshaw. The two men owned land east of the Rancho San Dieguito as well as water rights. The railroad company's vice-president, W.E. Hodges, negotiated a deal with Fletcher and Henshaw, and the San Dieguito Mutual Water Company was formed. The Water Company constructed Hodges Dam between Rancho Santa Fe and Escondido in 1918, and the water it provided meant the beginning of development in Rancho Santa Fe and the eastern portion of Solana Beach.

Solana Beach. George Jones was the original developer of Solana Beach. In 1908 he purchased 200 acres of the "Lockwood Mesa", named for a Mr. Lockwood who previously owned the mesa's north end. Four years later, Mr. and Mrs. N.H. Estes constructed a home on the original Highway 101, then a narrow two-lane dirt road. Mrs. Estes was the sister of George Jones. Later in 1912, the road was paved. George lived in the Estes home until construction on his own home, located on a hill on present-day Barbara Street, was completed.

Solana Beach was very rural and undeveloped at that time. George Jones described Lockwood Mesa as a "grain and lima bean farm but with two houses on the whole 220 acres and the only outside elements, the occasional car on the highway or a train passing through" (Andre:8). Mr. Estes added, "rabbits and coyotes could be shot from their front porch on the highway at most anytime" (Ibid.).

George Jones sold the majority of Lockwood Mesa to Colonel Ed Fletcher in 1922, except for the 14 acres in the northwest portion where his own home was located, and 5 acres which he gave to his sister. The Santa Fe Land and Improvement Company had hired Fletcher to purchase all the land between Rancho Santa Fe and the coast, and he paid approximately \$50 per acre. The Improvement Company paid half of the costs, while Fletcher and his business partners paid the other half. It was around 1923 when the area first became known as Solana Beach, and in 1923 the first map of the subdivision was filed. A real estate office and a service station were established soon after.

Colonel Ed Fletcher had great plans for Solana Beach. Views of the ocean and easy beach access were previously obstructed by the bluffs of the mesa. Utilizing water from Lake Hodges, and the power of hydraulic washing and steam shovels, the portion of the mesa blocking views of the ocean were removed. On July 4, 1925, Fletcher Cove was opened with great fanfare, including horse races on the beach. Fletcher also paved area roads and put in sidewalks.

Fletcher also further improved the Lake Hodges water system so that water could be brought into Solana Beach. This allowed local farmers to transition from growing more drought-tolerant crops, such as grains and lima beans, to growing vegetables and avocados, which were much more profitable. According to a

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***P3a. Criterion A (Reflect a special element of development) - continued:**

July 8, 1923 article in the *San Diego Union*, which quotes an unnamed official for the Ed Fletcher Company:

"The several hundred acres of shore land constituting Solana Beach are typical of the largely developed agricultural empire lying north of San Diego. Giving directly on to the Pacific, the resident can first of all satisfy his craving for the ocean and its beaches and surf. One minute or so away from his play he can raise his living in the form of chickens, winter vegetables, deciduous or citrus fruits, and last but not least the remarkably profitable avocado pear."

Despite his business acumen, Fletcher was hit hard by the Great Depression, and he was forced to sell half of his Solana Beach real estate holdings. Growth in the area stagnated during the 1930's.

Solana Beach in World War II and after. Virtually all development stopped during World War II, however, Solana Beach defense contractor Bill Jack developed the signature Quonset hut structures found along Cedros Avenue during the War and post-war era.

Into the 1950's development took off in Solana Beach as it did nationwide as new families looked to suburbs outside of urban centers and subdivisions began being built on an industrial scale. This is when the subject resource was completed according to the Residential Building Record which records the date of construction as 1957. The Eden Garden neighborhood along Ida Avenue where the home was originally built was an enclave for Latinos and Hispanic immigrants in the community. The area became gentrified during the 1980's and 1990's as the home's coastal location brought new and larger residential homes to the community.

Conclusion / Analysis. Although the modest home, which was once located in nearby Eden Gardens, may in some ways reflect certain overall aspects of history, the 1957 residential home was not found to be the earliest example in Solana Beach or the Eden Gardens neighborhood which was started in the 1920's, nor was the home found to be a model home or important to the early development of this community or the overall development of the area. The house was not found to be an important aspect in the development of the Latino or Hispanic community in Eden Gardens or especially reflective of special elements of the development patterns of Solana Beach and North County San Diego. The home was not found to sufficiently reflect the city's or Latino community's early development and was not found to qualify under Criterion A. The structure does not reflect special elements of the city's development to a greater extent than other typical structures of this era.

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***P3a. Criterion B (Associated with Significant Persons or events) Analysis:**

The occupants of the subject property could not be fully ascertained because the home was not included in any area directories. Solana Beach was included in the San Dieguito directories, which were published sporadically between 1952 and 1960. Those directories listed occupants of other addresses on Genevieve Street, but did not include a listing for 959 Genevieve Street. This is likely because although the house was constructed in 1957 (based on the county's Residential Building Record), the home was only moved to its present location in 1964 (also based on the Residential Building Record), and the San Dieguito directory was no longer being published by 1964. Solana Beach was also not included in the San Diego city directories or the San Diego County directories during the historic period up to 1971.

Property owners from the time when the home was moved to its present parcel Llewellyn and Elizabeth Danielsen who owned the property from 1942-1985, as seen in the Chain of Title were also researched and had limited association with the subject home and were not found to rise to a level of historical significance.

A handwritten note on the Residential Building Record dated February 24, 1964 describes, "This dwelling moved from Ida Street in [the] Eden Gardens" neighborhood of Solana Beach and "former owner **Gonzales House** now in place and needs considerable more work."

The 1960 San Dieguito directory lists four individuals with the surname Gonzales living on Ida Avenue. They could have possibly occupied the subject property before it was moved to its current location in 1964, however, its exact original address on Ida Avenue could not be ascertained:

- C. Gonzales at 600 Ida Avenue
- F.M. Gonzales at 619 Ida Avenue
- Frank G. Gonzales at 631 Ida Avenue
- Alfred G. Gonzales at 809 Ida Avenue

Furthermore, neither past four individuals listed with the surname Gonzales living on Ida Avenue were found to have historical significance to community history to rise to the level of designation under Criterion B (Associated with Significant Persons or Events). **Therefore, the subject house at 959 Genevieve was not determined to qualify for designation under Criterion B. The home was not found to qualify for state, local or national designation for important individuals or events associated with the home.**

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***P3a. Criterion C - Architectural Analysis:**

***P3a. Criterion C - Architectural Integrity Analysis.** The home was moved to its present location as seen on the Residential Building Record notes, and this change in the location and setting diminishes the home's architectural integrity. In addition, the home does not display the broad sprawling asymmetrical façade and alternating exterior materials which are character defining features of the Mid Century Ranch or Modern Ranch style and instead displays minimal architectural elaborations of the more common Minimal Traditional home style. The Minimal Traditional style is common nationwide and the resource would have to display exceptional significance or originality to be considered eligible for historic designation. The house displays poor architectural integrity compared to the many other extant examples of the style. A series of alterations including newer non-original stucco surfacing and replacement and filling of windows further degrades the home's integrity. These changes, along with the home's common architectural style and movement and likely change in orientation from the other side of the I-5 freeway, have made a substantial and critical impact on the building's integrity as it relates to the 1957 date of construction and period of significance.

Even perfectly preserved, so-called "time capsule" examples of the Minimal Traditional style would currently fail to qualify for designation due to the commonality of the style, unless designed by a Master Architect or having a significant association with important people or events related to the state or community's development. The home, by its movement and rebuilding, has lost a good portion of its integrity of Setting, Feeling and Association as defined by the *Secretary of Interior's Standards for Historical Evaluation*. The extent and cumulative effect of the alterations, along with the moving of the home to its present location, alters the limited character defining features of the home's style. Also, since the style has very little architectural elaboration, these limited alterations have a larger impact on the home's other aspects of integrity. The alterations have impacted the design, materials, workmanship, feeling and association aspects of integrity. The associated greenhouse and shed structures on the parcel were also evaluated. The utility structures do not appear to relate to the home's original date of construction based on materials and methods of construction and were not found to have individual architectural significance.

The building and associated structures therefore fail to qualify under Criterion C due to the lack of original architectural integrity. This lack of integrity is due to modified and replaced windows and altered stucco surfacing, rendering the home a poor example of a very common typical style. The home fails to convey architectural significance or sufficient original architectural integrity to be considered for historic designation for its architecture.

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Criterion D (Work of a Master) Analysis.

After an extensive search, the architect and builder of this home could not be determined. The home's architect is unknown and therefore was not shown to qualify under Criterion D as representative of the notable work a known master architect, nor does this home qualify the home's builder or architect to be considered as a Master Architect or Master Builder.

Attachment A

Ownership and Occupant Information

-
- A.1 – Assessor's Building Record
 - A.2 – Notice of Completion
 - A.3 – Water / Sewer Record
 - A.4 – Building / Construction Permits
 - A.5 – Site Plan with Footprint

[illegible]

A.1 Assessor's Building Record

MISCELLANEOUS STRUCTURES							
STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	Dim.	AREA/UNIT
COMPUTATIONS							
40x13 = 520						BE 65	6.70
30x17 = 510						1200002	1.04
12x2 = 24							6.74
			1054/144				
REMARKS:							
1) This dwelling moved from Tract of in Eden Gardens - Floor area 1200002 House not in place and needs reasonable more work to be done 2) Tent Not in place. Not a structure							

FRUWY

12

18

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12

10

D

NORTH

A.2 Notice of Completion

After an extensive search, a Notice of Completion for this property could not be located.

A.3 Water Record

The water record could not be located.

A.3 Sewer Record

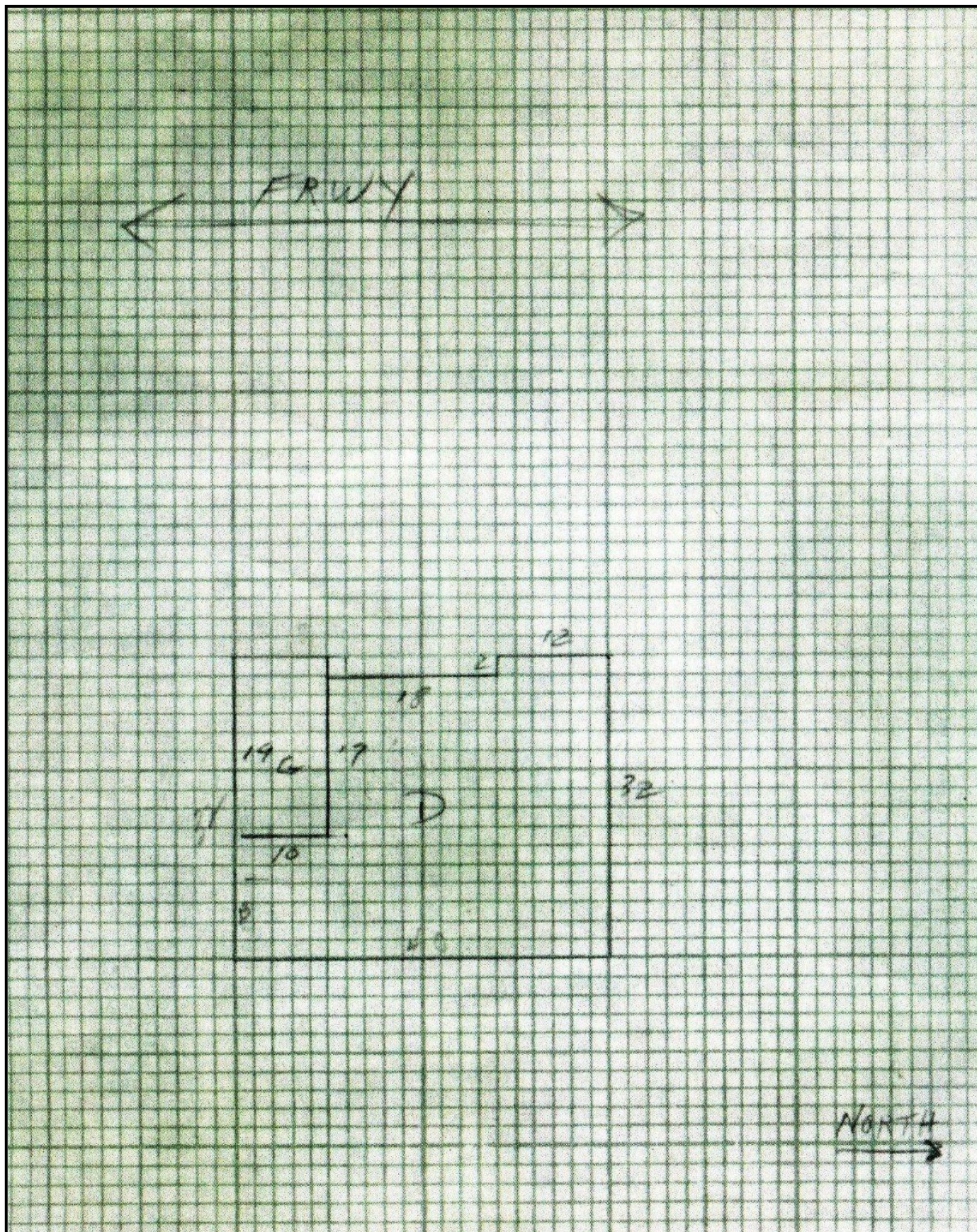
The sewer record could not be located.

A.4 Building / Construction Permits

A Records Request was sent to the City of Solana Beach Clerk's Office, and we are still awaiting a response.

A.5 Site Plan with Footprint

Taken from the Residential Building Record.



Attachment B

Ownership and Occupant Information

B.1 – Chain of Title

B.2 – Directory Search of Occupants

B.1 Chain of Title - Lot 1

959 Genevieve Street, Solana Beach, CA 92075
APN # 298-390-51-00

<u>Instrument Date</u>	<u>Grantor to Grantee, Date Recorded, Book Number, Page Number</u>
June 13, 1927	Decree of Settlement of Final Account and of Final Distribution (In the Matter of the Estate of W.F. McClure, also known as Wilbur F. McClure, also known as Wilbur Fisk McClure, deceased), File # 36477, recorded June 20, 1927, Deed Book 1342, Page 421.
May 22, 1929	Margaret A. McClure and Margaret McClure (a widow) and Ed Fletcher and Mary Fletcher (husband and wife) to B.B. Bayless (a single woman), recorded June 12, 1929, File # 33820, Deed Book 1634, Page 444.
October 10, 1935	B.B. Bayless (a single woman) to John R. Avery (a married man), File # 59856, recorded October 29, 1935, Official Records Book 441, Page 346.
October 18, 1935	John R. Avery and Norma E. Avery to William C. Tyson and Irene H. Tyson, recorded October 29, 1935, File # 59857, Official Records Book 447, Page 133.
November 16, 1936	William C. Tyson and Irene H. Tyson to Ivan H. Danielsen and Elizabeth E. Danielsen, File # 77786, recorded November 28, 1936, Official Records Book 600, Page 32.
February 10, 1941	Ivan H. Danielsen and Elizabeth E. Danielsen to Elizabeth E. Danielsen (wife of Ivan H. Danielsen, as her sole and separate property), File # 15942, recorded March 17, 1941, Official Records Book 1161, Page 12.
September 5, 1942	Elizabeth E. Danielson (also known as Elizabeth E. Danielsen) to Llewellyn W. Hughes and Elizabeth Anne Hughes, File # 56110, recorded September 15, 1942, Official Records Book 1389, Page 310.
March 13, 1985	Elizabeth A. Hughes to Elizabeth A. Hughes (as Trustee under Trust Agreement dated March 13, 1985), File # 85-091470, recorded March 19, 1985.
March 6, 1986	Elizabeth A. Hughes (as Trustee under Trust Agreement dated March 13, 1985) to Lomas Santa Fe Marine View (a California General Partnership), File # 86-125543 and 86-125544, recorded April 1, 1986.

B.1 Chain of Title - Lot 2

October 28, 1970	State of California (acting by and through its Director of Public Works) to Llewellyn W. Hughes and Elizabeth A. Hughes, File # 203703, recorded November 6, 1970.
March 13, 1985	Elizabeth A. Hughes to Elizabeth A. Hughes (as Trustee under Trust Agreement dated March 13, 1985), File # 85-091470, recorded March 19, 1985.

Lots 1 & 2

March 6, 1986	Elizabeth A. Hughes (as Trustee under Trust Agreement dated March 13, 1985) to Lomas Santa Fe Marine View (a California General Partnership), File # 86-125545, recorded April 1, 1986.
April 14, 2003	Certificate of Compliance. Lomas Santa Fe Marine View (a California General Partnership), owners, Document # 2003-0487729, recorded April 28, 2003.
September 19, 2005	Lomas Santa Fe Marine View (a California General Partnership) to Lomas Santa Fe Marine View, LLC, Document # 2006-0221865, recorded March 30, 2006.
September 20, 2006	Lomas Santa Fe Marine View, LLC to Pacific Sound Investors, LLC (a California Limited Liability Company), Document # 2006-0709590, recorded October 5, 2006.

B.2 Directory Search of Occupants

The occupants of the subject property could not be ascertained because the home was not included in any area directories. Solana Beach was included in the San Dieguito directories, which were published sporadically between 1952 and 1960. Those directories listed occupants of other addresses on Genevieve Street, but did not include a listing for 959 Genevieve Street. This is likely because although the house was constructed in 1957 (based on the county's Residential Building Record), the home was only moved to its present location in 1964 (also based on the Residential Building Record), and the San Dieguito directory was no longer being published by 1964. Solana Beach was also not included in the San Diego city directories or the San Diego County directories during the historic period up to 1971.

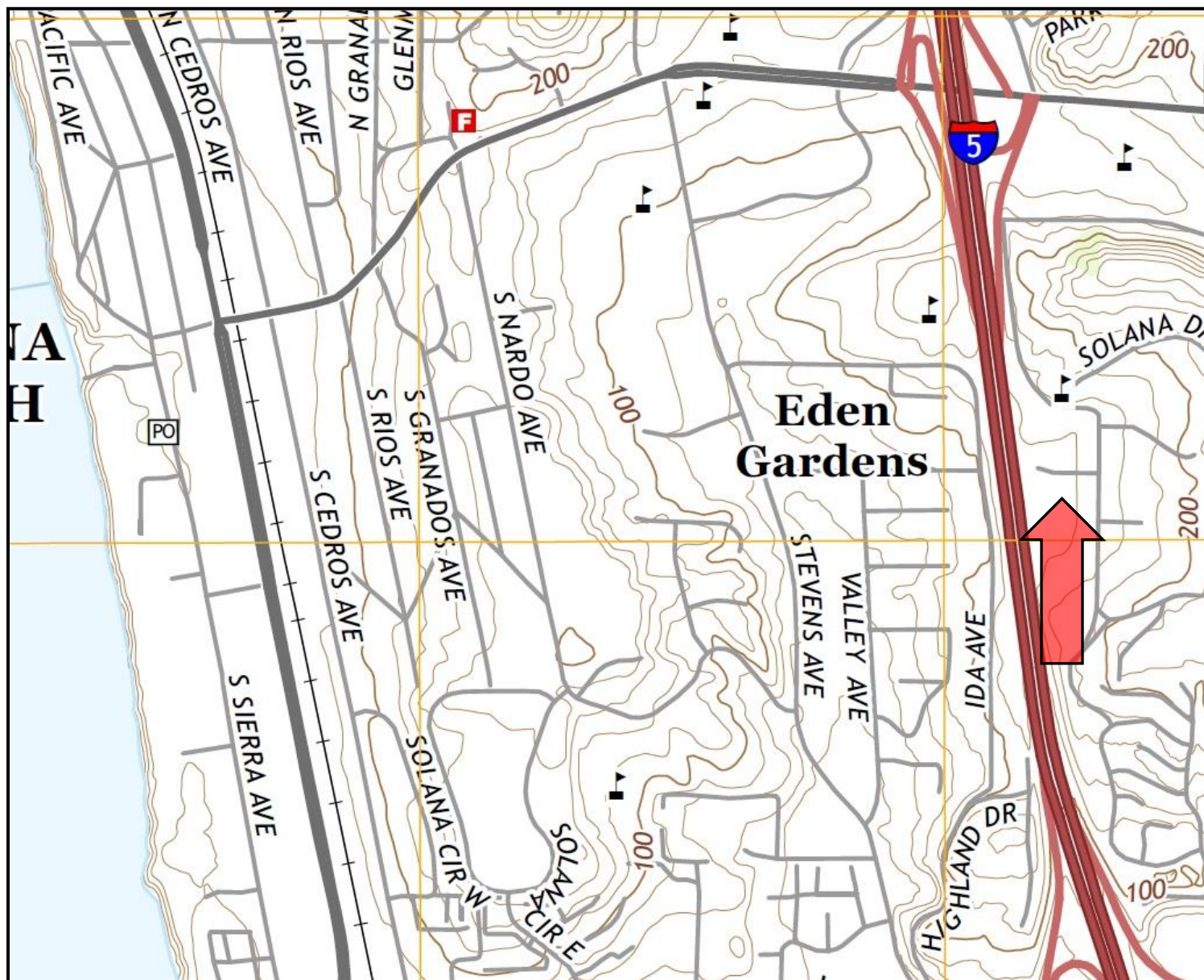
Attachment C

Maps

- C.1 — Current and Historical USGS Maps
- C.2 — Original Subdivision Map
- C.3 — Sanborn Maps

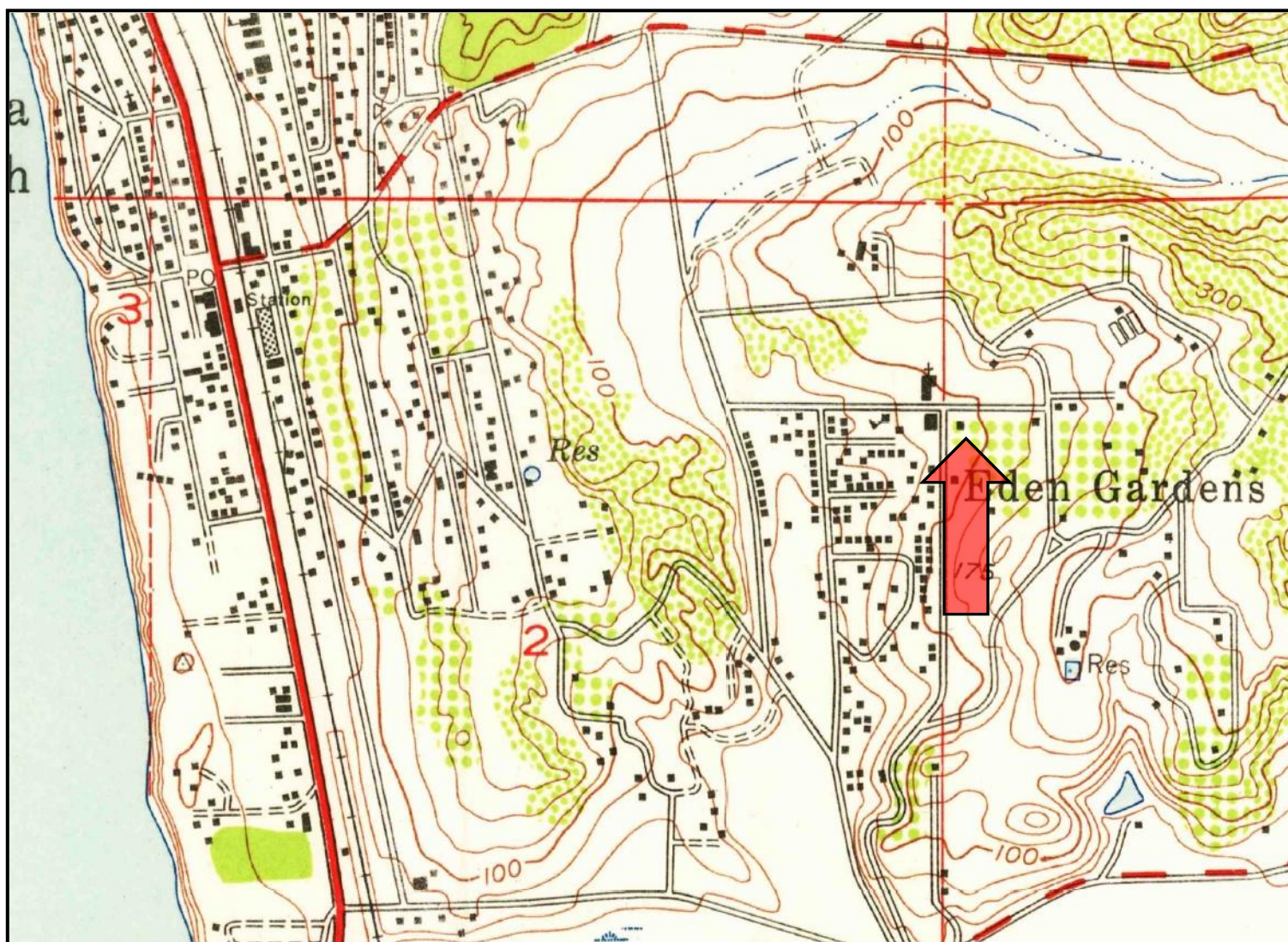
C.1 Current USGS Map - 2015

Del Mar quadrangle



C.1 Historical USGS Map – 1953

Del Mar quadrangle



C.2 Original Subdivision Map

KEENEY'S MARINE VIEW GARDENS SAN DIEGO COUNTY CALIFORNIA

BEING A SUBDIVISION OF THE N.W. 1/4 SEC. 1,
T. 14S., R. 4W., S.B.M.M.

T.H. KING
CIVIL ENGINEER
920 EIGHTH STREET, SAN DIEGO, CALIFORNIA
SHEET 1 OF 2 SHEETS

I hereby approve the name "KEENEY'S MARINE VIEW GARDENS" for the subdivision shown on the annexed map

Joseph B. Foster
Recorder in and for County of San Diego
October 22nd 1923

State of California) S.S.
County of San Diego)

The Board of Supervisors of the County of San Diego, State of California, hereby approves the annexed map and the subdivision shown thereon and excepts on behalf of the public the public highways shown on this map and herein dedicated to the public use, viz:

SOLANA DRIVE MARINE VIEW AVENUE
HIGHLAND DRIVE IDA AVENUE
AVOCADO PLACE RAMONA PLACE
GENEVIEW STREET

By order of Board of Supervisors, this 22nd day
of October, A.D. 1923.

Joseph B. Foster
Recorder in and for County of San Diego, State of California

Attest: *J. B. Foster*
Recorder in and for County of San Diego, State of California

By: *R. B. Foster* Deputy

State of California) S.S.
County of San Diego)

Ed Fletcher County Auditor in and for the County of San Diego, State of California, hereby certify that there are no liens for unpaid State or County taxes shown by the books of this Office, except taxes not yet payable against the land included in the subdivision shown on the annexed map and described in the caption thereof, on any part thereof as shown on this map.

Ed Fletcher
County Auditor in and for the County of San Diego, State of California.

By: *Ed Fletcher* Deputy

Ed Fletcher Tax Collector in and for the Santa Fe Irrigation District, County of San Diego, State of California, hereby certify that there are no liens for unpaid irrigation District taxes shown by the books of the Santa Fe Irrigation District except taxes not yet payable against the land included in the subdivision shown on the annexed map and described in the caption thereof, on any part thereof as shown on this map.

Ed Fletcher
Tax Collector in and for the Santa Fe Irrigation District, County of San Diego, State of California.

Ed Fletcher
Filed for record on October 22nd 1923

We, the undersigned, hereby certify that we have carefully examined each lot shown on the annexed map as to its value for residence or commercial purposes, and we recommend that the Board of Supervisors of San Diego County approve said map.

Dated this 22nd day of October, A.D. 1923

Ed Fletcher County Assessor

Ernest R. Childs County Surveyor

State of California) S.S.
County of San Diego)
On this 22nd day of October, 1923, A.D.
before me, *Ed Fletcher*, a Notary Public in and for said County residing therein, duly commissioned and sworn, personally appeared ED FLETCHER, known to me to be the person who executed the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official Seal, the day and year in this certificate first above written.

Ed Fletcher
Notary Public in and for County of San Diego

State of California. My Commission expires Dec. 22, 1925.

State of California) S.S.
County of San Diego)
On this 22nd day of October, A.D. 1923, before me, *Ed Fletcher*, a Notary Public in and for said County residing therein, duly commissioned and sworn, personally appeared *Ed Fletcher*, known to me to be the person who executed the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official Seal, the day and year in this certificate first above written.

Ed Fletcher
Notary Public in and for County of San Diego

State of California. My Commission expires Dec. 22, 1925.

48739
Filed at the request of *Ed Fletcher*
of *Ed Fletcher* on October 22nd 1923.

Ed Fletcher
County Recorder of San Diego County, California

By: *Ed Fletcher* Deputy

Ed Fletcher
Filed for record on October 22nd 1923

Ed Fletcher County Assessor

Ernest R. Childs County Surveyor

I hereby certify that I am a Civil Engineer and that I have surveyed and staked the subdivision as shown on the annexed map and that I have complied with the laws of the State of California and the requirements of the Board of Supervisors and have set 1/4" iron pins, unless otherwise noted, on the center line of all roads of the beginning and ending of all curves, angle points, intersections of center lines of roads, and intersections of center lines of roads with the exterior boundaries of the subdivision and 21/32" stakes of all Black and Lot corners. I further certify that the roads are constructed with the least possible grade and that the drains and culverts are located and constructed to give good drainage.

Ed Fletcher
Civil Engineer

ED FLETCHER, MARGARET A. MCCLURE, WILBUR F. MCCLURE, and the SOUTHERN TRUST AND COMMERCE BANK hereby certify that we are the owners of or interested in the land included in the subdivision shown on the annexed map of 2 sheets and described in the caption thereof and we are the only persons whose consent is necessary to pass clear title to said land and that we consent to the making of this map of subdivision and hereby dedicate to the public use the highways shown on this map within this subdivision, viz:

SOLANA DRIVE MARINE VIEW AVENUE
HIGHLAND DRIVE IDA AVENUE
AVOCADO PLACE RAMONA PLACE
GENEVIEW STREET

We hereby convey and relinquish on behalf of ourselves, heirs and assigns, to the Board of Supervisors, County of San Diego, State of California, complete jurisdiction and control over any and all pipe lines, poles, or other structures or work, trees and anything of whatever nature that may be in, upon, across or over the highways, above offered for dedication.

We hereby agree to allow the easements of poles or other similar structures placed along the right of way of all highways of less than sixty (60) feet in width to determine the abutting property.

Ed Fletcher
Margaret A. McClure
Wilbur F. McClure
Southern Trust & Commerce Bank
by *Ed Fletcher* Vice President
Ed Fletcher Secretary

State of California) S.S.
County of San Diego)

Ed Fletcher Clerk of the Board of Supervisors, County of San Diego, State of California, hereby certify that there has been filed with said Board of Supervisors a map as required by Section 3 of the Act of 1913 prescribing the requirements for recording maps of subdivisions.

In witness whereof, I have hereunto set my hand and seal, this 22nd day of October, A.D. 1923.

Ed Fletcher
Clerk of the Board of Supervisors, County of San Diego, State of California

By: *Ed Fletcher* Deputy

The Southern Title Guaranty Company, a corporation, hereby certifies that according to the official records of the County of San Diego, State of California, on the 22nd day of October, 1923, of A.M., ED FLETCHER, MARGARET A. MCCLURE, WILBUR F. MCCLURE and the SOUTHERN TRUST AND COMMERCE BANK, a corporation, were all the owners of or persons interested in the land shown in the subdivision on the annexed map, and particularly described in the caption thereof, and that said persons and said corporation, and Mary C.B. Fletcher, the wife of Ed Fletcher, were the only persons whose consent was necessary to pass a clear title to said land.

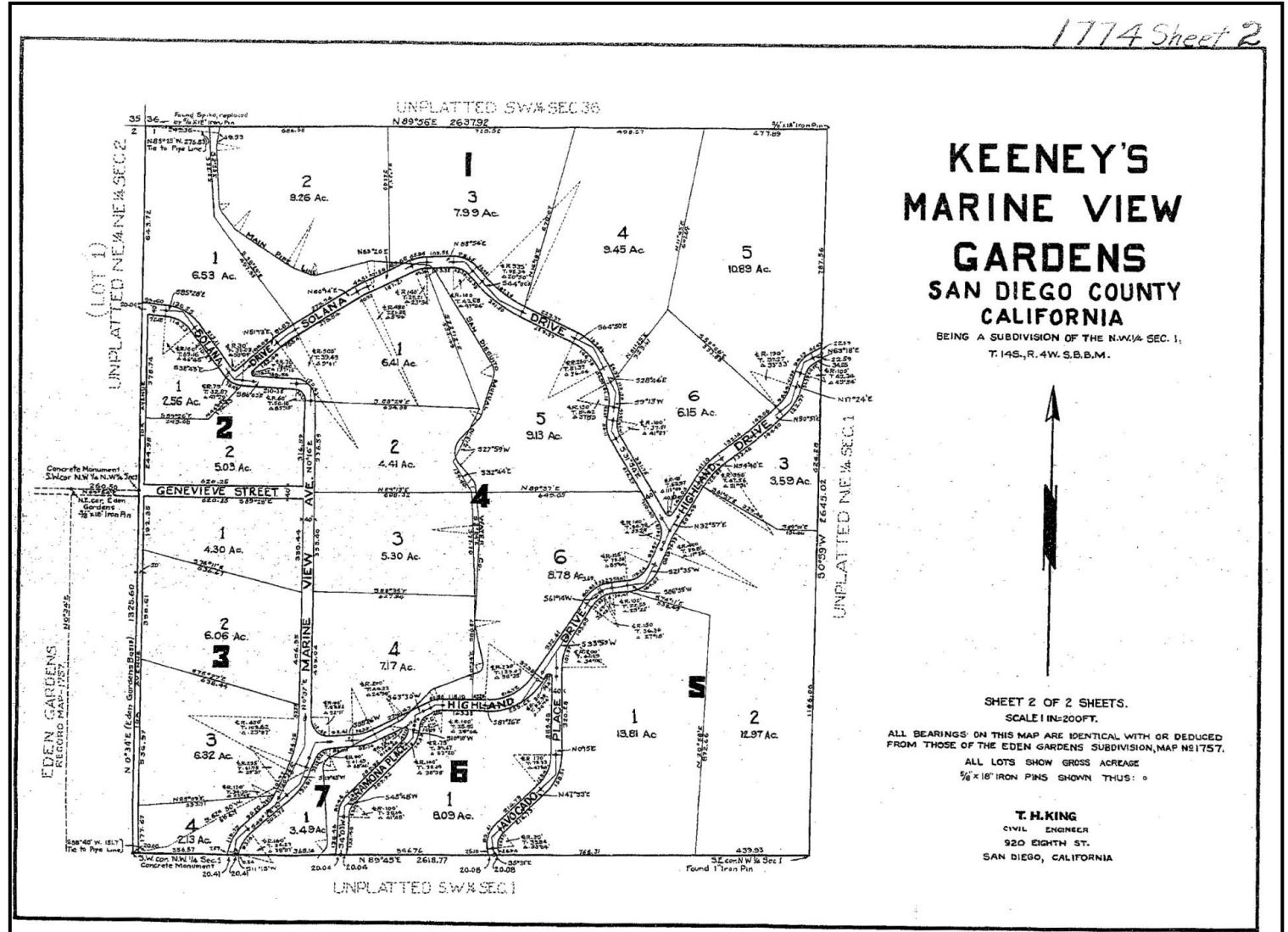
In witness whereof, said Corporation has caused this instrument to be executed under its corporate name and seal by its proper officers thereunto duly authorized the day and year first above written.

SOUTHERN TITLE GUARANTY COMPANY

Ed Fletcher President

Ed Fletcher Secretary

C.2 Original Subdivision Map



C.3 Sanborn Maps

None for this area

Attachment D

Photographs

-
- D.1 — Historical / Transitional Photographs
 - D.2 — Current Photographs

D.1 Historical Photographs

Historical photographs of the property could not be located.

D.2 Current Photographs – West (front) Elevation

Current photos by Kiley Wallace, March 2016



D.2 Current Photographs – West (front) Elevation



D.2 Current Photographs – West (front) Elevation



D.2 Current Photographs – South (side) Elevation



D.2 Current Photographs – South (side) Elevation



D.2 Current Photographs – East (rear) Elevation



D.2 Current Photographs – East (rear) Elevation



D.2 Current Photographs – North (Side) Elevation



D.2 Current Photographs – Interior



D.2 Current Photographs – Greenhouse



D.2 Current Photographs – Greenhouse



Attachment E

HRB Criteria

Supplemental Documentation

-
- E.1 — Criterion A
 - E.2 — Criterion B
 - E.3 — Criterion C
 - E.4 — Criterion D
 - E.5 — Criterion E
 - E.6 — Criterion F

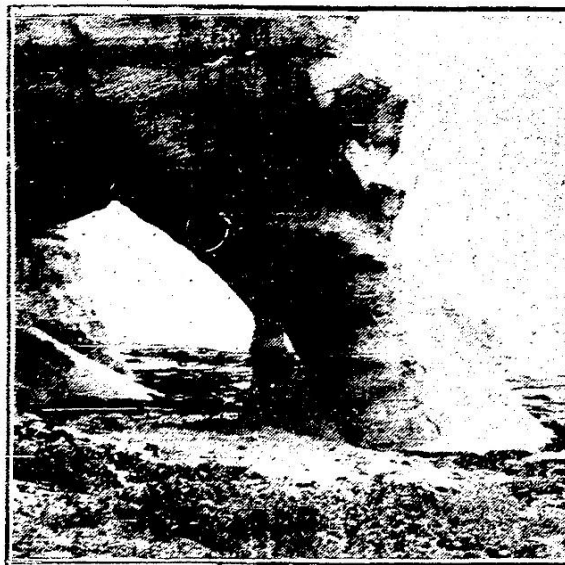
E.1 Criterion A - Community History

San Diego Union, July 8, 1923

Article continued on next page.

New Townsite Under Development at Solana Beach Is Crowning Feature of Rancho Santa Fe Project

Scenes at Solana Beach, gateway for the new Santa Fe and San Dieguito Irrigation districts, which exceed in acreage the combined areas in San Diego county now under dam irrigation and which provide an important new back country for San Diego. Top, right—Present irrigated areas of San Diego county contrasted in size with the new district. Top, left—A beauty spot at Solana Beach, which possesses numerous grottoes and caves. Insert—Fuel for agricultural and motor activity is already installed at Solana Beach. Below—Picturesque outlook from a Solana Beach grotto.



Community Facing Ocean Will Serve as Approach to Vast Irrigation District.

Announcement by the Ed Fletcher company of San Diego that it is developing a new townsite, Solana Beach, 27 miles north of San Diego on the coast highway, not only accentuates interest in the well known Rancho Santa Fe project to which Solana Beach serves as approach and ocean extremity, but emphasizes the truly tremendous undeveloped agricultural and horticultural resources of San Diego county.

An official of the company said yesterday that the area embraced by the Santa Fe and the San Dieguito irrigation districts, which includes Solana Beach, has now an abundance of water and constitutes



E.1 Criterion A - Community History

San Diego Union, July 8, 1923

Article continued from previous page.

a new agricultural section larger than the combined areas in San Diego county now under dam irrigation. The figures are as follows: There are approximately 20,000 acres under irrigation in the county. Of these, 12,000 acres are dam-irrigated and 8000 individual well-irrigated. The 13,500 acres of new irrigation by means of the Lake Hodges dam is, therefore, 1500 acres in excess of present dam irrigation.

PURPOSE EXPLAINED

The same officer explained the purpose of his organization in stressing the development of Solana (Sunshine) Beach at this time.

"San Diego," he said, "is at the parting of the ways. Its people are no longer content to reside here merely. They are beginning to look to sources of income for themselves and their children. At present all the sons and daughters of this generation would be hard put to find a future in San Diego—which is why we are opening up land development in the county so that they will have a future here. Our 13,500 acres of productive soil one hour north of the city provides many hundred San Diegans opportunity not only for a highly satisfying income but for a homesite for themselves and their children."

"Another reason for our demonstrating the agricultural possibilities of San Diego county is to answer the unvoiced wish of the tourist who would like to remain forever in San Diego but dismisses the thought because he believes he could not make a living here. He certainly can, and we believe it to the interest of every San Diegan to let him know he can."

"The several hundred acres of shore land constituting Solana Beach are typical of the largely developed agricultural empire lying north of San Diego. Giving directly on to the Pacific, the resident can first of all satisfy his craving for the ocean and its beaches and surf. One minute or so away from his play he can raise his living in the form of chickens, winter vegetables, deciduous or citrus fruits, and last but not least the remarkably profitable avocado pear."

BEACH NEAR RANCH

"Another advantage of Solana Beach is that it adjoins Rancho Santa Fe which we consider the most perfectly planned land development in the world. Thus owners of the beach, at a modest price, considering the quality of this coast-line property, are next door to the estates of persons who will spend as high as \$15,000 for their dwellings alone."

"In fact, Solana Beach has been selected as the townsite for the whole section adjacent to the Santa Fe and San Dieguito Irrigation districts. It has been justly termed the neck of a huge irrigation bottle."

"There is a misconception on the part of most San Diegans and visitors to San Diego which a little trip would remove. Most persons visualize San Diego as the end of a long highway from Los Angeles, bordered by arid mountains and the city itself as hemmed in by sim-

ilar mountains. The truth is that there are scores of fertile valleys near San Diego, which, when developed, will give this section the same fruitful appearance as those surrounding our northern neighbor. Drive the six short miles from Solana to Rancho Santa Fe and you will traverse a rich and fertile series of valleys and mesas which you probably did not know existed. You will see land, frostless above an 80-foot elevation, capable of producing from \$500 to \$800 an acre and up."

SITE IS LANDMARK

"And on this drive you will see one of the wonders of San Diego county, and one unknown to most—Rancho Santa Fe. Few realize the history and beauty behind this project. It is the site of the last great Spanish land grant and has played an important part in the history of southern California. Fremont marched through it and Kearny's men also, after the battle of San Pasqual. Twelve years ago when the property changed hands, it was feared by many lovers of California's past that the old place soon would lose its historic atmosphere. But W. E. Hodges of Santa Barbara, for whom the Hodges dam is named, was so struck by the history and beauty of the estate that it was finally decided to subdivide the property into highly restricted tracts for agriculturists, at the same time preserving the romantic aspect of the past including the old buildings."

"This explains why a fortune already has been spent at Rancho Santa Fe and why Solana Beach, the outlet for the entire section, is building so rapidly. Already the oil interests have installed near the beach extensive distributing stations for agricultural development and residences are springing up. Paved walks are being laid, streets graded, the shore line terraced and plans for the townsite consummated. Electricity already is available."

"Solana Beach marks the beginning of a new agricultural domain for San Diego, but it does more. As a new town it opens up an entire district. Soon paved roads will radiate from it to fertile back country now supplied with water through the San Dieguito and Hodges dams. Another thing, Solana Beach explodes the theory that San Diego is not in the same agricultural belt as our productive neighbors to the north. The truth is that San Diego is linked to Los Angeles by a series of fertile sections and has all the possibilities of the larger city."

E.1 Criterion A - Community History



Recalling old Solana Beach

William Mansfield

To complete the series on neighborhoods I thought we would spend some time looking at the two most southerly communities: Solana Beach and Del Mar. This week we will concentrate on old Solana Beach — that area west of the first hilltop.

It is always amazing to me to realize just how short a history our area generally has. This is especially true of some of the beach towns.

This town's history might begin with a gentleman by the name of George Jones. He purchased 220 acres on what was then called Lockwood Mesa in 1908.

By granting the road commission a right of way, Mr. Jones was responsible for the paving of Highway 101 through town. This was a narrow, two-lane road at the time.

The 220 acres were farmed first in hay and grain, later in lima beans. In 1922 the land was sold to Col. Ed Fletcher, a man involved in much of the early development in North County.

He paid \$10 for each acre — \$2,200 for all of Solana Beach! There were two homes on the land, presumably he received these as part of the sale.

It was Col. Fletcher and his brother-in-law, Eugene Batchel-

der who subdivided the lots, graded and named the roads, and cut the gap at Fletcher Cove to allow easier access to the beach.

Throughout the 1920s the community grew and was developing into a real town. The Depression of the 1930s stopped that and from there the community remained basically comatose until the 1950s. Most of the homes on the hillside are less than 30 years old, the condominiums along the bluff date from roughly 1970.

Therefore, "baby-boomers" who grew up in this town remember a very different environment. The town once centered on the plaza at Highway 101 and Lomas Santa Fe. The Chart House offices were the site of the movie theater, the "Old Rusty Nail" was the grocery store. There was a bowling alley along the highway (vacant offices now), and the locals' favorite restaurant was a place called "The Firepit" located near the bowling alley.

Values have risen dramatically since the pre-World War II period when lots went to the irrigation district for failure to pay taxes.

The condominiums on the bluff sell for at least \$175,000, often pulling in prices of \$300,000 or more. The homes on the west facing hillside have an even greater range of values. Fixers and early original homes can still be found for under \$300,000.

Yet the large modern homes and those with exceptional views can demand \$1 million — the bluff-front homes begin at \$1 million.

Today the growth has taken Solana Beach clear to the top of the next hill and filled in most every nook and cranny within the boundaries.

Next week we shall see the largest portion of this growth, the neighborhoods of Lomas Santa Fe.

What an open house

McMillin Realty in Carlsbad opened more than 65 North County homes for viewing during its gala open house last weekend.

Along with previewing numerous homes, those in attendance had the option to enter a raffle offering 20 chances to win dinners to area restaurants as well as other prizes.

Homes ranging in price from \$80,000 to \$500,000 in Oceanside, Carlsbad, Vista and San Marcos neighborhoods were showcased

E.1 Criterion A - Community History

Los Angeles Times | ARTICLE COLLECTIONS

← Back to Original Article

Solana Beach Losing a Little Bit of Eden : Neighborhood: Soaring land values may signal an end for Eden Gardens, once an area of adobe homes for farm workers.

April 01, 1990 | KIM Q. BERKSHIRE

The spices from old family recipes have been simmering in the kitchens of Eden Gardens' famous Mexican restaurants for more than 40 years. The aroma draws in hordes during the peak lunch and dinner hours.

Fidel's, Tony Jacal's, Blue Bird and the Market Cafe wind down a two-block segment of Valley Avenue. Residents and regulars who have been flocking to this mini-restaurant row for decades agree that this is some of the best Mexican food around.

"Those four restaurants are as nice as any in San Diego," said Solana Beach resident Eddie Lewis.

The restaurants are one remaining constant in a community that is changing daily, and shrinking rapidly.

Part of Solana Beach, Eden Gardens is hidden between the Via de la Valle and Lomas Santa Fe Drive exits off Interstate 5 and is half a mile north of the Del Mar Racetrack.

Back in the 1920s, colorful adobe structures housed Latino migrants in need of affordable housing near their workplaces: the agricultural fields of La Costa and Carlsbad, the ranches of Rancho Santa Fe, and the Hotel Del Mar.

Almost 70 years later, many of the original adobes have been torn down and replaced with more-modern houses, condominiums and apartment projects. Real estate agent Roy Underrell said most of the homes in Eden Gardens are dilapidated, but properties are still snatched up quickly, at an average price of \$300,000-350,000--by buyers who covet the land. He predicted that within two years, Eden Gardens will be completely gentrified.

Frank Renteria, a second generation resident, has lived in Eden Gardens for 52 years. While he is happy to see the area cleaned up, he said the face lift Eden Gardens is undergoing has forced many longtime residents to move to less expensive areas of North County.

Five to 10 families initially settled in Eden Gardens in the early 1920s, and longtime residents said that number stayed about the same until the early 1950s, peaking in the mid-1960s. During that period, a steady migration from Mexico bolstered its population to approximately 200.

Although other cultures are slowly finding their way to Eden Gardens, it is primarily a Latino neighborhood. Second and third generations of those first families still live here, but have lost many of their parents' ways.

Al Gonzales is a third-generation resident. He and his parents are bilingual, but his three children speak little Spanish.

"Most of the kids growing up here now don't even speak Spanish," Gonzales said. "They don't know much about their own culture any more."

There are no schools, recreation or shopping centers in Eden Gardens. It does, however, have a park, two churches, an iron company, and its own dance troupe.

La Colonia Park was established in the early 1970s, to the chagrin of developers who wanted to build apartments there. It is a popular gathering place for family picnics, soccer games, fiestas--and drug dealers.

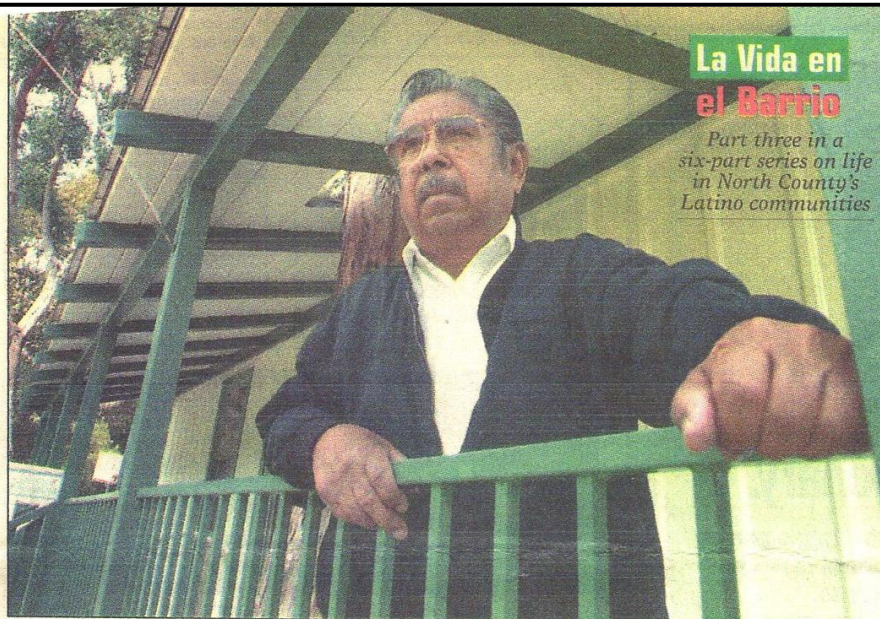
But increased drug activity in the park began to tarnish Eden Gardens' reputation. So two years ago, Eddie Lewis formed the "Eden Gardens Against Drugs" organization to battle that reputation.

Ground breaking for Eden Gardens' own community center, complete with a basketball court, soccer field, meeting rooms, a preschool and satellite library, was to be last summer, but the city is still trying to find money for the project.

E.1 Criterion A - Community History

San Diego Union-Tribune, August 21, 2001

Article continued on next page.



**La Vida en
el Barrio**

Part three in a
six-part series on life
in North County's
Latino communities

Photos by JAMIE SCOTT LYTLER / STAFF PHOTOGRAPHER

Elisio Ramirez grew up in Eden Gardens, but now lives in Cardiff. He volunteers as a docent at the Solana Beach Heritage Museum in La Colonia Park.

Eden Gardens of Solana Beach: 'There was nothing here'

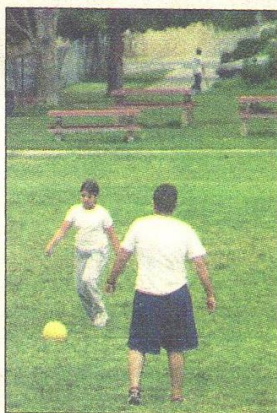
EDWARD SIFUENTES
STAFF WRITER

SOLANA BEACH — When Elisio Ramirez was a boy growing up in Eden Gardens, the neighborhood was just a hillside dotted with about a dozen homes divided by unnamed dirt roads and dusty fields covered with chaparral.

■ Volunteer dental clinic earns award. See Page B-1.

"This was a real community, everybody helped each other out," said the 79-year-old Ramirez on a slow walk through the old neighborhood recently.

Today, it is one of a handful of neighborhoods in North County that is populated almost exclusively by Latino families. A few of the homes built in the 1920s remain on the hillside once called La Colonia, which roughly



Juan Gomez, with back to us, who has lived in Eden Gardens all his life, kicks the ball around with his cousin, Zuleima Alvarado Rodriguez, who also lives in the Solana Beach neighborhood.

translates in English to the colony.

La Colonia is a six-block enclave of old homes packed into small lots that seem to buck the landscape of what is largely a

white, wealthy beachside community just north of the Del Mar racetrack and fairgrounds.

In a short walk, Ramirez covered most of the neighborhood beginning at La Colonia Park, then the recreation center, and then across the street to visit lifelong friends.

The name was changed

The La Colonia name was changed to Eden Gardens in 1929 by a developer who thought the new name would attract more settlers, mainly whites, by evoking an image of the biblical paradise. But the neighborhood remained mostly Latino.

"There was nothing here," said Jesus Granados, whose family arrived in 1919. His father, Jose Granados, bought a piece of land on Valley Avenue just south of Genevieve in 1936 and opened Granados

► BARRIOS, A-6

E.1 Criterion A - Community History

Article continued from previous page.

Market.

Ramirez, a longtime friend of the Granados family, said he was paid 30 cents to sweep the floor of the market in the afternoons and on Saturdays when he was 13 years old.

The descendants of the original Mexican settlers who came in the early 1900s have inherited many of the homes in La Colonia.

Several of them established popular restaurants over the years, including Don Chuy's, Tony's Jacal, Fidel's and the Blue Bird Cafe.

The Granados turned their grocery store into a restaurant, called Don Chuy's, in 1942. Tony and Catalina Gonzalez opened Tony's Jacal in 1946. Fidel and Ramona Montanez turned their barbershop into an eatery in 1965. Guillermo and Ramona Rincon turned an old pool hall into the Blue Bird Cafe in 1934, which closed in 1996 and is now used as office space.

"I gave it to my son, and I bought it from my mother when I left the military," Granados, 86, said of the family business.

An extended front lawn

In this little neighborhood there are few secrets, Ramirez said. Most everyone knows each other. And not only do they know each other, "almost everyone seems to be related to someone else," said Richard Wahl, a docent at the Solana Beach Heritage Museum at La Colonia Park. He has worked for the city for eight years.

Among the older families there are some newcomers who make the park an extended front lawn.

The neighborhood amounts to about a half-dozen streets spilling from the hillside on to Valley Avenue and the park, between Via de la Valle and Genevieve Street. The names of the streets ring of the neighborhood's Latino heritage: Hernandez, Juanita and ... many more.

The park, between Valley and Stevens avenues, is the heart of the neighborhood.

Those who were around before there was a park remem-

ber thugs hanging out on the empty lot near Valley Avenue selling drugs late into the night and most of the day. The lot had a small creek running through it and a field of tall bamboo where the dealers would hide when patrol cars came around.

Most of that changed when the park was built in 1991. A sheriff's substation and community recreation center were built at the park. On the south end, there is a jungle gym that neighborhood children play in.

Young men and women use the park benches on the west side as a place to eat their noontime lunch or read a magazine. On the east end of the park, local women sit and gossip about the goings-on in the community.

On the weekends, families use the picnic area to celebrate birthdays and other family occasions.

Change

Much as it was many years ago, La Colonia remains home to Mexican immigrants who came to toil in the dry field ranches around Solana Beach and Rancho Santa Fe.

In the afternoons, a large truck drives through the streets selling produce door to door. The truck offers hard-to-find Mexican products, like the green chilies used in Mexican salsas, and caters to people who often don't have transportation. The nearest grocery store is a large chain supermarket several blocks away.

Like most Latino neighborhoods in North County, Eden Gardens shares a similar history that begins with the Spanish settlements in 1769. After winning independence from Spain, Mexico ruled most of what is now the western United States until the late 1840s, when California officially became a part of the

United States.

The transition from Mexican to United States rule was a difficult one. Land titles were tenuous at best and many of the Mexican owners sold or lost their lands during the period.

The Solana Beach area began to develop rapidly after Lake Hodges Dam was completed and the Santa Fe Irrigation District was formed in 1918. In the early 1920s, new Mexican immigrants began to arrive in Solana Beach to harvest avocados, tomatoes, grain and lima beans.

No Spanish allowed

The children of those early Mexican settlers remember attending the Americanization School on Genevieve Street in the barrio. At the school, speaking Spanish was forbidden and children were "Americanized" by learning English and having some of their names changed.

Much of the early Latino history of Solana Beach would have been lost were it not for the Civic and Historical Society and former Councilwoman Tere Renteria, who helped create the Heritage Museum.

The museum is the oldest standing house in Solana Beach, dating back to the 1890s. It belonged to North Dakota Sen. James West Stevens.

The museum today features an exhibit of photographs, newspaper clippings and other family items of the early Latino families.

One Saturday a month Ramirez volunteers at the museum, telling visitors stories about the old Mexican neighborhood.

Despite the efforts to Americanize the barrio, the culture and traditions remain very much as they were in the old country: Mexican music can be heard from small radios in the lawn, Spanish is widely spoken in the park, and old neighbors alternate from English to Spanish in the same conversation.

But if there were ever a question about the barrio's patriotism and love of this country, Ramirez would point to a wall on the park's recreation center. There, he and old friends have placed more

than 80 photographs of soldiers from the barrio who have fought and lost their lives in foreign wars since World War II.

"There are stories I could tell you; there are stories they could tell you," Ramirez said pointing to the men in the pictures, and holding back a tear.

E.1 Criterion A - Community History

The San Diego Union-Tribune | NORTH COUNTY | Sunday, October 31, 2004

THE WAY WE WERE

Tale of two neighborhoods in Solana Beach

By Diane Welch

SOLANA BEACH — In 1925, avocado groves and rows of lima and string beans dominated Solana Beach.

That was the year 4-year-old George Wilkens arrived with his family in their Model T Ford.

Two years later, Robert "Chuckles" Hernandez was born to a Mexican family in Solana Beach.

Both men still live in Solana Beach and are pieces of living history. Their diverse recollections describe the evolution of two neighborhoods within the small community.

Jim Nelson, president of the Solana Beach Civic and Historical Society, has published their childhood memories in "Early Solana Beach."

Hernandez spent his first years on Cedros Avenue. In 1933 Mexican families who lived there were relocated to La Colonia, also known as Eden Gardens.

The relocation was based on a legal document for school property in Solana Beach, which specified that there could be "no children of Negro or Mexican descent in any school," according to a 1981 story in *The Tribune*.

The Americanization School was opened in La Colonia, and Hispanic students were sent there. Speaking Spanish was forbidden, and learning English was mandatory.

Hernandez started attending the Americanization School when he was 5.

"We didn't realize that we were being segregated. We were happy kids," Hernandez said.

He split his time between working in the avocado groves and attending school.

Wilkens attended Central School on Rios Street.

"Sometimes there were only three or four in a class," he said.

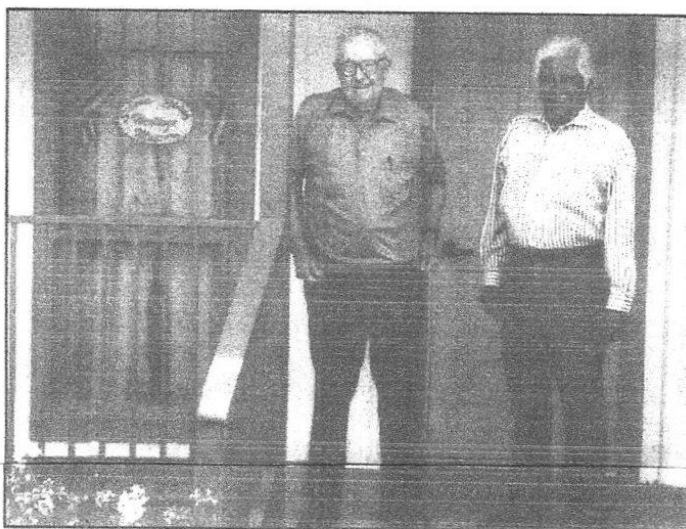
From an early age, Wilkens worked in his family's garden supply store, on the northeast corner of Lomas Santa Fe Drive and Cedros Avenue. The store sold 100-pound bags of fertilizer that Wilkens and his brother would load and unload.

"There weren't any forklift trucks in those days. We were in pretty good shape," he said.

Hernandez would play barefoot in



In 1929, George Wilkens (right) and other kids from his Solana Beach neighborhood took a watermelon break while lined up on their homemade scooter. *Courtesy of George Wilkens*



George Wilkens (left) and Robert Hernandez at the Solana Beach Heritage Museum in 2002. *Courtesy Solana Beach Civic and Historical Society*

the sandy soil on Genevieve Avenue, up the hill from the Americanization School.

"We'd play cowboys and Indians, and golf," he said. "When the lima beans had been harvested, we dug holes in the dirt and placed cans in them. This was our golf course."

Wilkens made a scooter from pieces of wood and steel skate wheels and rode it on the newly installed sidewalks on the west side of U.S. Highway 101.

"It made a racket, but the people didn't complain," he said.

Wilkens used a long wagon he'd

been given for Christmas to carry friends.

Later, he would use it to carry wood bought from Hershall Larrick's lumberyard. Wilkens and friends used the lumber to build their own hut. They also dug trenches that would be covered with wood.

"We'd conduct our secret club meetings there," he said.

South of Fletcher Cove, atop the bluff now occupied by condominiums, Wilkens would set up camp.

"I camped up there many times as a young boy, even lighting fires by rubbing sticks together," he said.

To earn a quarter, Hernandez would sweep the cantina on his street, where Tony's Jacal restaurant now stands. Ice cream treats were a nickel apiece.

Later, he would caddy for Bing Crosby and Victor Mature in Rancho Santa Fe.

Copies of "Early Solana Beach" may be obtained from: Solana Beach Civic and Historical Society, P.O. Box 504, Solana Beach, CA 92075. The cost is \$20, and half of the cost is tax deductible.

For more information, call Jim Nelson at (858) 259-7657.

Diane Welch is a freelance writer.

E.1 Criterion A - Community History

4 COVER STORY

NORTH COAST | THE SAN DIEGO UNION-TRIBUNE | SUNDAY • JUNE 26, 2011

AT 25, SOLANA BEACH HAS COME INTO ITS

City incorporated so it could have control over its destiny

JONATHAN HORN • U-T

SOLANA BEACH

Happy 25th, Solana Beach.

On July 1, 1986, Solana Beach became a city. This Friday it will hold a quarter-century birthday party at the newly renovated Fletcher Cove Community Center.

Before 1986, Solana Beach was part of unincorporated San Diego County, with residents and leaders constantly feeling ignored by the board of supervisors. Moneys that could have stayed in Solana Beach, such as revenue from sales tax, were being directed to other parts of the county. And there was a constant threat of development without local decision makers.

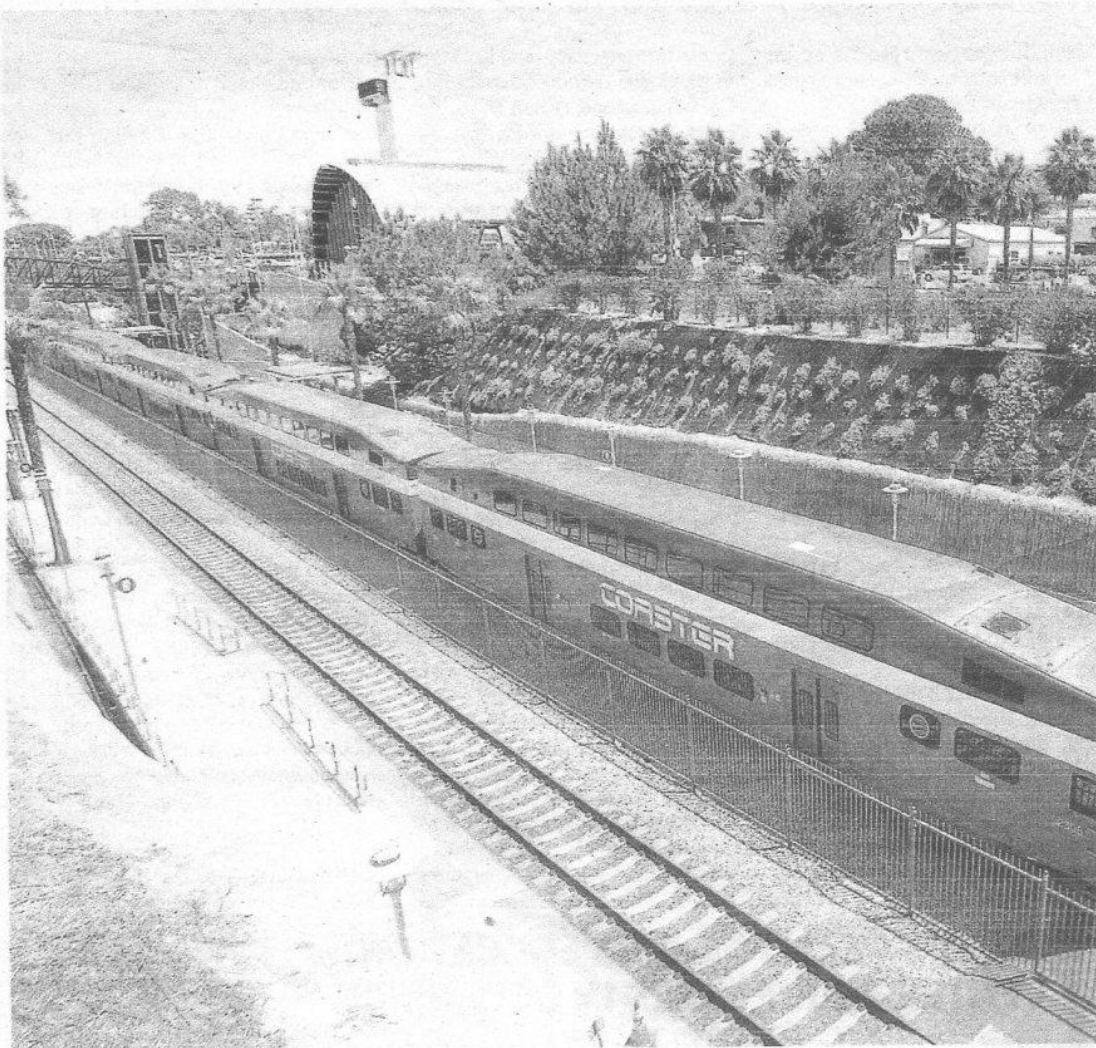
"What really fueled the campaign for incorporation was to have some say over land use," said Margaret Schlesinger, the city's first mayor. "This is a wonderful place to live and we've just done so many improvements."

Indeed, Solana Beach has become a draw to people across the county over the past quarter century. The Cedros Avenue Design District has become a regional draw. A large train station is now a transit center in North County. The city built Fletcher Cove park above its coastal bluffs. And the lush Coastal Rail Trail walkway traverses Highway 101.

One move was ideologic. In 2003, the city became the first in America to ban smoking on beaches.

A lot of this may not have happened if Solana Beach didn't have local authority.

"Oh my gosh it's been phenomenal," said Councilman Joe Kellejian, first elected in 1992. "It's gone by so fast.



The Coaster sits at the transit center (background). The center has been a key development in Solana Beach.

We've accomplished great things....We have a wonderful place that we call Solana Beach."

The citizens of Solana Beach voted to incorporate by a 64 percent majority in June 1986. Solana Beach became a city at 7 a.m. July 1 of that year. The first order of action? Stop all county-issued development permits in Solana Beach.

"We all got sued immediately," Schlesinger said. "We won them all. We just wanted to stop everything to take a look at what was happening."

Solana Beach's first at-

tempt to incorporate was unsuccessful. A ballot measure for it to become a city in 1981 failed by 200 votes, Schlesinger said. But five years later, Solana Beach residents successfully drove the effort for cityhood. A group of roughly 75 made it happen with a campaign called Citizens Intending to Incorporate, or CITI.

Encinitas also incorporated in 1986. The two areas had been considering forming one city as the San Dieguito region, but Encinitas would incorporate on its own in October of that year.

One of Solana Beach's next big projects will be revitalizing its downtown stretch of the Coast Highway. The city will borrow up to \$6 million from the San Diego Association of Governments for the first phase of a project that could ultimately create a pedestrian and bicyclist friendly shopping district, with roundabouts instead of traffic lights and a reduced number of lanes for cars. Construction could begin in the fall.

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(760) 752-6755

Solana Beach 2

Where: Fletcher Cove

When: Friday, July 1

Admission: Free

Schedule:

• 5:30 p.m. Grand Reopening
Community Center

• 6 p.m. Celebration

• 6:45 p.m. Magicia

• 7 p.m. 1980s tribu

• 7:45 p.m. Present dignitaries

• 8:45 p.m. Laser li

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E.1 — Provide a list of works cited
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