

The Junipers Project
Environmental Impact Report
SCH No. 2018041032 - Project No. 586670

Appendix I2

Former Carmel Highlands Golf Course
Built Environment Assessment

February 2020

November 13, 2017

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
La Mesa, CA 91942
Attn: Tammy Ching

Subject: The Junipers Project: Former Carmel Highlands Golf Course Built Environment Assessment

Dear Tammy:

The following is a letter of assessment of the structure located on the former Carmel Highlands Golf Course near 14445 Peñasquitos Drive in San Diego, California. This letter contains a description of the resource, conclusions, and photographs along with my qualifications.

I. Project

IS Architecture was retained as a subconsultant to HELIX Environmental Planning, Inc. to compose a letter for the structure located in the former Carmel Highlands Golf Course near 14445 Peñasquitos Drive, San Diego, California. The structure was visited on Friday, November 10, 2017.

II. Assessment Parameters

This assessment is based solely on visual observation of the structure for significance of architectural style. No archival research was completed for this assessment.

III. Description

The structure located on the former Carmel Highlands Golf Course is a single-story wood frame structure consisting of an asphalt shingle gable roof, vertical board siding, moderate boxed eaves, and minimal fenestration. Possibly used as a landscaping shed, the long narrow structure contains a row of openings on the southwest elevation that once featured metal roll-up doors, now removed and housed within the structure. A barred aluminum sliding window and standard doorway pierce the southeast elevation. The northwest elevation bears no fenestration and is currently inhabited by a large colony of bees. The northeast elevation contains two barred tripartite aluminum windows with one near the center of the elevation broken. A third window opening can be observed, but has been infilled with plywood and painted. (See Photographs below)

IV. Conclusions

The structure does not resemble any notable architectural style beyond utilitarian function. It does not appear to contain any character-defining features that could provide significance for architecture. The structure retains integrity of location, however, the setting has changed as the golf course no longer functions around it. Integrity of design, materials, and workmanship could not be assessed without historic photographs or archival research into the property. As a supporting outbuilding of the former golf course, the structure no longer retains integrity of feeling and association as there is no longer a golf course to service. This conclusion addresses only the criteria involved in evaluating historic architecture.

Sincerely,



Katie DeBiase, MHP

November 13, 2017

Date

APPENDIX A: Qualifications

Katie DeBiase, Historic Preservation Specialist and Architectural Historian at IS Architecture, has project experience ranging from large-scale surveys for built environment resources to preparing professional preservation reports and assessments for various projects, including Historic Resource Technical Reports, condition assessment reports, HABS documentation, and over 150 DPR 523 forms. Ms. DeBiase's qualifications exceed the requirements established by the National Park Service, for History and Architectural History, as published in the Code of Federal Regulations, 36 CFR Part 61 (Secretary of the Interior's Standards).

APPENDIX B: Photographs



Figure 1: View of structure facing north. (photograph by IS Architecture 2017)



Figure 2: Southeast elevation of structure facing northwest. (photograph by IS Architecture 2017)



Figure 3: Southwest elevation of structure facing northeast. (photograph by IS Architecture 2017)



Figure 4: Northeast elevation of structure facing northwest. (photograph by IS Architecture 2017)



Figure 5: Northwest elevation of structure facing northeast. (photograph by IS Architecture 2017)