Appendix F

Historical Resource Evaluation Report

Alexan Escondido Project

Historic Resource Evaluation Report

July 2024 | 00876.00006.001

Submitted to:

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Report Date:	July 2024
Report Title:	Historic Resource Evaluation Report for the Alexan Escondido Project, Escondido, California
Submitted to:	City of Escondido
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Updated Sites:	None
USGS Quad:	Escondido 7.5' Quadrangle
Acreage:	Approximately 15 acres
Key Words:	San Diego County; Township 12 South, Range 2 West; Escondido; Brotherton Road and Felicita Road; Bethel Baptist Church

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ACRONYMS AND ABBREVIATIONS

APE	Area of Potential Effect
APN	Assessor's Parcel Number
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Escondido
County	County of San Diego
CRHR	California Register of Historical Resources
HELIX	HELIX Environmental Planning, Inc.
I-	Interstate
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
PRC	Public Resources Code
project	Alexan Escondido Project
SCIC	South Coastal Information Center
SF	square feet/square foot
SR	State Route
USGS	U.S. Geological Survey

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EXECUTIVE SUMMARY

Trammell Crow Company contracted HELIX Environmental Planning, Inc. (HELIX) to provide a historic built environment study for the Alexan Escondido Project (project) in the City of Escondido, San Diego County, California. The project proposes to demolish an existing church building completed in 1976 (Bethel Baptist Church) and its associated parking lot and construct 258 multi-family residential units and associated amenities in their place. The study included site visits, background research, permit research, archival research at the church and various online repositories and websites, a review of available historic maps and aerial images, and preparation of this report according to the National Register of Historic Place (NRHP), California Register of Historical Resources (CRHR), and local eligibility criteria as required by the California Environmental Quality Act (CEQA). This report details the methods and results of the historic built environment study and has been prepared to comply with CEQA, Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, and the City of Escondido's General Plan and Article 40, Section 33-794, of the Escondido Municipal Code. The City of Escondido is the lead agency under CEQA.

This historic resource evaluation report concludes that the Bethel Baptist Church building does not meet the criteria for inclusion in the NRHP, CRHR, or City of Escondido register. The two education buildings were not evaluated, as they were constructed during the 1980s and 1990s and are thus not of sufficient age to qualify as historical resources under CEQA or historic properties under the NHPA. As such, no impacts to historic resources are anticipated. No consultation under Section 106 is required, and no further historic resource CEQA analysis is required.

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1.0 INTRODUCTION

Trammell Crow Company contracted HELIX Environmental Planning, Inc. (HELIX) to provide cultural resources services for the Alexan Escondido Project (project) in the City of Escondido (City), San Diego County, California. The project originally proposed to demolish the existing Bethel Baptist Church building on an approximately eight-acre parcel to construct 12 multi-family residential buildings with an associated office and parking lot. In 2024, the project scope and footprint were expanded to include the adjacent parcel and the construction of additional residential housing and a new church building, totaling approximately 15 acres. A historic built environment study, including site visits, background research, permit research, archival research at the church and various online repositories and websites, and a review of available historic maps and aerial images, was conducted for the original and updated project areas. This historic resource evaluation report details the methods and results of the study and has been prepared to comply with the California Environmental Quality Act (CEQA), Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, and the City of Escondido's General Plan and Article 40, Section 33-794, of the Escondido Municipal Code.

1.1 PROJECT LOCATION

The project site is located at 855 Brotherton Road within the City of Escondido in northern San Diego County (Figure 1, *Regional Location*). The project would be on a site located east of Interstate (I-) 15 and south of State Route (SR-) 78, within an unsectioned portion of the former Rancho San Bernardo, Township 12 South, Range 2 West, on the U.S. Geological Survey (USGS) 7.5' Escondido quadrangle (Figure 2, *USGS Topography*). The approximately 15-acre project site, comprised of Assessor's Parcel Numbers (APNs) 236-333-41 and 236-333-53, is at the southeastern corner of the Brotherton Road and Felicita Road intersection, approximately 165 feet northeast of I-15 (Figure 3, *Aerial Photograph*).

1.2 PROJECT DESCRIPTION

The site currently contains a 24,395 square foot (SF) church building, a 2,062 SF parking lot and two education buildings totaling 26,457 SF. The project proposes to demolish the existing church building and parking lot and construct a multi-family residential development, new church building, and associated improvements.

The proposed residential development includes 258 multi-family residential apartments with a mix of one- to three-bedroom units. Ten residential buildings would include three-story townhomes and four-story flats at-grade (no subterranean levels). The project proposes 112 one-bedroom units ranging in size from approximately 700 to 800 SF, 122 two-bedroom units ranging between approximately 1,000 and 1,600 SF, and 24 three-bedroom units between 1,600 and 1,800 SF. The total residential building area would encompass approximately 350,380 SF. Proposed resident amenities include: an approximately 11,544 SF two-story clubhouse/leasing center building; an approximately 662 SF one-story building containing a pet spa and maintenance garage; a swimming pool; grassy lawns; and outdoor gathering areas.

A new two-story church building would be constructed on the east side of the project site adjacent to the two education buildings that would remain. The approximately 22,700 SF church building would have a 600-seat sanctuary, as well as offices, a kitchen, and storage. An outdoor courtyard would also be constructed between the new church and the existing education buildings.

Access to the proposed residential development would be provided via two entries. The primary entry would be from Felicita Road, with a secondary entry along Brotherton Road. Parking would be provided within resident garages and surface lots between the 10 residential buildings. A total of 445 parking spaces would be provided, including 173 garage spaces, 219 open spaces, and 53 carport spaces. Internal circulation would be provided via a system of connected drive aisles between the project entries, residential garages, and parking areas. Additionally, accessible walkways would be provided throughout the site to connect the common areas to the residential buildings, amenity buildings, and parking areas. Access to the church would continue to be provided via two entries from Brotherton Road, but the parking lot and on-site circulation would be modified to accommodate the new facilities.

Landscaping would be provided along the project frontages of Felicita Road and Brotherton Road, the southern site boundary, project entries, proposed buildings, club house/leasing center, parking areas, and other common areas.

Off-site improvements within the right of way (ROW) of Felicita Road and Brotherton Road include a 17-foot widening of Felicita Road along the project frontage, sidewalks, curb and gutters, curb ramps, and driveway curb cuts.

The project would include connections to the existing utilities located in the Felicita Road and Brotherton Road ROWs. Additionally, the project proposes to install retaining walls on the project's northeastern corner, eastern boundary, and southern boundary. Retaining wall heights would vary, with the maximum height being approximately 13 feet.

1.3 AREA OF POTENTIAL EFFECT

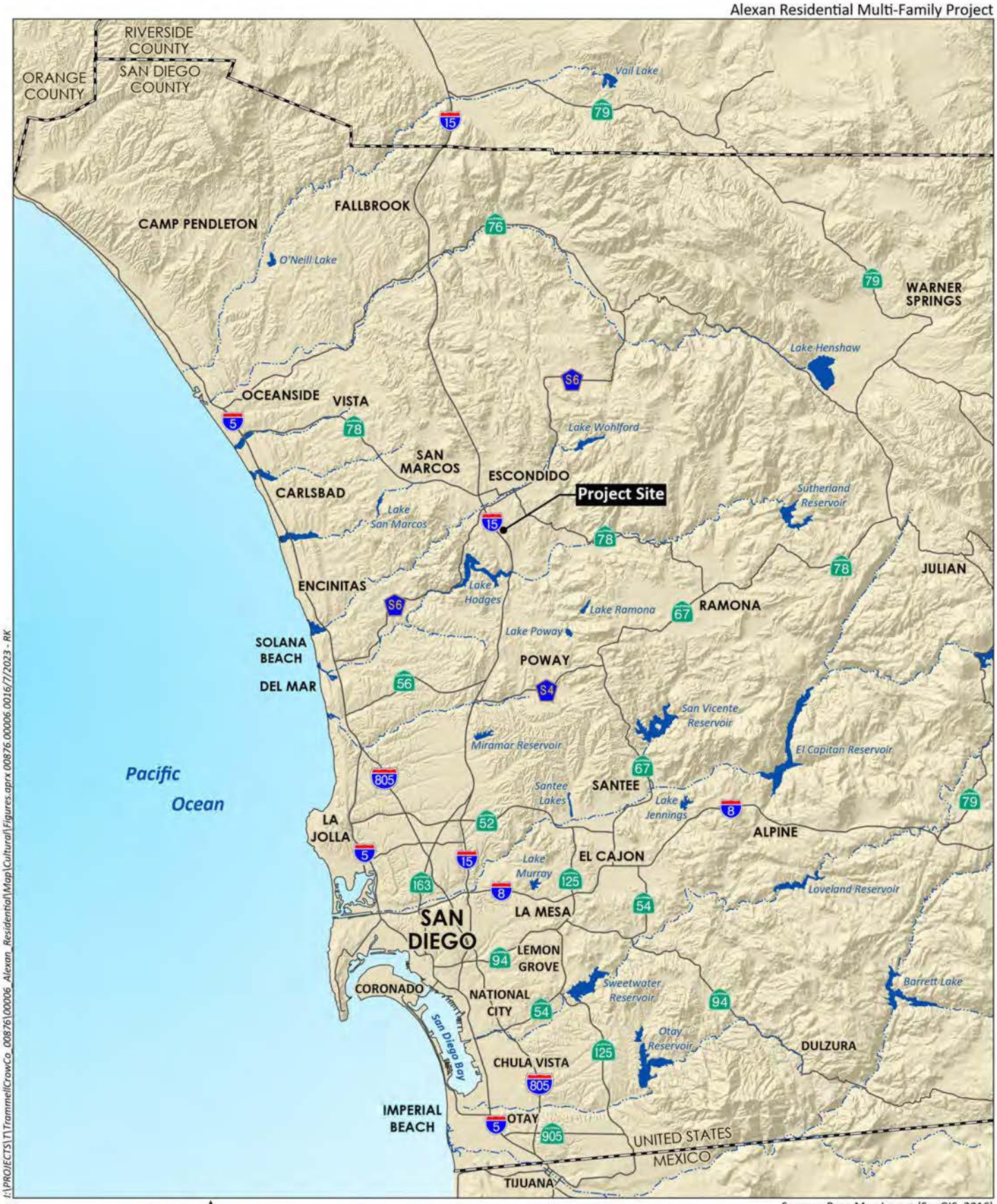
Pursuant to 36 Code of Federal Regulations (CFR) 800.4(a)(1), the Area of Potential Effect (APE) is the geographic area within which an undertaking may directly or indirectly alter the character or use of historic properties. The APE for the project includes the approximately 15-acre project site.

1.4 PROJECT PERSONNEL

HELIX conducted a historic built environment study in 2023 and 2024 to assess whether the project would have any effects on historic built environment resources. Teri Delcamp, M.A., conducted the initial site visit and is the primary author of this technical report. Ms. Delcamp meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and History. HELIX archaeologist Mary Villalobos, B.A., visited the project site in July 2024 to photograph the education buildings that are within the extended project area. A resume for Ms. Delcamp is included as Appendix A.

2.0 REGULATORY FRAMEWORK

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance. Significant resources are those resources that have been found eligible for the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP), as applicable.



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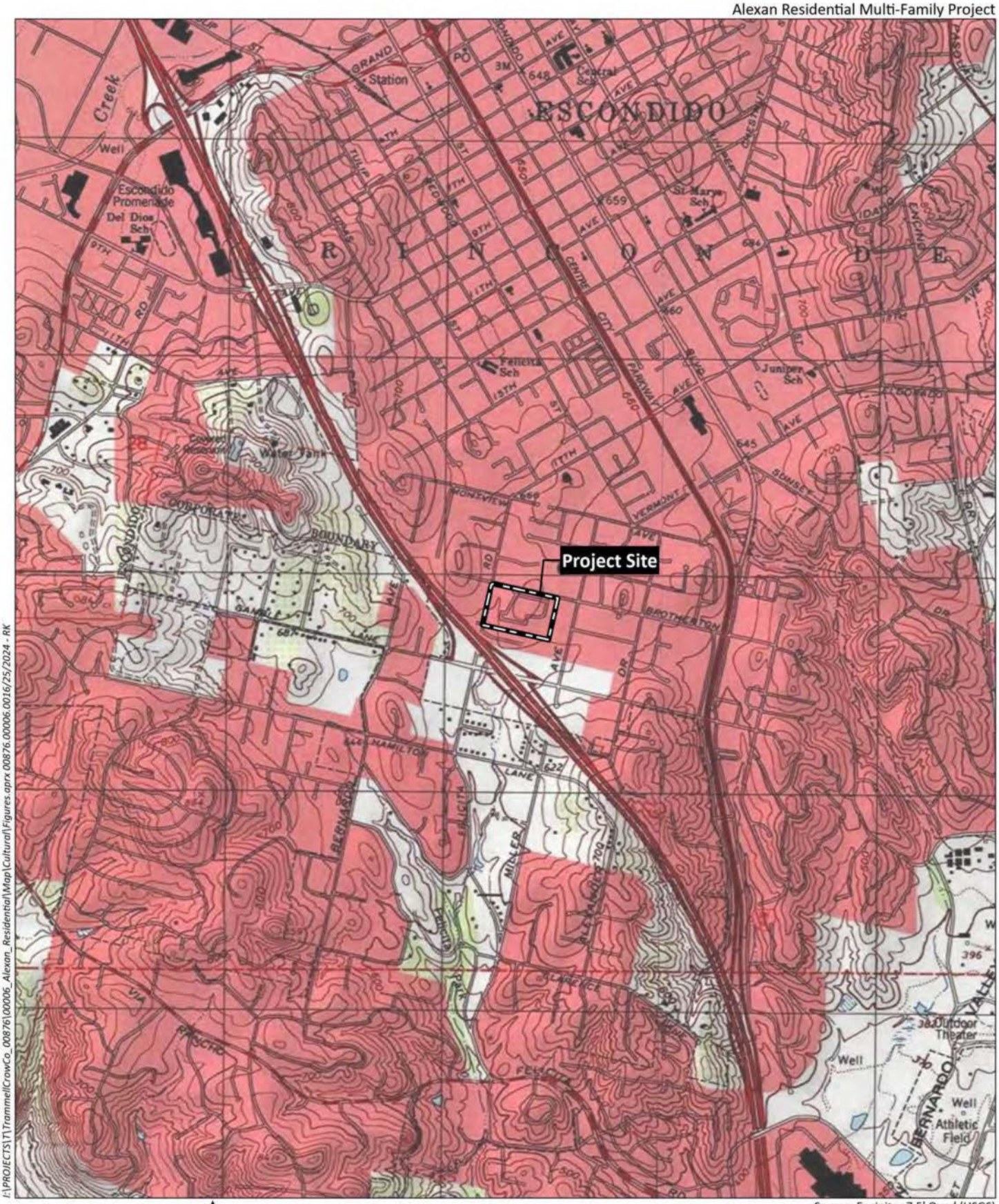
Source: Base Map Layers (SanGIS, 2016)

HELIX Environmental Planning

Regional Location

Figure 1



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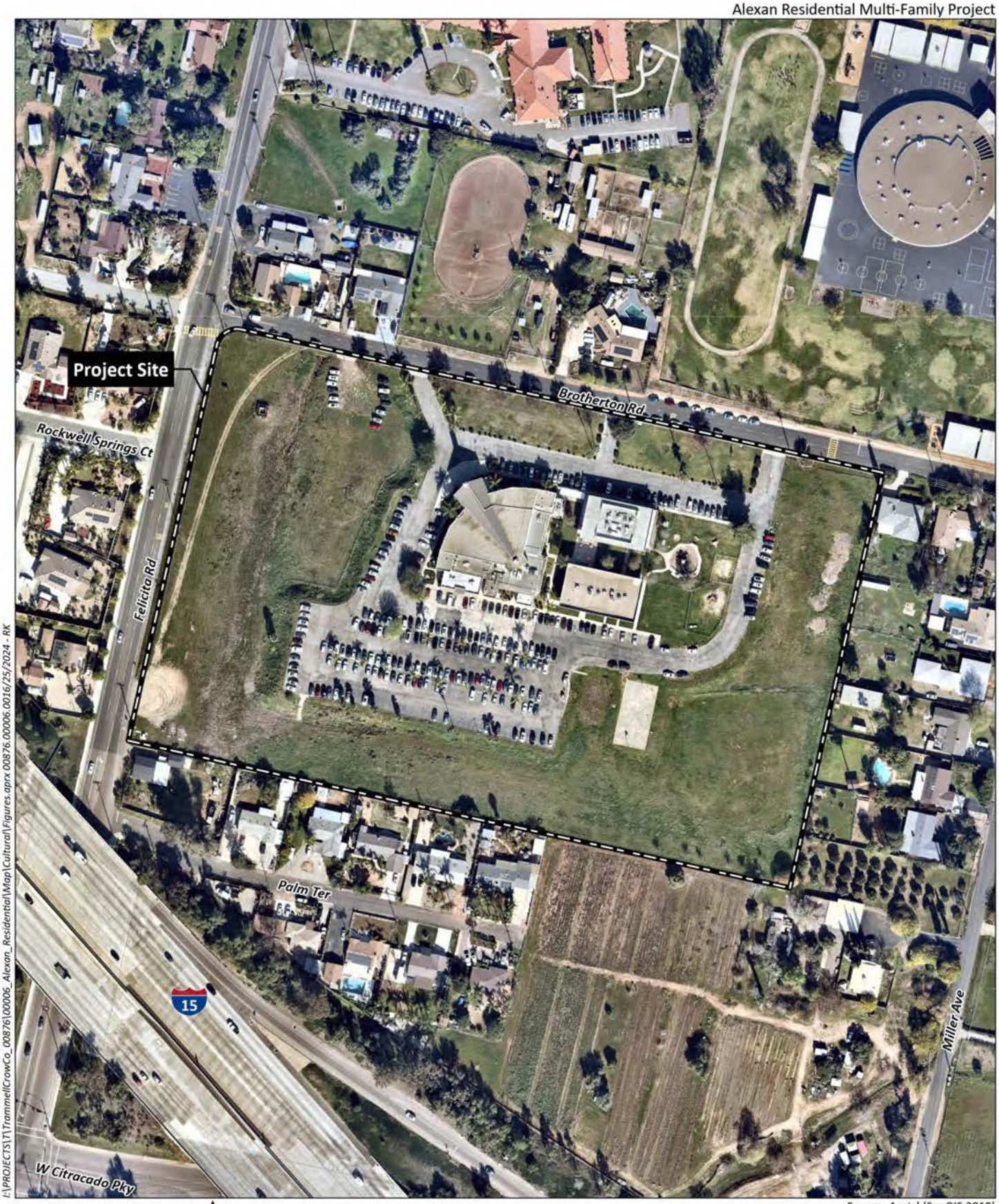
Source: Encinitas 7.5' Quad (USGS)

HELIX Environmental Planning

USGS Topography

Figure 2



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Source: Aerial (SanGIS 2019)

HELIX Environmental Planning

Aerial Photograph

Figure 3

2.1 FEDERAL

2.1.1 National Historic Preservation Act (NHPA)

Federal regulations that are applicable to a project when there is a federal nexus, such as permitting or funding from a federal agency, consist of the NHPA and its implementing regulations (16 United States Code 470 et seq., 36 CFR Part 800). Section 106 of the NHPA requires Federal agencies to take into account the effects of their undertakings on "historic properties", that is, properties (either historic or archaeological) that are eligible for the NRHP.

2.1.2 National Register of Historic Places (NRHP)

The NRHP was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it:

- Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: Is associated with the lives of persons significant in our past; or
- Criterion C: Embodies the distinctive characteristics of a type, period, or method of installation, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history.

All resources that are eligible for listing in the NRHP must have integrity, which is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Some aspects of integrity may be accorded more weight than others, depending on the type of resource being evaluated and the applicable eligibility criteria. Integrity can be assessed only after it has been concluded that a resource is significant. To retain integrity, a property must possess several, if not all, of these seven qualities, which are defined in the following manner in National Register Bulletin 15:

1. **Location.** The place where the historic property was constructed, or the place where the historic event occurred.
2. **Design.** The combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting.** The physical environment of a historic property.

4. **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.

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

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

7. **Association.** The direct link between an important historic event or person and a historic property.

Under Section 106 of the NHPA, actions that alter any of the characteristics that qualify a property for eligibility for listing in the NRHP "in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association" (36 CFR 800.5[a]) constitute an adverse effect to the historic property.

2.2 STATE

2.2.1 California Environmental Quality Act (CEQA)

CEQA, PRC 21084.1, and California Code of Regulations (CCR) Title 14 Section 15064.5, address determining the significance of impacts to archaeological and historic resources and discuss significant cultural resources as "historical resources," which are defined as:

- resource(s) listed or determined eligible by the State Historical Resources Commission for listing in the CRHR (14 CCR Section 15064.5[a][1])

- resource(s) either listed in the NRHP or in a "local register of historical resources" or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, unless "the preponderance of evidence demonstrates that it is not historically or culturally significant" (14 CCR Section 15064.5[a][2])

- resources determined by the Lead Agency to meet the criteria for listing on the CRHR (14 CCR Section 15064.5[a][3])

Section 15064.5(b)(1) of the State CEQA Guidelines specifies that projects that cause "…physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired" shall be found to have a significant impact on the environment. Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the CRHR (Section 2.2.2).

2.2.2 California Register of Historical Resources (CRHR)

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC § 5024.1(a)). Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical

Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR.

A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria (PRC § 5024.1(c)):

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2: It is associated with the lives of persons important in our past.
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Under 14 CCR Section 15064.5(a)(4), a resource may also be considered a "historical resource" for the purposes of CEQA at the discretion of the lead agency.

Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years also may be eligible for inclusion in the CRHR, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.

2.2.3 City of Escondido General Plan

Goals and policies regarding Cultural Resources within the City of Escondido General Plan (City of Escondido 2012) include the following:

GOAL 5: Preservation of important cultural and paleontological resources that contribute to the unique identity and character of Escondido.

Cultural Resources Policy 5.1: Maintain and update the Escondido Historic Sites Survey to include significant resources that meet local, state, or federal criteria.

Cultural Resources Policy 5.2: Preserve significant cultural and paleontological resources listed on the national, State, or local registers through: maintenance or development of appropriate ordinances that protect, enhance, and perpetuate resources; incentive programs; and/or the development review process.

Cultural Resources Policy 5.3: Consult with appropriate organizations and individuals (e.g., South Coastal Information Center of the California Historical Resources Information System, Native American Heritage Commission, Native American groups and individuals, and San Diego Natural History Museum) early in the development process to minimize potential impacts to cultural and paleontological resources.

Cultural Resources Policy 5.4: Recognize the sensitivity of locally significant cultural resources and the need for more detailed assessments through the environmental review process.

Cultural Resources Policy 5.5: Preserve historic buildings, landscapes, and districts with special and recognized historic or architectural value in their original locations through preservation, rehabilitation (including adaptive reuse), and restoration where the use is compatible with the surrounding area.

Cultural Resources Policy 5.6: Review proposed new development and/or remodels for compatibility with the surrounding historic context.

Cultural Resources Policy 5.7: Comply with appropriate local, State, or federal regulations governing historical resources.

Cultural Resources Policy 5.8: Consider providing financial incentives, and educational information on existing incentives provided by the federal government to private owners and development in order to maintain, rehabilitate, and preserve historic resources.

Cultural Resources Policy 5.9: Educate the public on the City's important historic resources to increase awareness for protection.

2.2.4 City of Escondido Local Register/Local Landmark Criteria

The procedures and criteria for register listing or local landmark designation are provided in the City's Municipal Code, Article 40, Section 33-794:

Prior to granting a resource local register or historical landmark status, the HPC [Historic Preservation Commission] shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one (1) or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven (7) and must meet at least two (2) of the criteria. Signs proposed for the local register shall meet at least one (1) of the criteria numbered eight (8) through ten (10). Landscape features proposed for the local register shall meet criterion number eleven (11). Archaeological resources shall meet criterion number twelve (12). Local register resources proposed for local landmark designation shall be evaluated against criterion number thirteen (13). The criteria are as follows:

(1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state, or nation;

(2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;

(3) Escondido historical resources that are connected with a business or use that was once common but is now rare;

(4) Escondido historical resources that are the sites of significant historic events;

(5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;

(6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area, or district;

(7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;

(8) Sign that is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historical sign materials and is not significantly altered;

(9) Sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles;

(10) Sign that demonstrates extraordinary aesthetic quality, creativity, or innovation;

(11) Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic qualities;

(12) Escondido archaeological site that has yielded, or may be likely to yield, information important in prehistory;

(13) Escondido significant historical resource that has an outstanding rating of the criteria used to evaluate local register requests. (Ord. No. 2000-23, §4, 9-13-00; Ord. No. 2008-16, §4, 7-16-08; Ord. No. 2016-15, §4, 10-26-16).

3.0 HISTORICAL BACKGROUND

3.1 SPANISH PERIOD

During the mid-eighteenth century, Spain escalated its involvement in California from exploration to colonization (Weber 1992). In 1769, a Spanish expedition headed by Gaspar de Portolá and Junípero Serra traveled north from San Diego, seeking suitable locations to establish military presidios and religious missions in order to extend the Spanish Empire into Alta California. The Presidio of San Diego and Mission San Diego de Alcalá were established in 1769, followed by the Presidio of Monterey and Mission San Carlos Borromeo de Carmelo in 1770 in northern California. The missions and presidios stood, literally and figuratively, as symbols of Spanish colonialism, importing new systems of labor, demographics, settlement, and economies to the area. Agriculture and animal husbandry were the main pursuits of the missions.

Missions San Juan Capistrano and San Luis Rey de Francia, established in 1776 and 1798, respectively, claimed a large part of northern San Diego and southwestern Riverside counties. On the coast, the Luiseño and the Kumeyaay people were moved into the mission environment, where living conditions and diseases promoted the decline of the native populations (Bean and Shipek 1978). However, throughout the Spanish Period, the influence of the Spanish progressively spread further from the coast and into the inland areas of southern California as the missions extended their influence into the surrounding regions and used the lands for grazing cattle and other animals. In the 1810s, ranchos and mission outposts, called asistencias, were established relatively near the project area, increasing the amount of Spanish contact in the inland region. An asistencia was established in Pala in 1816 and Santa Ysabel in 1818.

3.2 MEXICAN PERIOD

Mexico, including Alta California, gained its independence from Spain in 1821, but Spanish culture and influence remained as the missions continued to operate as they had in the past, and laws governing the distribution of land were also retained for a period of time. Following the secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals, ushering in the Rancho Era, with the society transitioning from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos. With the numerous new ranchos in private hands, cattle ranching expanded and prevailed over agricultural activities.

The project area is situated within the boundary of Rancho San Bernardo, which was granted to Don Jose Snook in 1842 by Governor Juan B. Alvarado (Hoffman 1862). The 17,763-acre grant encompassed what is now Rancho Bernardo, 4S Ranch, the San Pasqual Valley, and Lake Hodges. Farming and ranching were the staple activities occurring within the Rancho during the Mexican Period; Snook stocked the ranch with large herds of cattle, sheep, horses, mules, and oxen (Rancho Bernardo Historical Society n.d.).

These ranches put new pressures on California's native populations, forcing them to acculturate or relocate farther into the backcountry. In rare instances, former mission neophytes were able to organize pueblos and attempt to live within the new confines of Mexican governance and culture. The most successful of these was the Pueblo of San Pasqual, located inland along the San Dieguito River Valley, founded by Kumeyaay, who were no longer able to live at the Mission San Diego de Alcalá (Carrico 2018; Farris 1994).

3.3 AMERICAN PERIOD

American governance began in 1848, when Mexico signed the Treaty of Guadalupe Hidalgo, ceding California to the United States at the conclusion of the Mexican-American War. A great influx of settlers to California and the San Diego region occurred during the American Period, resulting from several factors, including the discovery of gold in the state in 1848, the end of the Civil War, the availability of free land through the passage of the Homestead Act, and later, the importance of San Diego County as an agricultural area supported by roads, irrigation systems, and connecting railways. The increase in American and European populations quickly overwhelmed many of the Spanish and Mexican cultural traditions, and greatly increased the rate of population decline among Native American communities.

While the American system required that the newly acquired land be surveyed prior to settlement, the Treaty of Guadalupe Hidalgo bound the United States to honor the land claims of Mexican citizens who

were granted ownership of ranchos by the Mexican government. The Land Act of 1851 established a board of commissioners to review land grant claims, and land patents for the land grants were issued from 1876 to 1893.

In 1848, Snook died, leaving his widow Maria a life estate in the rancho; his brother, John, took ownership of the rancho. John Snook died in 1852, and Maria died in 1864. The ownership of the rancho was passed to relatives in England, who sold it in 1867 to Thomas Fox, who represented James McCoy (Rancho Bernardo Historical Society n.d.). As required by the Land Act of 1851, a claim for Rancho San Bernardo was filed with the Public Land Commission in 1852, and the rancho was later patented to Maria in 1874 (Willey 1886).

3.4 THE CITY OF ESCONDIDO

Escondido was incorporated as a city in 1888, with 249 residents (Walter 2010). Offering free land to anyone who would build a church or school, the community soon had an elementary school, a large seminary built by the University of Southern California, and several churches. The Escondido Land & Town Company also sponsored the creation of a local newspaper, which was primarily used as an advertising tool targeting mid-western farmers in Escondido (Escondido History Center 2019). As the community grew, a formal cemetery was needed, and Oak Hill Memorial Park (formerly called Oak Hill Cemetery) was established in 1889.

The Escondido region saw little change but continued as a major citrus-producing area in San Diego County until the 1950s (Van Wormer 2005). Citrus and grapes remained the main crops, with avocado orchards appearing in the 1920s. Most residential development through the end of the nineteenth century consisted of “mini farms,” with the early commercial downtown area growing along Grand Avenue. Early twentieth-century residential neighborhoods were concentrated south of Grand Avenue and can be seen in today’s Old Escondido Historic District. The mid-1940s saw the peak of the citrus harvest, and the population reached approximately 5,000 by this time (City of Escondido n.d.).

Highway 395 was completed through the City in the 1950s, linking Escondido to San Diego. With convenient access to San Diego established, population and development in the region boomed, and many citrus groves became housing subdivisions (Escondido History Center 2019). The citrus industry continued to decline in the 1960s, with an increasing number of citrus groves being converted to avocado groves, housing subdivisions, or commercial and civic development. The population of the City increased dramatically over the following decades, with more than 16,000 residents present by 1960, and more than 36,000 residents present by 1970 (Escondido History Center 2019). During this time, Escondido Boulevard became a commercial strip, with strip malls and large shopping centers prevailing farther out (City of Escondido n.d.).

4.0 METHODS

HELIX obtained a records search from the South Coastal Information Center (SCIC) at San Diego State University for an almost adjacent project area in May 2022. For the Alexan Escondido project, HELIX reviewed that data and obtained updated records search information from SCIC on June 26, 2023. The records search covered a one-mile radius around the project area and included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. A review of the California Historical Resources and the state Office of Historic Preservation historic properties directories, and Local Register, was also conducted. The complete results of the

records search are included in the Cultural Resources Survey report for the project (Robbins-Wade et al. 2023).

Various archival sources were consulted, including historic aerial imagery (NETR Online 2023) and historic USGS topographic maps (USGS 2023), permit records on file at the City (City of Escondido 2023), and available church archival records (Bethel Baptist Church 2023). Online repositories were consulted, including the Escondido History Center and City of Escondido websites, and Newsbank.com, among others.

5.0 BUILT ENVIRONMENT ANALYSIS AND EVALUATION

Initial fieldwork for the built environment analysis of the subject property was conducted on June 21, 2023, by HELIX Senior Architectural Historian Teri Delcamp. Site photographs of the two education buildings in the added project area were taken by HELIX Assistant Archaeological Field Director Mary Villalobos on July 19, 2024. The education buildings were constructed in 1982 and 1993. These buildings are less than 45 years old, so they are not evaluated in this report. The fieldwork site visits included visual observations and photo documentation in order to develop an architectural description and evaluate the potential significance of the Bethel Baptist Church building. HELIX has prepared a California Department of Parks and Recreation (DPR) site record for the Bethel Baptist Church building that is provided in Appendix B.

5.1 855 BROTHERTON ROAD

5.1.1 Bethel Baptist Church Building

Photo 1. Overview of Bethel Baptist Church from entry driveway, facing southeast.

Bethel Baptist Church is a one- and two-story building constructed primarily of reinforced precast concrete on a concrete slab with some cast-in-place elements. The building plan is wedge-shaped, oriented on a northwest to southeast axis. A single-story L-shaped element occurs along the south and east facades that converge to a point at the southeast corner. The north and west facades curve toward the entry element and essentially comprise the front elevation of the church. A main entry projection and steeple occur at the northwest corner, and the facades of the main portion of the church are two stories in height (Photo 1). The roofs are primarily flat, with only the entry element consisting of a gabled roof covered in non-original concrete S-tiles that is punctuated by the steeple at the gable end. This gabled element tapers and recedes in height as it extends on the northwest-to-southeast axis toward the southeast corner of the church's two-story volume. The parapets surrounding the flat roofs are capped with metal flashing. The following sections describe the exterior elevations of the building, followed by descriptions of the interior that focus primarily on the main, publicly-accessible lobby and sanctuary with additional representative photos of secondary spaces.

5.1.1.1 Front (North and West) Elevation

Photo 2. Front Elevation, facing southeast.

The north elevation is symmetrically arranged and is dominated by the reconstructed steeple tower topped by the original spire that rises to an overall height of approximately 82 feet above the gabled roof entry element in the center of the elevation. The tower is white in contrast with the recessed full height windows behind the tower and the brown, cultured stone walls that flank the windows on both sides. The main building façades are recessed back and flank the entry element (Photo 2). The original glass entry doors are covered by an integral flat ledge, with a tall multi-paned set of windows above that evoke a cross (Photo 3 and Photo 4).

Photo 3. Closeup of entry element, covered entrance doors, and clerestory window above, left side.

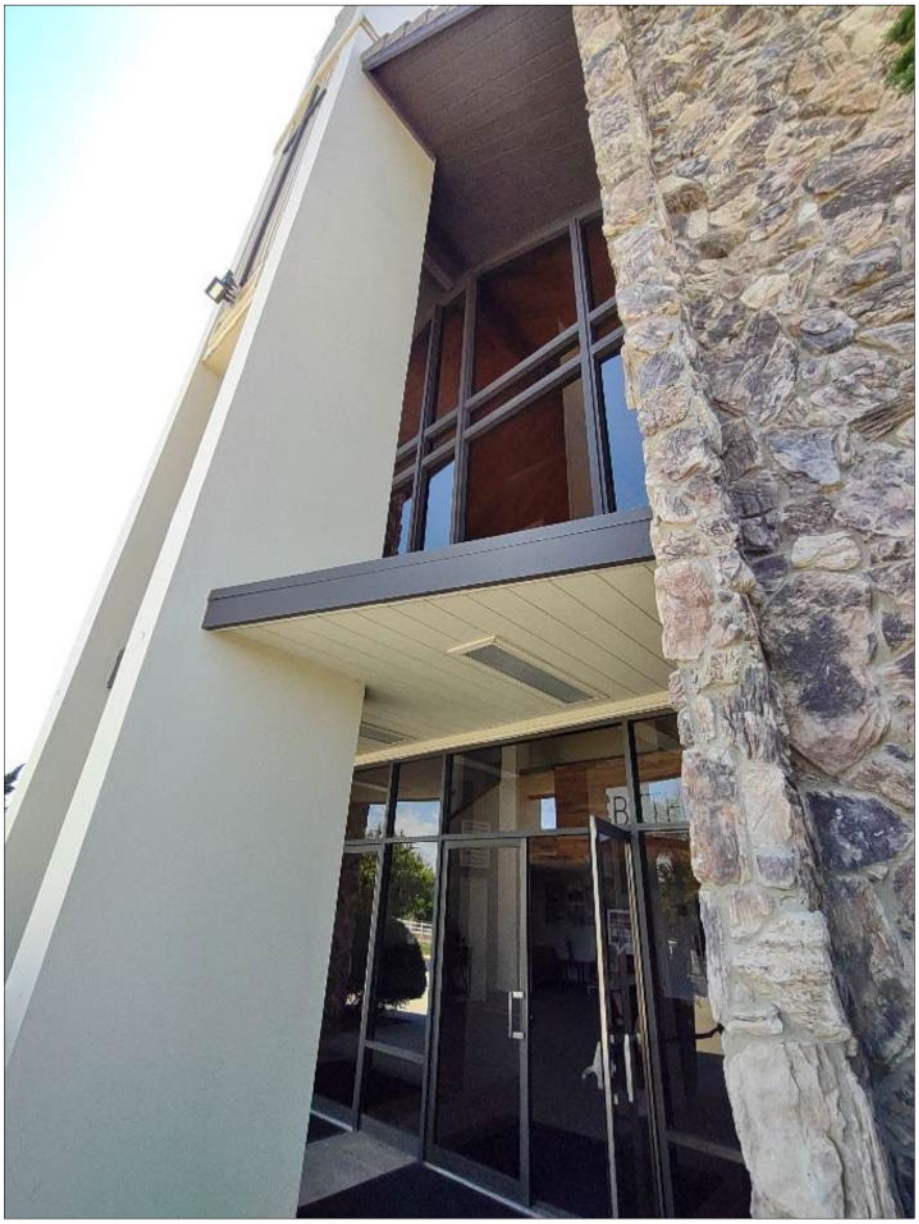

Photo 4. Closeup of entry element, covered entrance doors, and clerestory window above, right side.

The dedication plaque from the original church site, and the dedication plaque for the current church are located side by side within a landscaped planter in front of the west façade near the entry element (Photo 5 and Photo 6).

Photo 5. Closeup of original church dedication plaque relocated to current church location.

Photo 6. Closeup of current church dedication plaque.

To both sides of the entry element's stone walls are original, single-story, flat-roofed building projections that are connected to the main building façade. The cultured stone walls wrap both sides of the entry element under the gabled roof. The electrical service feeding the steeple's wireless antennas can be seen within a metal duct that climbs the east slope of the gabled roof. The main building walls on the north and west elevations are painted precast concrete walls with V-groove joints forming very slight angles to create the overall curved appearance of the façade. The walls end in parapets above the roof, with metal flashing along the parapet edge. Within each of the three main wall panels are framed, vertical recessed sections with aluminum windows at the first and second floors; the parapets at the recesses are lower than the main parapet, creating a varied roof edge along the front elevation. The main walls and the recessed sections are painted white. The west end of the single-story classroom addition is recessed and visible at the south end of the west façade. Photo 7 and Photo 8 show the north and west facades of the front elevation, respectively.

Photo 7. Front elevation, north facade, facing south.

Photo 8. Front elevation, west facade, facing east.

5.1.1.2 Side (South) Elevation

The south side elevation is the single side elevation and exhibits the original side of the church that is visible above and between three addition areas, including a Sunday School classroom addition with its

own entrance built circa 1981, and storage additions to the kitchen and the fellowship hall built circa 2000. The additions obscure much of the original building elevation on this side. The additions are single-story with flat roofs and parapets with metal flashing. The church walls on this side are unadorned but feature score joints at appropriate locations. The parapet walls are the same height along the elevation. The westerly end of the elevation features a building projection that houses the interior stairwell to the second floor, along with a pair of secondary entrance doors. A sign to the right of the doors reads “Worship Center” (Photo 9).

Photo 9. Side elevation, west end facing north.

To the right of the secondary entrance doors is the projecting classroom addition. It is symmetrically arranged and mimics the front elevation’s main walls. Two pairs of entry doors are located in the center of the addition’s facade, elevated above the level of the parking lot. The entrance is covered by a flat concrete ledge and is accessed from both ends of the addition by a concrete ramp with a pipe railing. On the main walls at both sides of the entrance are two framed, vertical recesses with windows; the wall sections above the windows are clad in T1-11 siding. The parapets at the recessed sections are lower than the main walls, while the parapet above the entry ledge is slightly elevated, creating a varied roof line for the addition. The addition appears to be wood framed rather than precast concrete (Photo 10).

A narrow break occurs to the east of the classroom addition to provide access to a pair of church exit doors. The projecting kitchen addition frames the other side of the narrow break and also appears to be of wood frame construction with no windows. A very narrow vertical recess in the center of the addition’s blank wall echoes others on the church but has no window and appears to house a scupper and roof drain (Photo 11).

Photo 10. Side elevation classroom addition, facing north.

Photo 11. Closeup of break between additions, facing north.

A pair of doors occurs on the east side of the kitchen addition. A recessed, landscaped courtyard provides a view of the original church wall, which features an exterior entrance to the fellowship hall. To the right of the entrance is the final projecting storage addition, which also features blank walls, punctuated only on the west side by a pair of doors. The south façade has a sign reading “Fellowship Center” at the west end, and two narrow vertical projections whose purpose could not be discerned (Photo 12 and Photo 13).

Photo 12. Closeup of courtyard between kitchen and fellowship hall additions, facing north.

Photo 13. South elevation, east end, facing northwest.

The church walls are visible above the roofs of the additions and include the angled element at the southeast corner and a long intervening wall between it and the stairwell projection to the west. The angled element exhibits two louvered vents and a pair of roof access doors. Roof-mounted equipment is located in various areas of the flat roofs. The spire is visible from the parking lot, rising above and beyond church parapet walls (Photo 14).

Photo 14. South elevation, facing northwest.

5.1.1.3 Rear (East) Elevation

The rear elevation faces east toward the two modern education buildings. The east side of the single-story fellowship hall storage addition is located at the southerly end. Directly north of the addition are the original angled southeast corners of the church above and the fellowship hall below that angle to the east elevation. The fellowship hall's east elevation features a chimney rising above the roof near the corner of the building projection (Photo 15 and Photo 16).

The recessed intervening middle section that is single story contains a recessed pair of entrance doors, a window, and a single entry door at the south end. A blank wall extends north of the single entry door, with wall-mounted wireless equipment and conduit attached to the wall behind a screening tree. The main church wall rises above the single-story element and is a blank wall, with the exception of the vertical duct for the wireless electrical service (Photo 16 and Photo 17).

In the north section, the wireless communications equipment and storage addition projects from the original church wall. The northerly end of the elevation features the church's original building projection behind the addition, which houses another interior stairwell to the second floor with a pair of secondary glass entrance doors. A modern covered walkway attached to the education building extends toward, but does not physically connect with, the church (Photo 18).

Photo 15. South end of east elevation, facing west.

Photo 16. East elevation fellowship hall with chimney and south end of middle section, facing southwest.

Photo 17. East elevation middle section, facing northwest.

Photo 18. East elevation north section with single story addition and original secondary entrance, facing west.

5.1.1.4 Interior

Accessing the building through the glass entry doors at the northwest corner of the building leads to the public lobby of the church. The layout of the lobby, windows, and ceiling appear to be original. Stairs to the right and left lead to a second-floor hallway; the finish material on the hallway railing may not be original. Continuing straight under the overhead hallway leads to doors entering the sanctuary. The lobby ceiling consists of stained wood planks and laminated wood beams that reflect the beginning of the tapered and gabled roof plan (Photo 19, Photo 20, and Photo 21).

Photo 19. Entrance lobby.

Photo 20. Lobby ceiling.

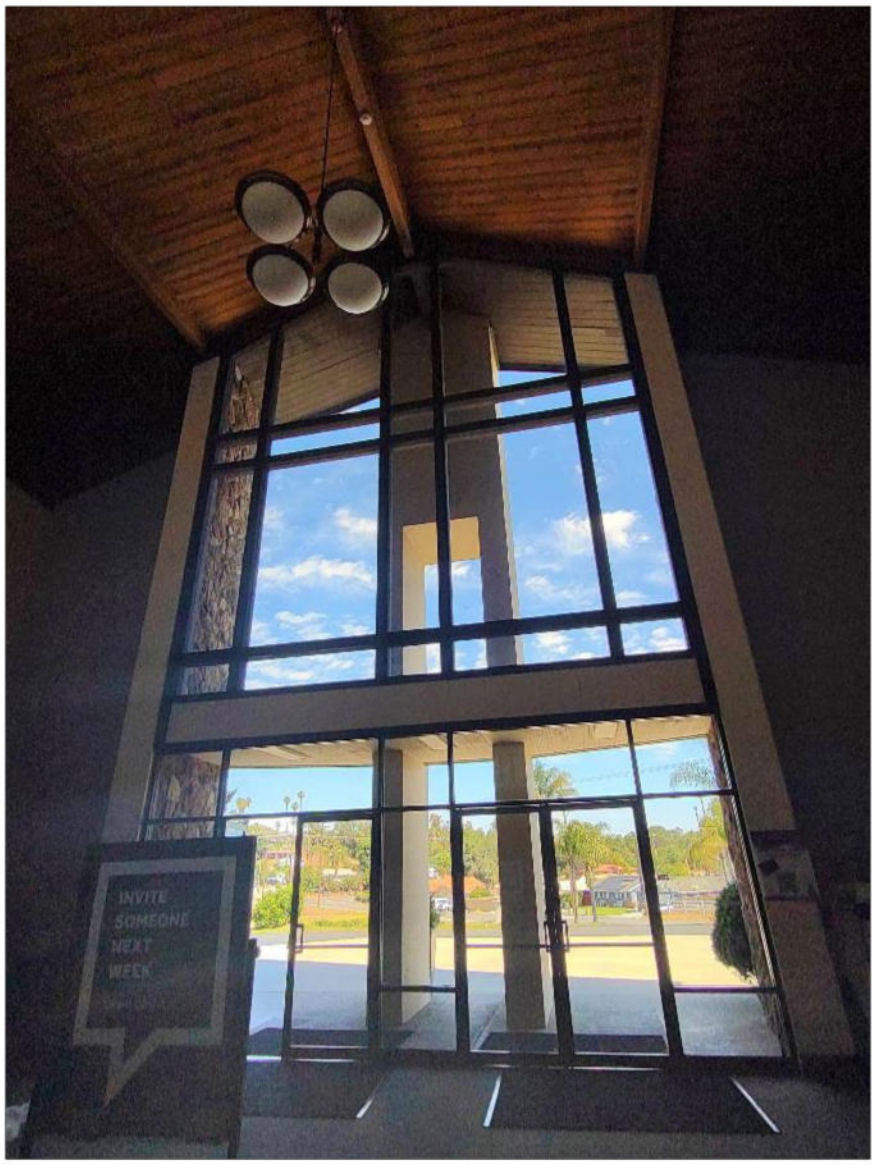

Photo 21. Closeup of entry element doors and clerestory window.

The sanctuary space and ceiling appear to be original. Changes have been made to finish materials, and some of the original pews have been removed in favor of individual chairs (Photo 22 and Photo 23).

Photo 22. Interior sanctuary space, facing north.

Photo 23. Detail of sanctuary ceiling facing southeast.

The most significant changes are to the main chancel feature wall and platform area. The wall, originally veneered in cultured stone to match the exterior entry element and featured two-tone chambers (see Section 5.2.1 below), has been removed (or covered). The wall now features modern wood-trimmed sections filled with plastic panels featuring a faux basketweave detail, and a section clad in linear stacked stone at the center below the baptistry and cross. Screen monitors have been added on both sides, and doors are located where the tone chambers were (which originally extended to the floor based on a review of the church archives and historic photos on the lobby wall). The baptistry is reached through the single doors, as well as doors from the hallway behind the sanctuary (Photo 24, Photo 25, and Photo 26).

Photo 24. Interior of sanctuary feature wall, facing southeast.

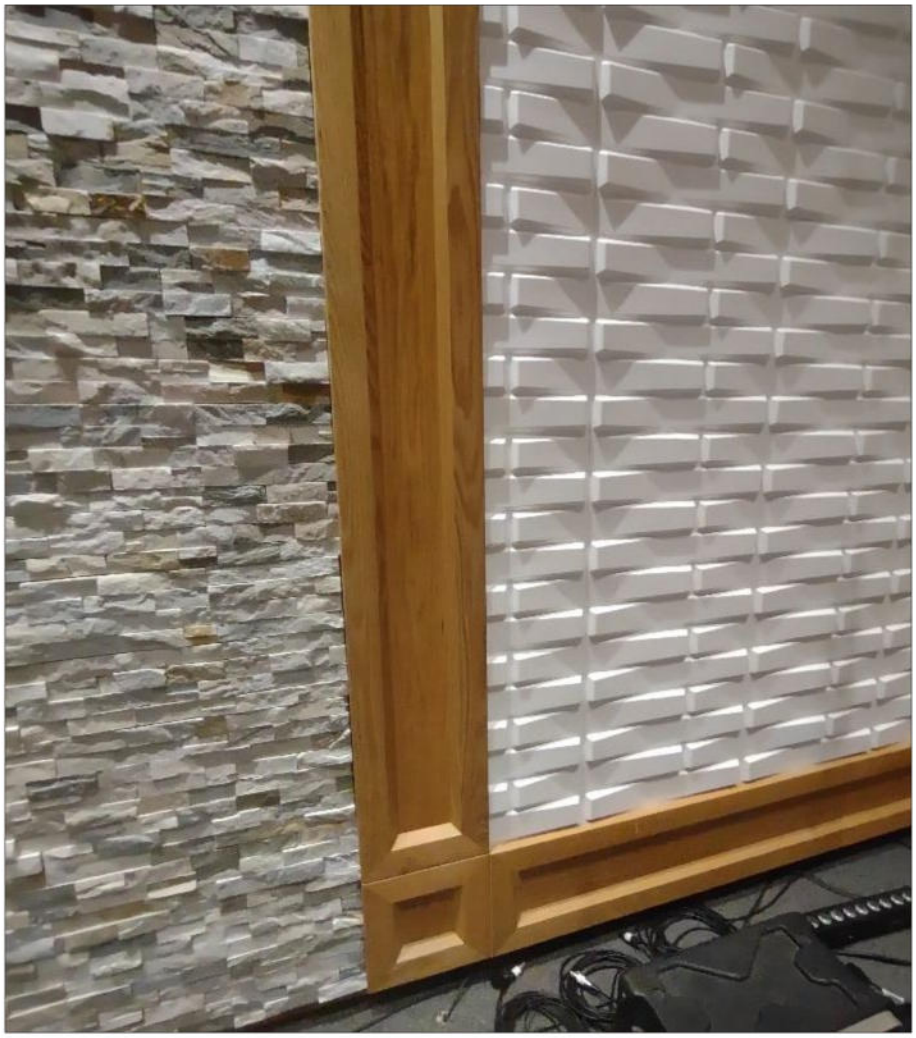

Photo 25. Closeup of wood trim, stacked stone, and plastic, faux basketweave panels.

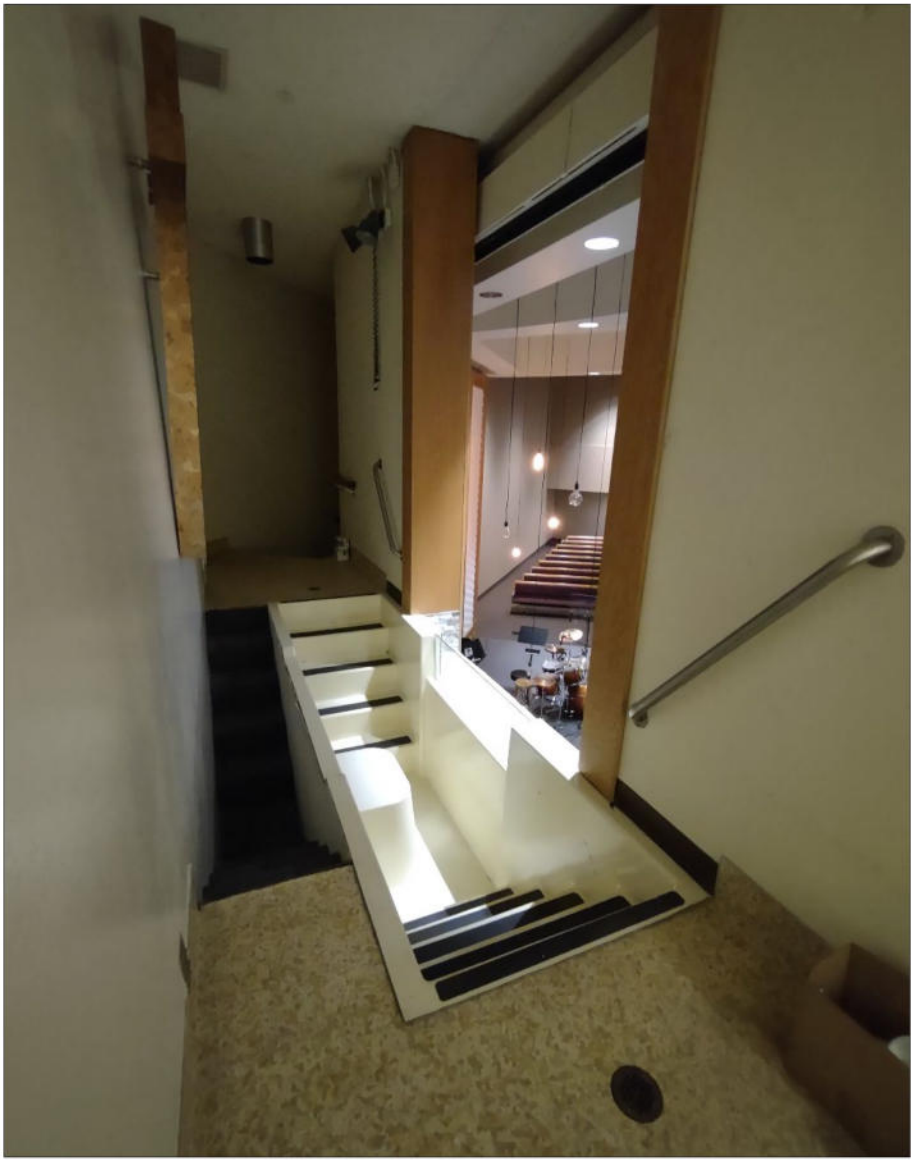

Photo 26. Baptistry behind feature wall with opening to sanctuary below, cross on wall at left.

Other representative spaces are presented and described in the captions of Photo 27 through Photo 37 below.

Photo 27. Representative first floor original meeting room with typical finishes.

Photo 28. First floor original fellowship hall with dropped acoustical ceiling and modern laminate flooring.

Photo 29. Representative first floor hallway (to left of lobby) with typical finishes.

Photo 30. First floor original hallway to secondary entrance at southwest corner and to original classrooms.

Photo 31. Representative first floor original Sunday School classroom with typical finishes.

Photo 32. Lobby of classroom addition built circa 1981 with typical finishes. Note similar ceiling materials to original church second floor rooms and two-story volume spaces.

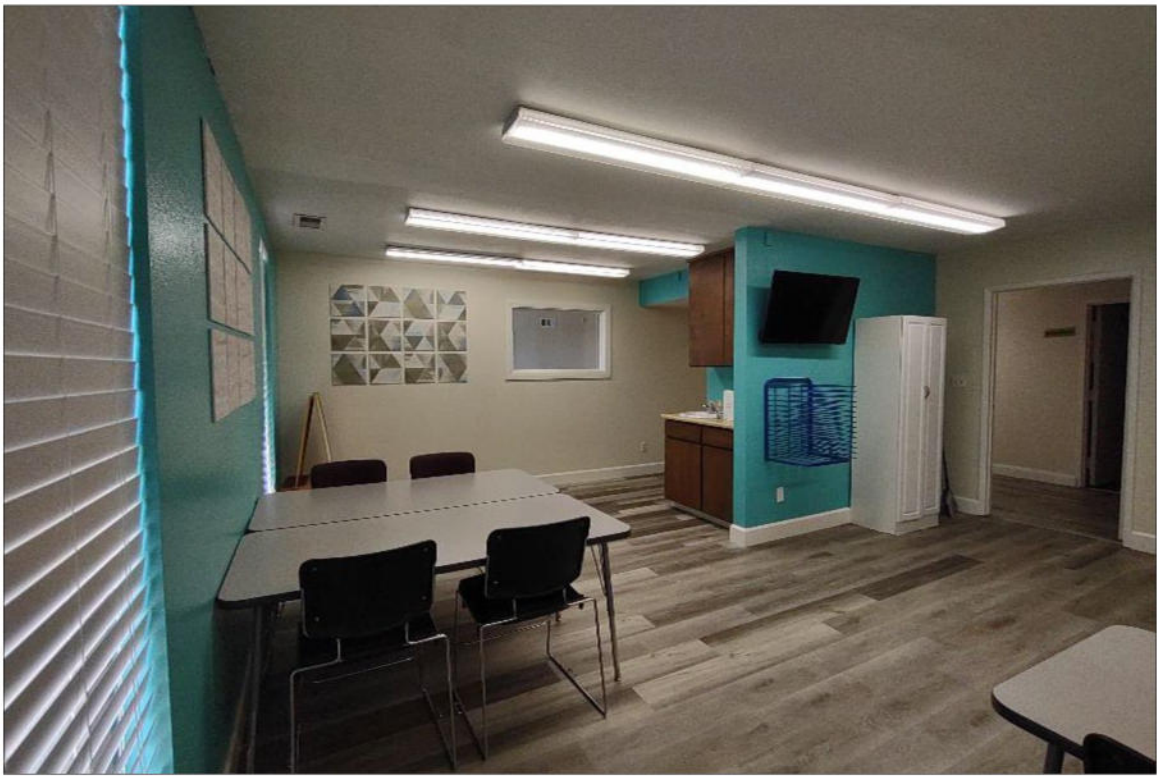

Photo 33. Representative room in classroom addition with typical finishes.

Photo 34. Representative stairwell from second floor looking toward first floor hallway with typical finishes and original window.

Photo 35. Representative second floor hallway with typical finishes and original wall shelf unit at left.

Photo 36. Second floor central room with narrow windows and opening behind partition visible from sanctuary below, with typical finishes and stained wood and beam ceiling.

Photo 37. Representative second floor classroom with typical finishes including painted wood and beam ceiling.

5.1.2 Education Buildings

As described in the Historic Context section below, two education buildings are located east of the church building, separated by a landscaped area. The buildings are rectangular in shape, parallel to Brotherton Road and to each other, and are separated by a courtyard. The northerly building, Building A, was built in 1982 and is 10,451 SF in size. The southerly building, Building B, was built in 1993 and is 10,044 SF in size. Although not evaluated due to their modern construction dates, representative photographs of each building are provided below.

5.1.2.1 Building A

Photo 38. Overview of Building A, church building and partial Building B in center background, facing southeast.

Photo 39. Overview of Building A, north elevation, facing southwest.

Photo 40. Overview of Building A, south elevation and partial courtyard, facing northeast.

5.1.2.2 Building B

Photo 41. Overview of Building B, south elevation, facing north.

Photo 42. Overview of Building B, north elevation and partial courtyard, facing southeast.

5.2 HISTORIC CONTEXT

5.2.1 Bethel Baptist Church

Bethel Baptist Church was originally founded in Escondido, California, in 1949. In the summer of 1949, J. R. Butler, aided by Bennett Randels and Henry Crawford and sponsored by Calvary Baptist Church in Linda Vista, established a Southern Baptist fellowship group in Escondido. The group originally met in Mr. Butler's home and other members' homes, with an interim pastor, R.E. Craig, leading them. The group later met in various locations, including the local Veterans of Foreign Wars Hall, a public school, and two other churches. Bethel Baptist Church and Sunday School was the first Southern Baptist church in Escondido and was officially organized in December 1949 with Reverend Ben Wofford as its full-time pastor. At that time, the church had 55 charter members. In 1950, the church acquired property at the southeast corner of Redwood and 11th Streets (651 11th Street) in Escondido, and ground-breaking for the church occurred on March 19, 1950. The church building was completed in 1952, and the church was led by Reverend Everett Hill. Two more pastors succeeded Reverend Hill at Bethel Baptist, Reverend Orel Martin in 1957 and Reverend Arlie McDaniel in 1962, before Reverend John Swartz became the pastor in 1968. Reverend Swartz served the church through 1996 (Bethel Baptist Church 1999).

Bethel Baptist Church was active in planting new churches in the area. They established a separate "northside mission" in Escondido with about 20 original members in 1955 that was formally organized as Broadway Baptist Church that year. Also in 1955, the new missional church purchased land located at 1135 N. Broadway, Escondido, and built a sanctuary that remains Broadway Baptist Church to the present day (Times-Advocate 1976a; Broadway Baptist Church 2023). Bethel Baptist also joined with Madison Avenue Baptist Church of San Diego to establish another mission church in Poway in 1956. That

church organized as the First Baptist Church of Poway in 1959 and was able to expand with a new sanctuary late in 1974 (Times-Advocate 1974d).

With continuing growth in Bethel Baptist's membership, the congregation had outgrown the original building at Redwood and 11th Streets by the early 1970s. In 1974 the Redwood and 11th Street property was sold to the Salvation Army (and today is home to Grace Bible Church). With the proceeds of the sale, Bethel Baptist was able to acquire the current site on Brotherton Road, which was an orange grove at the time and provided more space for future growth. At the time, the property was located in unincorporated San Diego County (Bethel Baptist Church 1999; City of Escondido 2023). The last service at the former site occurred on April 7, 1974, noted as the observance of Palm Sunday (Times-Advocate 1974a). While waiting for the new building to be completed, the church met at Miller School Auditorium (Times-Advocate 1974b).

Bethel Baptist Church was designed by architect J. (James) Gary Shaw of Cleburne, Texas. A local architect, Richard B. Young, facilitated the procurement of permits but was not involved in the building's design. The County of San Diego (County) Planning Commission approved a special use permit on May 10, 1974, for the new church, with a variance for the 72-foot-tall steeple that exceeded the 35-foot height limit (City of Escondido 2023). The County issued the building permit in May 1974, and groundbreaking occurred soon thereafter, as depicted in Plate 1 (Times-Advocate 1974c, Bethel Baptist Church 2023, City of Escondido 2023).

Plate 1. Church groundbreaking at 855 Brotherton Road, 1974*. Source: Bethel Baptist Church archives.*

By August 1975, construction was well underway (Times-Advocate 1975). The new church was described as comprising "30,000 square feet, with space for 622 persons in worship and 600 in education...The

facility will include a sanctuary, fellowship hall with kitchen facilities, five offices, church library and 26 classrooms."[1] Pews were installed in the sanctuary to provide seating for 572. Plate 2 shows the church under construction in August 1975.

By November 1975, the City of Escondido had annexed the acreage, including the church site within the City's boundaries, so the permitting process then came under the City's jurisdiction. The City required some fire-resistive construction changes to the building (City of Escondido 2023). The church was completed and dedicated on April 11, 1976, again noted as Palm Sunday that year. By that time, the church membership had grown to 1,000 persons (Times-Advocate 1976b).

Plate 2. Church under construction, August 1975*. Source: Times-Advocate*, August 1, 1975.

The church was constructed of precast concrete panels and some cast-in-place elements. The sanctuary and second floor ceilings were either stained or painted wood planks with laminated wood beams. The gabled roof portion behind the steeple was covered in asphalt composition shingles. The cultured stone on the front of the church flanking the steeple and entrance was replicated on the interior feature wall

[1] "Bethel Baptists Relocate," *Times-Advocate*, August 1, 1975, A-8.

of the church sanctuary, with what was referred to on the construction drawings as “tone chambers” with “grill cloth” covering them to both sides of the central baptistry (City of Escondido 2023). Plate 3 shows the exterior appearance of the church in 1978, and Plate 4 shows the original stone veneer wall, baptistry, and flanking tone chambers within the sanctuary.

Plate 3. Bethel Baptist Church, 1978. *Source: Bethel Baptist Church archives*.

Plate 4. Bethel Baptist Church sanctuary interior, circa 1994. *Source: Bethel Baptist Church archives*.

Between 1980 and 1981 (according to historic aerials, as no permit records were found), a single-story Sunday School classroom addition and a kitchen addition had been added to the south side of the

church. Through approvals of conditional use permits 79-157 and 80-77, the addition of buildings for Sunday School as well as a school and daycare was approved for the church site. A separate Sunday School education building, 10,451 SF in size, was added east of the church on the north side of the property (Building A) in 1982. For a time in the 1990s, this building also provided a meeting space every Sunday for four mission churches. A second education building, 10,044 SF in size (Building B) that also served as a preschool for the community, was completed in 1993 just south of Building A.

Additional storage room additions to the kitchen and fellowship hall were completed circa 2000. Also in 2000, Nextel obtained permission to install a wireless communication facility at the church. The steeple tower was demolished (while removing and preserving the spire for reinstallation), and a new steel, wood, and fiberglass steeple tower approximately 10 feet taller than the original tower was built to house the antenna panels. The spire was reinstalled at the top of the steeple. A wireless equipment room was also added to the northeast corner of the church, along with electrical lines extending from the equipment room over the roof to the rear of the steeple (City of Escondido 2023). It may have been at that time that the gabled roof material was changed from asphalt composition to the concrete tiles that are present today. In 2009, accessibility improvements were planned and installed for the separate education buildings, and the Balboa Charter School occupied the buildings during the week for a time (Bethel Baptist Church 2023).

5.3 NRHP/CRHR EVALUATION

5.3.1 Significance Criteria A/1/(4)

NRHP Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history

CRHR Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage

City Criterion (4): Site of significant historic events

The subject property **does not appear significant** under Criteria A/1/(4). The research conducted for this study has not identified any important events that occurred at Bethel Baptist Church that would be considered significant contributions to the broad patterns of our nation's, state's, the City's history and heritage. While the church is reported to be the first Southern Baptist congregation organized in Escondido, that fact alone does not appear to have any significance at the national or state level and does not appear to have been a significant event in the City's history. Moreover, if this fact were considered to be significant, the original church location at Redwood and 11th Streets is still extant and would be more directly related to the church's founding.

Therefore, the subject property **does not appear significant** under Criteria A/1/(4).

5.3.2 Significance Criteria B/2/(1)

NRHP Criterion B: Is associated with the lives of persons significant in our past

CRHR Criterion 2: It is associated with the lives of persons important in our past

City Criterion (1): Is strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state, or nation

The subject property **does not appear significant** under Criteria B/2/(1). The research conducted for this study did not identify any significant persons associated with Bethel Baptist Church who made important contributions to the nation's, state's, or City's history.

Therefore, the subject property **does not appear significant** under Criteria B/2/(1).

5.3.3 Significance Criteria C/3/(2) and (7)

NRHP Criterion C: Embodies the distinctive characteristics of a type, period, or method of installation, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction

CRHR Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values

City Criterion (2): Embodies distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered

City Criterion (7): One of the few remaining examples in the city possessing distinguishing characteristics of an architectural type

The subject property **does not appear significant** under Criteria C/3/(2) and (7). The layout of the church and its focal element above the entrance is fairly typical of modern-style churches built in the middle of the 20th century. Although the footprint is not circular, the wedge shape allows for a sense of circular interior access and fan-shaped sanctuary space which, again, is fairly typical of modern-era churches. The modern layout is indicative of a move away from historical cruciform precedents (although it should be noted that many churches in the 20th century to the present day still follow a cruciform layout). The exterior massing evokes elements of the Brutalist style that was more typical of sports arenas and performance venues, but also presaged the late 20th century and early 21st century congregations that either occupied industrial buildings or constructed similar purpose-built churches. At the same time, the front entrance with soaring steeple followed earlier, more traditional church design trends. The cultured stone veneer around the entrance that used to be present in the sanctuary harkened back to materials used in the Mid-Century Modern style more prevalent in the 1950s than in the mid-1970s. As a result, the church design utilized an eclectic vocabulary of elements and materials; as such, the church is not representative of any particular style.

An architect was identified in association with the church – J. Gary Shaw. Research did not identify much information about Shaw in relation to his career as an architect. Shaw's long-term and primary interest in the assassination of President John F. Kennedy overshadows any information relating to his architectural practice. In fact, aside from references in myriad sources about his research and publications on the assassination, there was only one source that identified limited biographical information about Shaw. According to this source, the architect is James Gary Shaw, born in 1938 in Cleburne, Texas. He is a retired architect who was a principal of J. Gary Shaw & Associates in Cleburne beginning in 1969. He was registered as an architect in Texas, Oklahoma, and Louisiana, and was a member of the National Council Architects Registration Board in 1972. Shaw also served as a director of Interfirst Bank in Cleburne in 1985, and is a Rotarian. According to this source, Shaw has been listed as a notable architect in Marquis Who's Who, but no other sources were found to indicate he was a significant architect (Prabook.com 2023).

The integrity of Bethel Baptist Church was affected in a significant way by the installation of wireless communication antenna panels by Nextel circa 2000. To achieve the necessary height for cellular transmissions, the panels were installed near the top of the steeple tower. The entire original concrete steeple tower was demolished, and a new steeple tower was constructed of steel, plywood, and exterior drywall to approximate the appearance of the original steeple tower. The original spire on top of the steeple was removed and reinstalled afterward. Whereas the original concrete steeple tower tapered and extended all the way to the spire element, the reconstructed steeple is comprised of two sections below the spire. The section below the spire is the steel and fiberglass section that houses the antenna panels. It is narrower than and steps in from the base of the tower. Because the steeple is taller, the original proportion of the tower itself, and in relation to the main church building, has changed significantly. In addition to this major exterior alteration, the later additions, circa 1981 and 2000, obscure the original building footprint and walls of the church.

Furthermore, as the church is a public space, the interior of the sanctuary has experienced some significant changes that affect the integrity of the original design. The same cultured stone used on the exterior entrance was used on the main feature wall of the sanctuary. In addition, the original tone chamber vertical elements faced with grill cloth on both sides of the central baptistry had a functional purpose but also created an additional design aesthetic for the interior space. The cultured stone and tone chambers have been removed and/or covered by faux basketweave plastic panels. The cultured stone below the baptistry was removed and/or covered with more modern stacked stone. Lastly, although it is considered a minor detail and could easily be restored, the framed vertical elements on the exterior that contain windows at both floor levels were originally highlighted with black or dark paint based on historical images. These elements are all painted the same color as the rest of the building, so they are not highlighted and no longer stand out as a decorative feature that helps to break up the horizontal massing of the building.

In conclusion, the architectural design of the church does not represent any particular architectural style and is not distinctive or unique. No master architect was associated with the design of the church. The integrity of the church has also been altered in a significant way, most notably with the demolition of the original steeple and replacement with a modern element with a different design and proportions, as well as the loss of the sanctuary's original architectural detail that complemented the church exterior. Therefore, the subject property **does not appear significant** under Criteria C/3/(2) and (7).

5.3.4 Significance Criteria D/4

NRHP Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history

CRHR Criterion 4: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation

The subject property **does not appear significant** under Criteria D/4. Research conducted for this study found no evidence that the building is significant as a source or likely source of information about prehistoric or historic construction methods, materials, or technologies.

Therefore, the subject property **does not appear significant** under Criteria D/4.

5.3.5 Significance Criterion (3)

City Criterion (3): Is connected with a business or use that was once common but is now rare

The subject property **does not appear significant** under Criterion (3). Churches are common throughout Escondido, including Baptist and several other denominations. Bethel Baptist Church is not a use that was once common but is now rare.

Therefore, the subject property **does not appear significant** under Criterion (3).

5.3.6 Significance Criterion (5)

City Criterion (5): Is fifty (50) years old or has achieved historical significance within the past fifty (50) years

The subject property **does not appear significant** under Criterion (5). Since the church was completed in 1976, it is 47 years old and does not meet the threshold of this criterion. Even if the church were to meet the age criteria, the City requires a historic resource structure to meet at least two of the criteria numbered one (1) through seven (7). Based on the rest of this evaluation, the subject property does not meet any other criteria.

Therefore, the subject property **does not appear significant** under Criterion (5).

5.3.7 Significance Criterion (6)

City Criterion (6): Is an important key focal point in the visual quality or character of a neighborhood, street, area, or district

The subject property **does not appear significant** under Criterion (6). The church is a large building located across a large field and on a rise when viewed from the intersection of Felicita and Brotherton Road. However, this fact alone does not lend importance to the building nor make it a focal point, let alone an important key focal point. The surrounding area is a mix of residential and rural parcels, with two other institutional uses nearby – Miller Elementary School at the northeast corner of Brotherton Road and Miller Avenue north of the subject property and Life Care Center of Escondido north of the church on Felicita Road. The area east of the church is primarily residential neighborhoods, with

residential and agricultural land south of the subject property and the I-15 freeway located to the west. The neighborhood, streets, and area do not have an identifiable distinct character, and the church does not create such character in and of itself.

Therefore, the subject property **does not appear significant** under Criterion (6).

5.3.8 Conclusion

The Bethel Baptist Church building located at 855 Brotherton Road does not meet the criteria for listing in the NRHP or CRHR and does not meet any local significance criteria. Therefore, the building is not considered to be a historical resource under CEQA or a historic property under Section 106 of the NHPA.

6.0 SUMMARY

HELIX undertook a study to identify historic built environment resources that may be present in the Alexan Escondido Project Area and to determine the effects of the project on historical resources per CEQA and historic properties per the NHPA, including Section 106. The historic built environment study did not identify any historical resources within the project area; therefore, no impacts to historical resources are anticipated. No further CEQA analysis for historical resources is required.

7.0 REFERENCES

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Appendix A

Resumes

TERI DELCAMP

Senior Architectural Historian

EDUCATION

Master of Arts, History, California State University San Marcos, 2015

Bachelor of Arts, Liberal Studies (History), California State University Long Beach, 1986

PROFESSIONAL AFFILIATIONS

American Planning Association

National Trust for Historic Preservation

California Preservation Foundation

AWARDS

Association of Environmental Professionals, Merit Award, Carlsbad Tribal, Cultural and Paleontological Resources Guidelines

American Institute of Architects San Diego Chapter, Divine Detail Award, Montanez Adobe, San Juan Capistrano, CA

Ms. Delcamp is a qualified historian/architectural historian who meets the Secretary of the Interior's standards for her profession. Ms. Delcamp has more than 20 years of professional experience in preparing history and architectural history studies in California. She has served as Principal Planner for the City of Carlsbad, Senior Planner (Historic Preservation) for the City of Riverside, Historic Preservation Manager for the City of San Juan Capistrano, and Senior Planner for the cities of San Diego, Oceanside, and San Clemente. Ms. Delcamp's experience includes a wide range of study types, from the preparation of historic context studies to historic built environment evaluations.

Shady View Residential Project Environmental Impact Report. Architectural Historian for a cultural resources study in support of the proposed the development of 159 single-family homes, open space and recreational amenities, and associated street, utility/infrastructure, and drainage improvements in the City of Chino Hills in San Bernardino County. Assisted in the preparation of the technical report and DPR Form in compliance with state and federal regulations. Project scope included a cultural resources records search, literature review and archival research, review of historic maps and aerials, field survey, historic significance evaluation and preparation of a technical report in support of the Project EIR. Work performed for the City of Chino Hills.

Munoz Second Story Addition Historic Architecture Assessment. Architectural Historian for a Historic Resources Evaluation for a project applicant's proposed modification to construct a second story addition and a two-car garage to an existing residence located on 10th Street in Union City. A historical evaluation of the subject property was completed in 1998, and it was determined to be eligible as a contributor to the Old Decoto Historic District. Prepared Historic Resources Evaluation to determine if the residence still qualifies as a contributing element of the District and/or meets the criteria for listing on the California Register of Historical Resources. Work performed for the City of Union City.

Coachella Canal Storage Archaeological & Biological Assessments. Architectural Historian for the Mid-Canal Reservoir Storage Project, proposed as an inline reservoir on the Coachella Canal that will be formed by removing the existing embankment between the existing lined canal with the original earthen canal section to form a single wide trapezoidal section. Responsible for reviewing extant data on the historicity of the National Register of Historic Places (NRHP)-eligible Canal, surveying the project, and completing an impacts/effects analysis utilizing the data from the survey and the literature review. Work performed as a subconsultant to Harvey Consulting Group, with Coachella Valley Water District and Bureau of Reclamation as the lead agencies.

Tijuana River Valley Regional Park Brown Fill Property. Architectural Historian for a cultural resources study in support of a potential restoration project at the Brown Fill Property within the Tijuana River Valley Regional Park in San Diego County. Assisted in the preparation of the technical report and DPR Form in compliance with state and federal regulations. Project scope included a cultural resources records search, literature review and archival research, review of historic maps and aerials, field survey, historic significance evaluation and preparation of a technical report. Work performed for the County of San Diego Department of Parks and Recreation.

Granite Grammar School Cultural and Historical Resources Assessment. Architectural Historian for cultural resources assessment report to meet CEQA and NHPA compliance requirements. Located in the Folsom Historic District, Granite Grammar School was originally constructed in 1915 and consists of a Spanish architectural style with Gothic Revival influences. The School is currently configured and used as commercial office space. The proposed project would subdivide the existing lot into three parcels; the historic building would remain with its current use, while the subdivided vacant lots would be intended as future residential parcels consistent with the Single-Family High Density General Plan land use and Single-Family Dwelling Small Lot zoning designations of the property. Prepared an archaeological assessment and built environment evaluation for the City and project applicant's consideration. Work performed for the City of Folsom.

Marysville Parks & Open Space Master Plan. Senior Architectural Historian for the City of Marysville Parks and Open Space Master Plan project, which proposes minor upgrades to Ellis Lake Park, including rerouting and widening a three-foot path to six feet and adding a series of benches, exercise stations, a playground, and an event stage. The project includes in-depth historical research and preparation of a Historic Resource Evaluation Report for Ellis Lake Park. Work is being performed for the City of Marysville.

PREVIOUS EXPERIENCE

Principal Planner, City of Carlsbad. Manage the current planning and customer service sections supervising 11 employees, including senior planners, associate planners and planning technicians. Review the most complex development projects ranging across the full spectrum of land uses and entitlements. Make CEQA determinations for both sections; provide cultural resource CEQA significance determinations for section development projects and provide internal peer review of cultural resource studies. Conduct CEQA analyses including preparation of initial studies and mitigated negative declarations. Implement and administer a variety of local land use regulations including Tribal, Cultural & Paleontological Resources Guidelines; Local Coastal Program; Habitat Management Plan and Airport Land Use Compatibility Plan. Prepare and present reports to Commissions and Council. Respond to inquiries and meet with community members to provide information and discuss land use-related concerns.

Carlsbad Tribal, Cultural, and Paleontological Resources Guidelines. Senior Planner for the update to cultural resources guidelines for the City of Carlsbad. Oversaw consultant contract, oversaw tribal consultation, collaborated and edited draft and final document, and achieved City Council adoption. Work performed for the City of Carlsbad.

City of Carlsbad Cultural Resource CEQA Determinations for Development Projects. Senior Planner for determining the need for cultural resources/historical reports for numerous projects including single family homes, historic theater, historic school campus buildings, churches, commercial and institutional sites. Work performed for the City of Carlsbad.

City of Carlsbad Tribal Consultation Projects. Senior Planner for leading or assisting City colleagues conducting AB 52 and SB 18 tribal consultations for numerous development projects, General Plan Amendments and Specific Plan Amendments. Work performed for the City of Carlsbad.

City of Riverside Historic Preservation Senior Planner. Managed and oversaw day-to-day operation of historic preservation section within the Neighborhood Engagement Division. Detailed analysis and presentation of planning cases to decision-makers. Managed projects and consultant contracts for various surveys and CEQA documents. Acting Historic Preservation Officer for Administrative Certificates of Appropriateness. Prepared and secured grants and prepared progress reports and annual reports in conjunction with the Certified Local Government program. Authored and reviewed cultural resource reports submitted in support of designation, historical significance evaluations and/or in accordance with CEQA. Supervised Associate Planner and Assistant Planner. Partnered with community preservation organizations and other departments to achieve preservation goals. Provides customer service via public counter, telephone and email regarding land uses, development standards and historic preservation. Work performed for the City of Riverside.

City of Riverside Consultant Contract Management. Senior Planner focused on Historic Preservation in the City of Riverside. Prepared Requests for Proposals and managed professional consultant contracts for preparation of Environmental Impact Report and Mitigated Negative Declaration for historic resource demolition and area-wide Utility Department infrastructure improvements, respectively. Prepared Requests for Proposals and managed professional consultant contracts for preparation of historic surveys for grant funded work and Specific Plan updates. Work performed for the City of Riverside.

City of Riverside Historic Preservation Ambassador Training Program. Prepared Request for Proposals and managed consultant for new training manual and workshop series to create cohort of community preservation leaders to assist city in preservation education and advocacy. Work performed for the City of Riverside.

Relocation of the Cooper House. As Senior Planner, prepared a Cultural Resources Report and Evaluation of Impacts for the Cooper House. Work performed for the City of Riverside.

4135 Market Street, Structure of Merit Designation. Senior Planner for the preparation of a Historic Evaluation & DPR Form for a significant structure located at 4135 Market Street in Riverside.

Historic Evaluation & DPR Form Recordation for the James & Jessie Shaw Residence. Senior Planner for preparation of a historic evaluation and landmark designation for a private residence at 8410 Cleveland Avenue. Work performed for the City of Riverside.

Historic Evaluation & DPR Form Recordation for the Frank and Katherine Wells-Patsy O'Toole House. Senior Planner for the preparation of a historic evaluation, DPR form and landmark designation for a private residence at 1945 Arroyo Drive. Work performed for the City of Riverside.

Historic Evaluation & DPR Form Recordation for the Mackey House. Senior Planner for the preparation of a historic evaluation, DPR form and landmark designation for a private residence at 6140 Tiburon Drive. Work performed for the City of Riverside.

Cultural Resources Report and Evaluation of Impacts, Demolition of 11134 and 11144 Pierce Street. Senior Planner for the preparation of a cultural resources report prior to the demolition of properties located at 11134 and 11144 Pierce Street. Work performed for the City of Riverside.

Riverside Mid-Century Modern Building Survey Certified Local Government Grant. Grant writer and contract and project manager for a survey and inventory of mid-century modern buildings in Riverside. Work performed for the City of Riverside.

Riverside Mid-Century Modern Subdivision Oral Histories Certified Local Government Grant. Grant writer and contract and project manager for preparation of oral histories surrounding mid-century modern buildings in Riverside. Work performed for the City of Riverside.

American Recovery and Reinvestment Act (ARRA) Surveys. Senior Planner for the completion of historical contexts and preparation of a multiple property DPR form. Work performed for the City of Riverside.

Management of Certificates of Appropriateness. Senior Planner for the analysis, preparation for Board and Council consideration, and supervision or approval of numerous planning applications for master plans, additions, adaptive re-use, relocation and/or restoration of historic commercial, industrial, educational and residential landmarks and district contributors, including commercial offices/stores, train depots, packing houses, individual homes and college campus landmarks, etc. Work performed for the City of Riverside.

Historic Preservation Fund Grant Program. Senior Planner for the management of bi-annual General Fund competitive grant program for historic preservation projects including staff to Council-created committee for award of grants. Work performed for the City of Riverside.

Historic Preservation Manager, City of San Juan Capistrano. Solely responsible for management and administration of the City's historic preservation program. Staffed City's Cultural Heritage Commission. Reviewed complex development projects affecting designated historic sites. Managed planning, design, bid and construction phases of 7-year Capital Improvement Program for City-owned historic sites (approximate budget $1.3 million). Developed and administered Historic Preservation section's annual budget and coordinated annual historic building maintenance budget and priorities with Public Works. Wrote and presented reports to Commissions, Council, community organizations and public. Coordinated with other departments and state and federal agencies on historic preservation issues and projects. Prepared, supervised and/or reviewed National Register, California Register and local nominations. Conducted historic preservation public outreach including events and workshops.

Forster Mansion Exclusive Events Conditional Use Permit. Historic Preservation Manager for controversial, complex case for outdoor special events within mixed use residential and commercial area. Work performed for the City of San Juan Capistrano.

Zoomars on Los Rios Conditional Use Permit. Historic Preservation Manager for the management of a complex expansion of non-conforming use case for petting zoo in residential historic district. Work performed for City of San Juan Capistrano.

Montanez Adobe Restoration and Seismic Repair. Historic Preservation Manager for the preparation of RFPs and managed contracts; managed design, bid and construction. Montanez Adobe project received state award 2012. Work performed for the City of San Juan Capistrano.

7-Year Capital Improvement Program for City-Owned Historic Structures. Contract & Project Manager for bid and construction projects including Harrison House Repair & Restoration, Roger Williams/Swanner House Historic Paint Restoration, Roger Williams /Swanner House and Water Tower Foundation Repairs, Roger Williams/Swanner House Interior Repairs, Joel Congdon House Repairs, and Blas Aguilar Adobe Repairs. Work performed for the City of San Juan Capistrano.

Seven-Year Capital Improvement Program for City-Owned Historic Structures. Contract & Project Manager for Design RFP, Bid & Construction, including Montanez Adobe Restoration & Seismic Repair, Joel Congdon House ADA Improvements, Joel Congdon House Water Tower Restoration, Parra Adobe Seismic Repair and Restoration Historic Structure Report. Work performed for the City of San Juan Capistrano.

Seven-Year Capital Improvement Program for City-Owned Historic Structures. Contract & Project Manager for RFP for Historic Structure Report and Rehabilitation Plans, including Parra Adobe Save America's Treasures Grant, The Ecology Center at the Congdon House, Blas Aguilar Adobe Repair and Native Education Facility, Mission San Juan Capistrano: Rectory Garden; Entry Restoration and Gift Shop projects, Historic Evaluation Report, Nick's Café, 26755 Verdugo Street, SB18 Tribal Consultation for General Plan and Specific Plan projects,

and management of Historic Preservation Week 2006, 2007, 2008, 2009. Work performed for the City of San Juan Capistrano.

Senior Planner, City of Oceanside. Under direction of City Planner, supervised the current planning and customer service section. Supervised Associate Planners and Assistant Planners, including completion of performance evaluations. Reviewed complex development projects ranging across the full spectrum of land uses and entitlements, including CEQA initial studies and documents. Implemented Local Coastal Program. Wrote and presented reports to Commission and Council. Work performed for the City of Oceanside.

Senior Planner, Historic Preservation, City of San Diego. Staffed Old Town Community group and Design Review Board; evaluated and presented planning cases to both. Managed and administered City's historic preservation program and supervised staff including Administrative Interns, Secretary and Senior Planners on team. Conducted detailed review of historic resource reports and surveys for designation. Oversaw and participated in historic resource surveys. Reviewed projects for consistency with Secretary of the Interior's Standards. Staffed Historical Resources Board. Participated in Section 106 consultation and managed MOU and PA compliance, coordinating with Port Authority, Navy Region Southwest and various historic preservation organizations, etc. Fulfilled Certified Local Government duties. Wrote and presented reports to Board, Commissions, Council, community organizations and public. Conducted historic preservation public outreach including events, training, and workshops.

Naval Training Center Historic District Plancheck Drawings. Senior Planner for an evaluation of the Liberty Station Re-Use plans for consistency with Secretary of the Interior's Standards. Work performed for the City of San Diego.

Secretary of the Interior's Standards Consistency Determinations. Senior Planner for the San Diego Zoo/Balboa Park expansion; Salk Institute Expansion; SDG&E Station A adaptive re-use; Santa Fe Depot/Museum of Contemporary Art; Coronado Belt Line bike trail; Hard Rock Hotel/Depot re-use; various rehabilitation and re-use projects in Gaslamp Historic District, Old Town San Diego, etc. Work performed for the City of San Diego.

US Navy, US Marine Corps and San Diego Airport Authority Section 106 Programmatic Agreement (PA) Compliance. Senior Planner to review proposals for consistency with the PA. Met with agency representatives and property owners.

La Jolla Intensive Historic District Survey. Senior Planner on a survey team for the La Jolla Historic District. Work performed for the City of San Diego.

Burlingame and Islenair Historic Districts. Senior Planner for the supervision of the preparation of historic contexts and historic district nominations. Work performed for the City of San Diego.

East Village, Warehouse, and African American Historic District Surveys. Outreach team member for inventories of historic districts in the East Village, Warehouse District, and the historic African American district of San Diego. Work performed for the City of San Diego.

Individual Historic Designations and Mills Act Program. Reviewed all historic designation requests and referrals, prepared staff reports, supervised staff and managed Mills Act contract program comprising 80-100 property evaluations per year; worked with Deputy Director, community, preservation stakeholders and Land Use Committee to develop methodology for implementing new fees for designations and Mills Act contracts.

Senior Planner, City of San Clemente. As Senior Planner, supervised the current planning and customer service section. Supervised Associate Planners and Assistant Planners, including completion of performance evaluations. Reviewed complex development projects ranging across the full spectrum of land uses and entitlements, including CEQA initial studies and documents. Supervised consultant contracts on various projects including

General Plan amendments, Specific Plans and implementing entitlements, grants and CEQA documents. Served as Air Quality Planner and LOSSAN rail corridor technical advisory committee member. Managed and administered Planning Commissions and Design Review Subcommittee. Fulfilled Certified Local Government duties. Wrote and presented reports to Commissions, Council, community organizations and public. Established and implemented Mills Act incentive program. Conducted public outreach including community workshops and training.

Marblehead Coastal Project. Managed mid-1990s re-activation of 117 acre, 400+ dwelling unit and 61 acre regional commercial project; supervised and coordinated consultants for General Plan Amendment, Specific Plan and EIR; managed all associated entitlements including tentative tract, site plan review, conditional use permits, design review; coordinated weekly meetings with developer team, and meetings and reviews with other agencies including Coastal Commission and Department of Fish and Game; coordinated all revised project documentation and reports through numerous public hearings; processed project through to approval by Planning Commission and City Council.

San Clemente Metrolink Station. Managed city portion of award-winning project adjacent to National Register community building; liaised with OCTA consultant; supervised separate design consultant for ancillary "depot" building; coordinated staff and community meetings; developed ancillary building budget and design priorities; completed shared parking analysis, coordinated Coastal Commission's acceptance of methodology, and conducted required monitoring.

City of San Clemente Certified Local Government. Assisted in preparation of application, program, ordinance, etc., to obtain CLG status; prepared grant application; managed OHP and consultant contracts for grant; conducted research, outreach, workshops and public hearings to adopt updated survey; conducted workshops with CLG grant consultant; planned, prepared and obtained approval for City of San Clemente's first Mills Act Contract program.

City of San Clemente Downtown/Business Park Economic Development Achievements and Housing Balance. Managed numerous retail, office and industrial from discretionary entitlements through plancheck to permit issuance for 200,000+ square feet in new projects including DeNaults Hardware; Sav-On; Rip-Curl; Rancho San Clemente Plaza Pacifica; Rancho San Clemente Industrial Park; Talega Business Park; Rancho San Clemente Business Park; as well as residential subdivisions for 500+ dwelling units throughout Forster Ranch and Rancho San Clemente Specific Plan areas, Cross Hill, and numerous individual home developments.

City of San Clemente Advanced Planning. **P**repared SCAQMD AQMP baseline analysis for City as representative to Orange County Air Quality Technical Advisory Committee; wrote Zoning Code for amended site plan review process and historic preservation incentives; member of staff advisory committee for Citywide General Plan and comprehensive Zoning Code updates, and new Urban Design Guidelines; represented City on LOSSAN rail corridor technical advisory committee which resulted in new Metrolink Station; prepared grant applications for transportation enhancement projects.

Appendix B

Department of Parks and Recreation Form

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

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #:** 855 Brotherton Road

P1. Other Identifier: Bethel Baptist Church
***P2. Location:** ■ **Not for Publication** ☐ **Unrestricted** ***a. County:** San Diego
and
***b. USGS 7.5' Quad:** Escondido **Date:** 1996 **T** 12S; **R 3W**; Unsectioned; S.B.**B.M.**
c. Address: 855 Brotherton Road City: Escondido Zip: 92025
d. UTM: Zone 11N, 492352 mE/ 3661870 mN (G.P.S.)
e. Other Locational Data: The building is located approximately 138 ft south of Brotherton Road, and approximately 390 ft east of Felicita Road. Elevation: 660 ft amsl

***P3a. Description:**
Bethel Baptist Church is a one- and two-story building constructed primarily of reinforced precast concrete on a concrete slab with some cast-in-place elements. The building plan is wedge-shaped, oriented on a northwest to southeast axis. A single-story L-shaped element occurs along the south and east facades that converge to a point at the southeast corner. The north and west facades curve toward the entry element and essentially comprise the front elevation of the church. A main entry projection and steeple occur at the northwest corner, and the facades of the main portion of the church are two stories in height. (See Continuation Sheet p 4)

***P3b. Resource Attributes:** HP16. Religious Building
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Overview of Bethel Baptist Church from entryway driveway, facing southeast.

***P6. Date Constructed/Age and Source:** 1976, permit
■ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Private

***P8. Recorded by:**
Teri Delcamp, M.A.
HELIX Environmental Planning, Inc.
7578 El Cajon Blvd
La Mesa, CA 91942

***P9. Date Recorded:**
June 21, 2023

***P10. Survey Type:**
Intensive

***P11. Report Citation**:
Delcamp, Teri. 2023. Historic Resource Evaluation Report for the Alexan Residential Project, Escondido, California. Prepared by HELIX for Trammell Crow Company. On file at HELIX Environmental Planning.

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

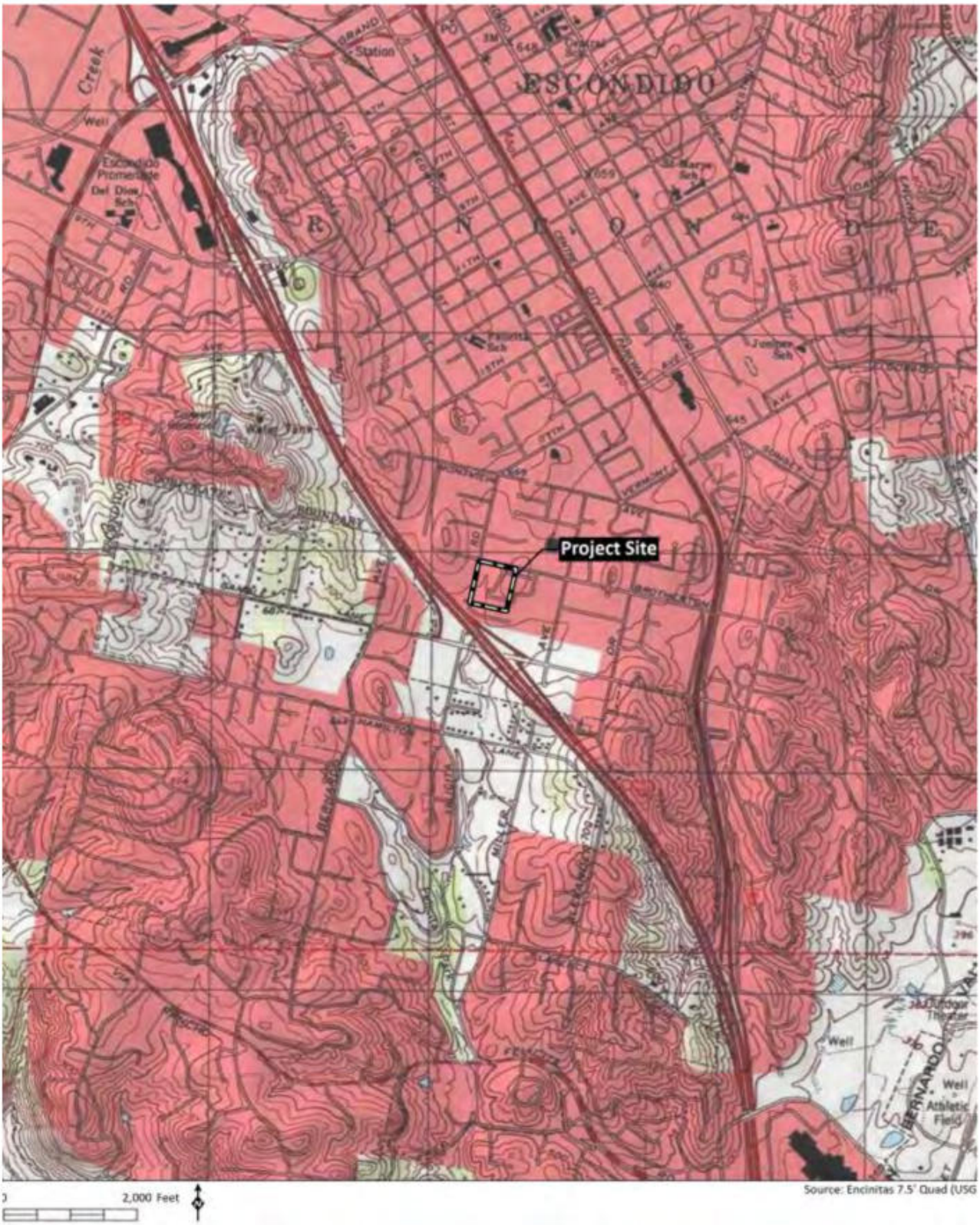
State of California - Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#

Trinomial

Page 2 **of** 22 ***Resource Name or #** (Assigned by recorder) 855 Brotherton Road
***Map Name:** Escondido ***Scale:** 1:24,000 ***Date of map:** 1996



BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #:** 855 Brotherton Road ***NRHP Status Code: 6Z**

B1. Historic Name:
B2. Common Name: Bethel Baptist Church
B3. Original Use: Church B4. Present Use: Church
***B5. Architectural Style:** Modern
***B6. Construction History:**
- Built 1976.
- Single-story additions on south side of church circa 1981.
- Single-story additions on south side of church circa 2000.
- Demolition and replacement of steeple tower with wireless communication antennas, increased height, spire reinstalled circa 2000.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:** None

B9a. Architect: J. (James) Gary Shaw b. Builder: Unknown
***B10. Significance: Theme** N/A **Area** Escondido
Period of Significance N/A **Property Type** Religious Building **Applicable Criteria** N/A

HISTORIC CONTEXT
Bethel Baptist Church was originally founded in Escondido, California, in 1949. In the summer of 1949, J. R. Butler, aided by Bennett Randels and Henry Crawford and sponsored by Calvary Baptist Church in Linda Vista, established a Southern Baptist fellowship group in Escondido. The group originally met in Mr. Butler's home and other member's homes, with an interim Pastor R.E. Craig leading them. The group later met in various locations including the local Veterans of Foreign Wars (VFW) Hall, a public school and two other churches. Bethel Baptist Church and Sunday School was the first Southern Baptist church in Escondido and was officially organized in December 1949 with Reverend Ben Wofford as its full-time pastor. At that time, the church had 55 charter members. In 1950, the church acquired property at the southeast corner of Redwood and 11th Streets (651 11th Street) in Escondido and ground-breaking for the church occurred on March 19, 1950. The church building was completed in 1952, and the church was led by Reverend Everett Hill. Two more pastors succeeded Reverend Hill at Bethel Baptist, Reverend Orel Martin in 1957 and Reverend Arlie McDaniel in 1962, before Reverend John Swartz became the pastor in 1968. Reverend Swartz served the church through 1996 (Bethel Baptist Church 1999). (See Continuation Sheet p 15).

B11. Additional Resource Attributes:

***B12. References:**
(See continuation sheet)

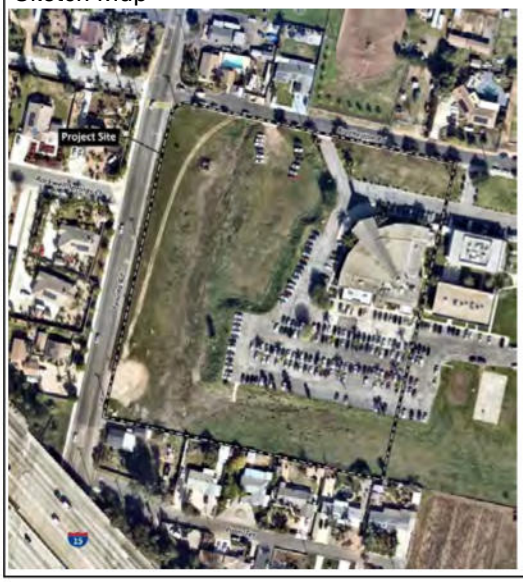
B13. Remarks:

***B14. Evaluator:**
Teri Delcamp, M.A., HELIX Environmental Planning, Inc.

***Date of Evaluation:** June 21, 2023

(This space reserved for official comments.)

Sketch Map



P3a. Description (continued)

The roofs are primarily flat, with only the entry element consisting of a gabled roof covered in non-original concrete S-tiles that is punctuated by the steeple at the gable end. This gabled element tapers and recedes in height as it extends on the northwest-to-southeast axis toward the southeast corner of the church's two-story volume. The parapets surrounding the flat roofs are capped with metal flashing. The following sections describe the exterior elevations of the building, followed by descriptions of the interior that focus primarily on the main, publicly-accessible lobby and sanctuary with additional representative photos of secondary spaces.

Front (North and West) Elevation

The north elevation is symmetrically arranged and is dominated by the reconstructed steeple tower topped by the original spire that rises to an overall height of approximately 82 feet above the gabled roof entry element in the center of the elevation. The tower is white in contrast with the recessed full height windows behind the tower and the brown, cultured stone walls that flank the windows on both sides. The main building façades are recessed back and flank the entry element (Photo 1). The original glass entry doors are covered by an integral flat ledge, with a tall multi-paned set of windows above that evoke a cross (Photo 2 and Photo 3). The dedication plaque from the original church site, and the dedication plaque for the current church are located side by side within a landscaped planter in front of the west façade near the entry element (Photo 4 and Photo 5).

To both sides of the entry element's stone walls are original, single-story, flat-roofed building projections that are connected to the main building façade. The cultured stone walls wrap both sides of the entry element under the gabled roof. The electrical service feeding the steeple's wireless antennas can be seen within a metal duct that climbs the east slope of the gabled roof. The main building walls on the north and west elevations are painted precast concrete walls with V-groove joints forming very slight angles to create the overall curved appearance of the façade. The walls end in parapets above the roof with metal flashing along the parapet edge. Within each of the three main wall panels are framed, vertical recessed sections with aluminum windows at the first and second floors; the parapets at the recesses are lower than the main parapet, creating a varied roof edge along the front elevation. The main walls and the recessed sections are painted white. The west end of the single-story classroom addition is recessed and visible at the south end of the west façade. Photo 6 and Photo 7 show the north and west facades of the front elevation, respectively.

Photo 1. Front Elevation, facing southeast.

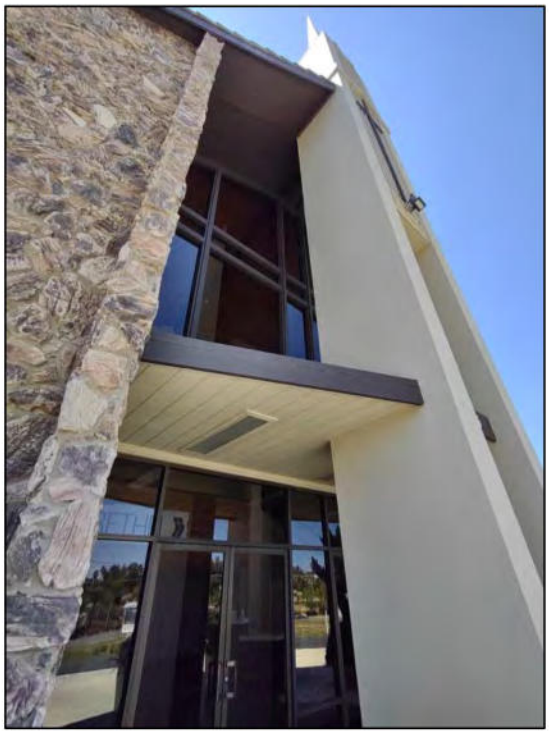


Photo 2. Closeup of entry element covered entrance doors and clerestory window above, left side.

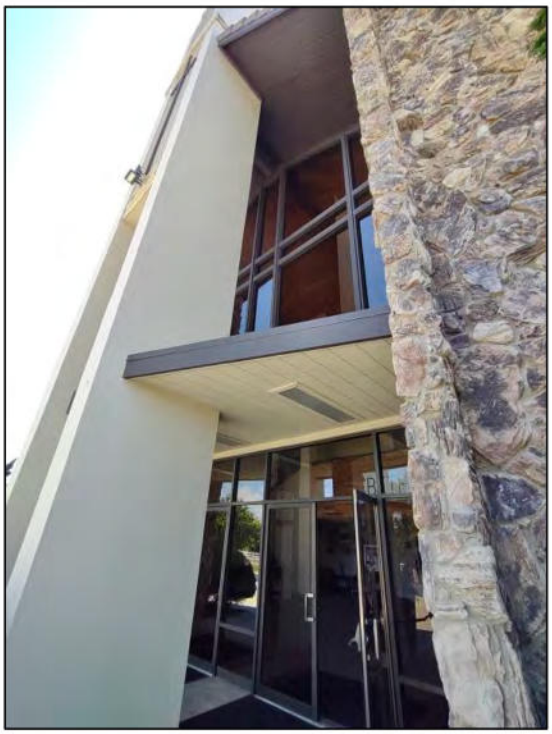


Photo 3. Closeup of entry element covered entrance doors and clerestory window above, right side.

Photo 4. Closeup of original church dedication plaque relocated to current church location.

Photo 5. Closeup of current church dedication plaque.

Photo 6. Front Elevation, north facade, facing south.

Photo 7. Front Elevation, west facade, facing east.

Side (South) Elevation

The south side elevation is the single side elevation and exhibits the original side of the church that is visible above and between three addition areas including a Sunday School classroom addition with its own entrance built circa 1981, and storage additions to the kitchen and the fellowship hall built circa 2000. The additions obscure much of the original building elevation on this side. The additions are single story with flat roofs and parapets with metal flashing. The church walls on this side are unadorned but feature score joints at appropriate locations. The parapet walls are the same height along the elevation. The westerly end of the elevation features a building projection that houses the interior stairwell to the second floor, along with a pair of secondary entrance doors. A sign to the right of the doors reads "Worship Center" (Photo 8).

To the right of the secondary entrance doors is the projecting classroom addition. It is symmetrically arranged and mimics the front elevation's main walls. Two pairs of entry doors are located in the center of the addition's facade, elevated above the level of the parking lot. The entrance is covered by a flat concrete ledge and is accessed from both ends of the addition by a concrete ramp with a pipe railing. On the main walls at both sides of the entrance are two framed, vertical recesses with windows; the wall sections above the windows are clad in T1-11 siding. The parapets at the recessed sections are lower than the main walls, while the parapet above the entry ledge is slightly elevated, creating a varied roof line for the addition. The addition appears to be wood framed rather than precast concrete (Photo 9).

A narrow break occurs to the east of the classroom addition to provide access to a pair of church exit doors. The projecting kitchen addition frames the other side of the narrow break and also appears to be of wood frame construction with no windows. A very narrow vertical recess in the center of the addition's blank wall echoes others on the church but has no window and appears to house a scupper and roof drain (Photo 10).

A pair of doors occurs on the east side of the kitchen addition. A recessed, landscaped courtyard provides a view to the original church wall which features an exterior entrance to the fellowship hall. To the right of the entrance is the final projecting storage addition, which also features blank walls, punctuated only on the west side by a pair of doors. The south façade has a sign reading "Fellowship Center" at the west end, and two, narrow vertical projections whose purpose could not be discerned (Photo 11 and Photo 12).

The church walls are visible above the roofs of the additions and include the angled element at the southeast corner and a long intervening wall between it and the stairwell projection to the west. The angled element exhibits two

louvred vents and a pair of roof access doors. Roof mounted equipment is located in various areas of the flat roofs. The spire is visible from the parking lot rising above and beyond church parapet walls (Photo 13).

Photo 8. Side Elevation, west end facing north.

Photo 9. Side Elevation classroom addition, facing north.

Photo 10. Closeup of break between additions, facing north.

Photo 11. Closeup of courtyard between kitchen and fellowship hall additions, facing north.

Photo 12. South elevation, east end, facing northwest.

Photo 13. South elevation, facing northwest.

Rear (East) Elevation

The rear elevation faces east toward the two modern education buildings. The east side of the single-story fellowship hall storage addition is located at the southerly end. Directly north of the addition are the original angled southeast corners of the church above and fellowship hall below that angle to the east elevation. The fellowship hall east elevation features a chimney rising above the roof near the corner of the building projection (Photo 14 and Photo 15).

The recessed intervening middle section that is single story contains a recessed pair of entrance doors, a window and a single entry door at the south end. A blank wall extends to the north of the single entry door, with wall-mounted wireless equipment and conduit attached to the wall behind a screening tree. The main church wall rises above the single-story element and is a blank wall with the exception of the vertical duct for the wireless electrical service (Photo 15 and Photo 16).

At the north section, the wireless communications equipment and storage addition projects from the original church wall. The northerly end of the elevation features the church's original building projection behind the addition, which houses another interior stairwell to the second floor with a pair of secondary glass entrance doors. A modern covered walkway attached to the education building extends toward, but does not physically connect with, the church (Photo 17).

Photo 14. South end of east elevation, facing west.

Photo 15. East elevation fellowship hall with chimney and south end of middle section, facing southwest.

Photo 16. East elevation middle section, facing northwest.

Photo 17. East elevation north section with single story addition and original secondary entrance, facing west.

Interior

Accessing the building through the glass entry doors at the northwest corner of the building leads to the public lobby of the church. The layout of the lobby, windows and ceiling appear to be original. Stairs to the right and left lead to a second-floor hallway; the finish material on the hallway railing may not be original. Continuing straight under the overhead hallway leads to doors entering the sanctuary. The lobby ceiling consists of stained wood planks and laminated wood beams that reflect the beginning of the tapered and gabled roof plan (Photo 18, Photo 19 and Photo 20). The sanctuary space and ceiling appear to be original. Changes have been made to finish materials, and some of the original pews have been removed in favor of individual chairs (Photo 21 and Photo 22).

The most significant changes are to the main chancel feature wall and platform area. The wall that was originally veneered in cultured stone to match the exterior entry element and featured two tone chambers (see Section 4.2.1 below) has been removed (or covered). The wall now features modern wood-trimmed sections filled with plastic panels featuring a faux basketweave detail, and a section clad in linear stacked stone at the center below the baptistry and cross. Screen monitors have been added on both sides, and doors are located where the tone chambers were (and which originally extended to the floor based on a review of the church archives and historic photos on the lobby wall). The baptistry is reached through the single doors, as well as doors from the hallway behind the sanctuary (Photo 23, Photo 24 and Photo 25).

Photo 18. Entrance lobby.

Photo 19. Lobby ceiling.

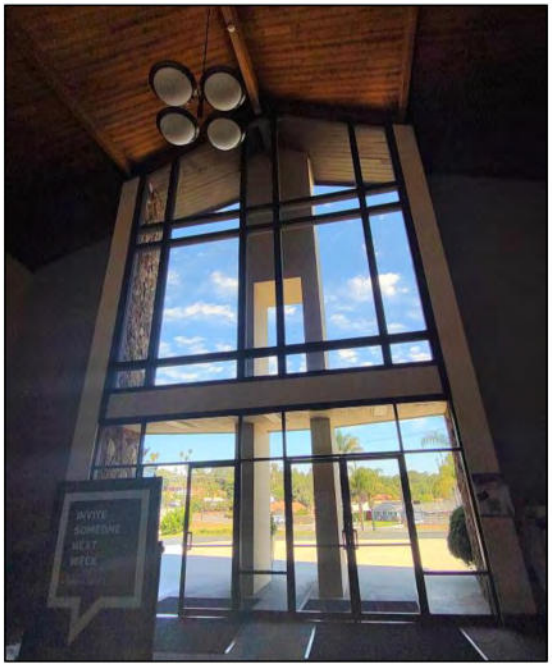


Photo 20. Closeup of entry element doors and clerestory window.

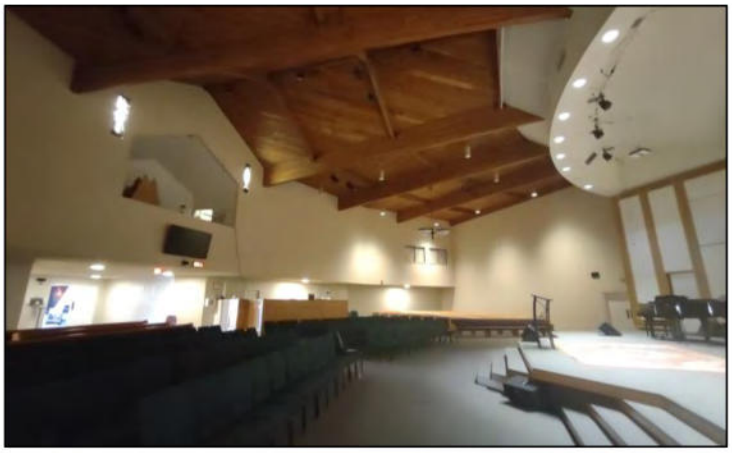


Photo 21. Interior sanctuary space, facing north.

Photo 22. Detail of sanctuary ceiling facing southeast.

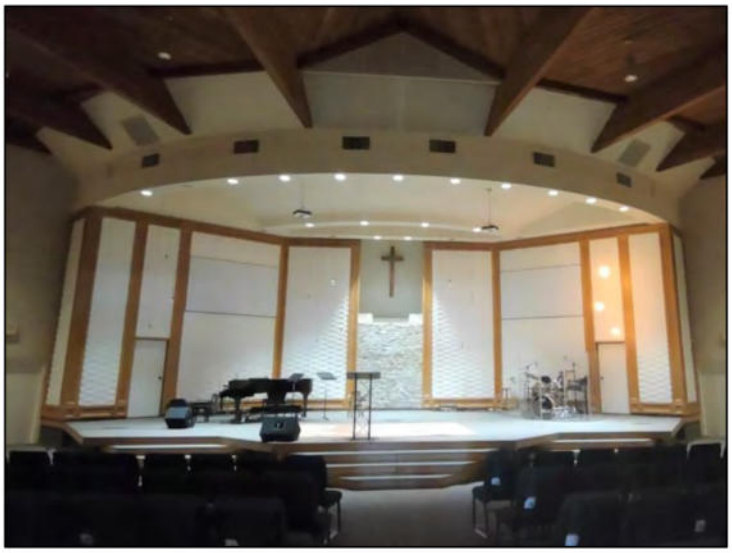


Photo 23. Interior of sanctuary feature wall, facing southeast.

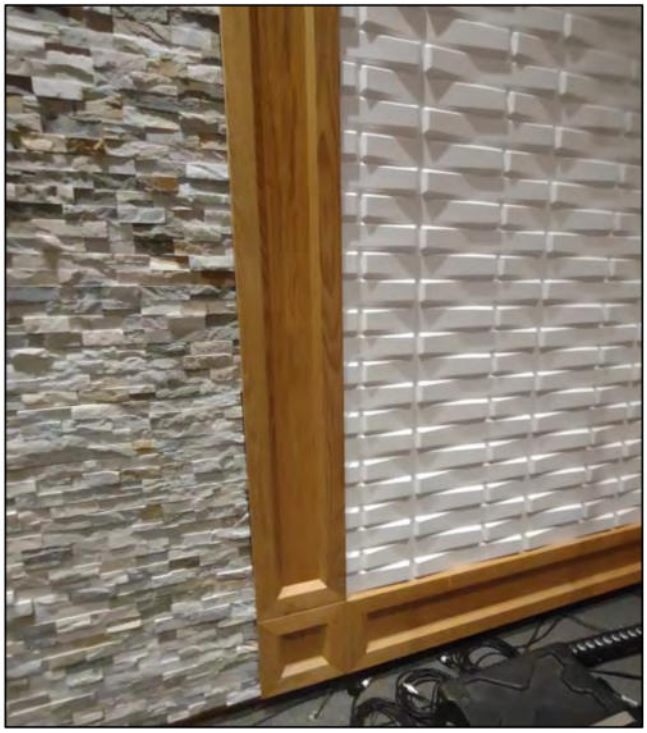


Photo 24. Closeup of wood trim, stacked stone and plastic faux basketweave panels.

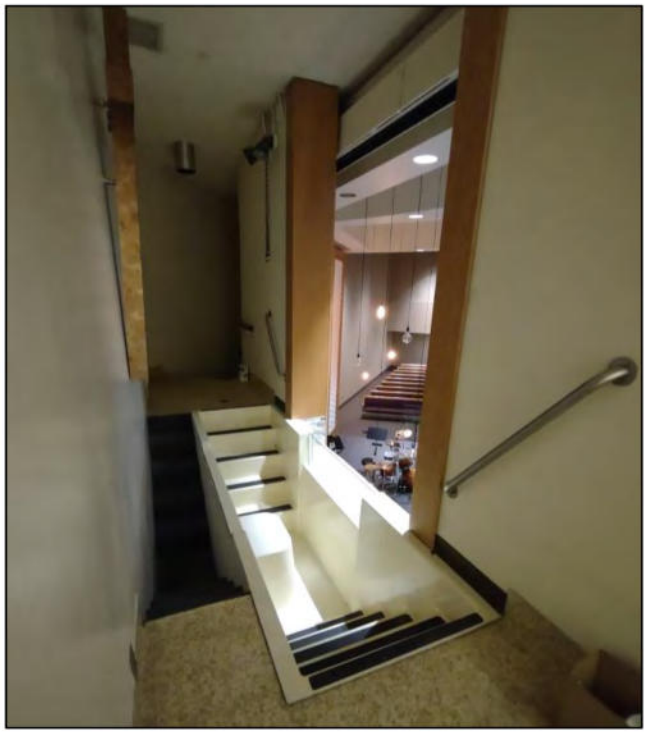


Photo 25. Baptistry behind feature wall with opening to sanctuary below, cross on wall at left.

B10. Significance (continued)

Bethel Baptist Church was active in planting new churches in the area. They established a separate "northside mission" in Escondido with about 20 original members in 1955 that was formally organized as Broadway Baptist Church that year. Also in 1955, the new missional church purchased land located at 1135 N. Broadway, Escondido, and built a sanctuary that remains Broadway Baptist Church to the present day (Times-Advocate 1976a, Broadway Baptist Church 2023). Bethel Baptist also joined with Madison Avenue Baptist Church of San Diego to establish another mission church in Poway in 1956. That church organized as the First Baptist Church of Poway in 1959 and was able to expand with a new sanctuary late in 1974 (Times-Advocate 1974d).

With continuing growth in Bethel Baptist's membership, the congregation had outgrown the original building at Redwood and 11th Streets by the early 1970s. In 1974 the Redwood and 11th Street property was sold to the Salvation Army (and today is home to Grace Bible Church). With the proceeds of the sale, Bethel Baptist was able to acquire the current site on Brotherton Road which was an orange grove at the time and provided more space for future growth. At the time, the property was located in unincorporated San Diego County (Bethel Baptist Church 1999, City of Escondido 2023). The last service at the former site occurred on April 7, 1974, noted as the observance of Palm Sunday (Times-Advocate 1974a). While waiting for the new building to be completed, the church met at Miller School Auditorium (Times-Advocate 1974b).

Bethel Baptist Church was designed by architect J. (James) Gary Shaw of Cleburne, Texas. A local architect, Richard B. Young, facilitated the procurement of permits but was not involved in the building's design. The County of San Diego (county) Planning Commission approved a special use permit on May 10, 1974, for the new church with a variance for the 72-foot-tall steeple that exceeded the 35-foot height limit (City of Escondido 2023). The County issued the building permit in May 1974, and groundbreaking occurred soon thereafter as depicted in Plate 1 (Times-Advocate 1974c, Bethel Baptist Church 2023, City of Escondido 2023).

Plate 1. Church groundbreaking at 855 Brotherton Road, 1974*. Source: Bethel Baptist Church archives.*

By August 1975 construction was well underway (Times-Advocate 1975). The new church was described as comprising "30,000 square feet, with space for 622 persons in worship and 600 in education . . . The facility will

include a sanctuary, fellowship hall with kitchen facilities, five offices, church library and 26 classrooms."[1] Pews were installed in the sanctuary to provide seating for 572. Plate 2 shows the church under construction in August 1975.

By November 1975 the City of Escondido had annexed the acreage including the church site within the city's boundaries, so the permitting process then came under the city's jurisdiction. The city required some fire-resistive construction changes to the building (City of Escondido 2023). The church was completed and dedicated on April 11, 1976, again noted as Palm Sunday that year. By that time, the church membership had grown to 1,000 persons (Times -Advocate 1976b).

Plate 2. Church under construction, August 1975*. Source: Times-Advocate*, August 1, 1975*.

The church was constructed of precast concrete panels and some cast-in-place elements. The sanctuary and second floor ceilings were either stained or painted wood planks with laminated wood beams. The gabled roof portion behind the steeple was covered in asphalt composition shingles. The cultured stone on the front of the church flanking the steeple and entrance was replicated on the interior feature wall of the church sanctuary, with what were referred to on the construction drawings as "tone chambers" with "grill cloth" covering them to both sides of the central baptistry (City of Escondido 2023). Plate 3 shows the exterior appearance of the church in 1978, and Plate 4 shows the original stone veneer wall, baptistry and flanking tone chambers within the sanctuary.

[1] "Bethel Baptists Relocate," *Times-Advocate*, August 1, 1975, A-8.

Plate 3. Bethel Baptist Church, 1978. *Source: Bethel Baptist Church archives*.

Plate 4. Bethel Baptist Church sanctuary interior, circa 1994. *Source: Bethel Baptist Church archives*.

Between 1980 and 1981 (according to historic aerials as no permit records were found), a single-story Sunday School classroom addition and a kitchen addition had been added to the south side of the church. Through approvals of conditional use permits 79-157 and 80-77, the addition of buildings for Sunday School as well as a school and daycare was approved for the church site. A separate Sunday School education building 10,451 square feet (SF) in size was added east of the church at the north side of the property (Building A) in 1982. For a time in the 1990s, this building also provided a meeting space every Sunday for four mission churches. A second education building 10,044 SF in size (Building B) that also served as a preschool for the community was completed in 1993 just south of Building A. These buildings are separated from the church by a landscaped area, and are not a part of the project.

Additional storage room additions to the kitchen and fellowship hall were completed circa 2000. Also in 2000, Nextel obtained permission to install a wireless communication facility at the church. The steeple tower was demolished (while removing and preserving the spire for reinstallation), and a new steel, wood and fiberglass steeple tower approximately 10 feet taller than the original tower was built to house the antenna panels. The spire was reinstalled at the top of the steeple. A wireless equipment room was also added to the northeast corner of the church along with electrical lines extending from the equipment room over the roof to the rear of the steeple (City of Escondido 2023). It may have been at that time that the gabled roof material was changed from asphalt composition to the concrete tiles that are present today. In 2009, accessibility improvements were planned and installed for the separate education buildings and the Balboa Charter School occupied the buildings during the week for a time (Bethel Baptist Church 2023).

SIGNIFICANCE EVALUATION

National Historic Preservation Act (NHPA)

Federal regulations that are applicable to a project when there is a federal nexus, such as permitting or funding from a federal agency, consist of the NHPA and its implementing regulations (16 United States Code 470 et seq., 36 Code of Federal Regulations [CFR] Part 800). Section 106 of the NHPA requires Federal agencies to take into account the effects of their undertakings on "historic properties", that is, properties (either historic or archaeological) that are eligible for the NRHP.

National Register of Historic Places (NRHP)

The NRHP was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it:

- Criterion A: Is associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: Is associated with the lives of persons significant in our past; or
- Criterion C: Embodies the distinctive characteristics of a type, period, or method of installation, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history.

Under Section 106 of the NHPA, actions that alter any of the characteristics that qualify a property for eligibility for listing in the NRHP "in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association" (36 CFR 800.5[a]) constitute an adverse effect to the historic property.

Created in 1992 and implemented in 1998, the CRHR is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC § 5024.1(a)). Certain properties, including those listed in or formally determined eligible for listing in NRHP and California Historical Landmarks (CHLs) numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the CRHR.

A resource, either an individual property or a contributor to an historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria (PRC § 5024.1(c)):

- Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2: It is associated with the lives of persons important in our past.
- Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

City of Escondido Local Register/Local Landmark Criteria

The procedures and criteria for register listing or local landmark designation are provided in the City's Municipal Code, Article 40, Section 33-794:

> Prior to granting a resource local register or historical landmark status, the HPC [Historic Preservation Commission] shall consider the definitions for historical resources and historical districts and shall find that the resource conforms to one (1) or more of the criteria listed in this section. A structural resource proposed for the local register shall be evaluated against criteria number one (1) through seven (7) and must meet at least two (2) of the criteria. Signs proposed for the local register shall meet at least one (1) of the criteria numbered eight (8) through ten (10). Landscape features proposed for the local register shall meet criterion number eleven (11). Archaeological resources shall meet criterion number twelve (12). Local register resources proposed for local landmark designation shall be evaluated against criterion number thirteen (13). The criteria are as follows:
>
> (1) Escondido historical resources that are strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the City of Escondido, region, state, or nation;
>
> (2) Escondido building or buildings that embody distinguishing characteristics of an architectural type, specimen, or are representative of a recognized architect's work and are not substantially altered;
>
> (3) Escondido historical resources that are connected with a business or use that was once common but is now rare;
>
> (4) Escondido historical resources that are the sites of significant historic events;
>
> (5) Escondido historical resources that are fifty (50) years old or have achieved historical significance within the past fifty (50) years;
>
> (6) Escondido historical resources that are an important key focal point in the visual quality or character of a neighborhood, street, area, or district;
>
> (7) Escondido historical building that is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type;

Significance

The subject property does not appear significant under **Criteria A/1/(4).** The research conducted for this study has not identified any important events that occurred at Bethel Baptist Church that would be considered significant contributions to the broad patterns of our nation's, state's the city's history and heritage. While the church is reported to be the first Southern Baptist congregation organized in Escondido, that fact alone does not appear to

have any significance at the national or state level and does not appear to have been a significant event in the city's history. Moreover, if this fact were considered to be significant, the original church location at Redwood and 11th Streets is still extant and would be more directly related to the church's founding.

The subject property does not appear significant under **Criteria B/2/(1).** The research conducted for this study did not identify any significant persons associated with Bethel Baptist Church who made important contributions to the nation's, state's or city's history.

The subject property does not appear significant under **Criteria C/3/(2) and (7)**. The layout of the church and its focal element above the entrance is fairly typical of modern style churches built in the middle of the 20th century. Although the footprint is not circular, the wedge shape allows for a sense of circular interior access and fan-shaped sanctuary space which, again, is fairly typical of modern era churches. The modern layout is indicative of a move away from historical cruciform precedents (although it should be noted that many churches in the 20th century to the present day still follow a cruciform layout). The exterior massing evokes elements of the Brutalist style that was more typical of sports arenas and performance venues, but also presaged the late 20th century and early 21st century congregations that either occupied industrial buildings or constructed similar purpose-built churches. At the same time, the front entrance with soaring steeple followed earlier, more traditional church design trends. The cultured stone veneer around the entrance that used to be present in the sanctuary harkened back to materials used in the Mid-Century Modern style more prevalent in the 1950s than in the mid-1970s. As a result, the church design utilized an eclectic vocabulary of elements and materials; as such, the church is not representative of any particular style.

An architect was identified in association with the church – J. Gary Shaw. Research did not identify much information about Shaw in relation to his career as an architect. Shaw's long-term and primary interest in the assassination of President John F. Kennedy overshadows any information relating to his architectural practice. In fact, aside from references in myriad sources about his research and publications on the assassination, there was only one source that identified limited biographical information about Shaw. According to this source, the architect is James Gary Shaw, born in 1938 in Cleburne, Texas. He is a retired architect who was principal of J. Gary Shaw & Associates in Cleburne beginning in 1969. He was registered as an architect in Texas, Oklahoma and Louisiana, and was a member of the National Council Architects Registration Board in 1972. Shaw also served as a director of Interfirst Bank in Cleburne in 1985, and is a Rotarian. According to this source, Shaw has been listed as a notable architect in Marquis Who's Who, but no other sources were found to indicate he was a significant architect (Prabook.com 2023).

The integrity of Bethel Baptist Church was affected in a significant way by the installation of wireless communication antenna panels by Nextel circa 2000. To achieve the necessary height for cellular transmissions, the panels were installed near the top of the steeple tower. The entire original concrete steeple tower was demolished and a new steeple tower was constructed of steel, plywood and exterior drywall to approximate the appearance of the original steeple tower. The original spire on top of the steeple was removed and reinstalled afterward. Whereas the original concrete steeple tower tapered and extended all the way to the spire element, the reconstructed steeple is comprised of two sections below the spire. The section below the spire is the steel and fiberglass section that houses the antenna panels. It is narrower than and steps in from the base of the tower. Because the steeple is taller, the original proportion of the tower itself and in relation to the main church building has changed significantly. In addition to this major exterior alteration, the later additions circa 1981 and 2000 obscure the original building footprint and walls of the church.

Furthermore, as the church is a public space, the interior of the sanctuary has experienced some significant changes that affect the integrity of the original design. The same cultured stone used on the exterior entrance was used on the main feature wall of the sanctuary. In addition, the original tone chamber vertical elements faced with grill cloth on both sides of the central baptistry had a functional purpose but also created an additional design aesthetic for the

interior space. The cultured stone and tone chambers have been removed and/or covered by faux basketweave plastic panels. The cultured stone below the baptistry was removed and/or covered with more modern stacked stone. Lastly, although it is considered a minor detail and could easily be restored, the framed vertical elements on the exterior that contain windows at both floor levels were originally highlighted with black or dark paint based on historical images. These elements are all painted the same color as the rest of the building so they are not highlighted and no longer stand out as a decorative feature that helps to break up the horizontal massing of the building.

In conclusion, the architectural design of the church does not represent any particular architectural style and is not distinctive or unique. No master architect was associated with the design of the church. The integrity of the church has also been altered in a significant way, most notably with the demolition of the original steeple and replacement with a modern element with a different design and proportions as well as the loss of the sanctuary's original architectural detail that complemented the church exterior.

The subject property does not appear significant under **Criteria D/4**. Research conducted for this study found no evidence that the building is significant as a source or likely source of information about prehistoric or historic construction methods, materials, or technologies.

The subject property does not appear significant under **City Criterion (3).** Churches are common throughout Escondido, including Baptist and several other denominations. Bethel Baptist Church is not a use that was once common but is now rare.

The subject property does not appear significant under **City Criterion (5).** Since the church was completed in 1976, it is 47 years old and does not meet the threshold of this criterion. Even if the church were to meet the age criteria, the city requires a historic resource structure to meet at least two of the criteria numbered one (1) through seven (7). Based on the rest of this evaluation, the subject property does not meet any other criteria.

The subject property does not appear significant under **City Criterion (6).** The church is a large building located across a large field and on a rise when viewed from the intersection of Felicita and Brotherton Road. However, this fact alone does not lend importance to the building nor make it a focal point, let alone an important key focal point. The surrounding area is a mix of residential and rural parcels, with two other institutional uses nearby – Miller Elementary School at the northeast corner of Brotherton Road and Miller Avenue north of the subject property and Life Care Center of Escondido north of the church on Felicita Road. The area east of the church is primarily residential neighborhoods, with residential and agricultural land south of the subject property and the Interstate 15 freeway located to the west. The neighborhood, streets and area do not have an identifiable distinct character and the church does not create such character in and of itself.

Conclusion

The Bethel Baptist Church building located at 855 Brotherton Road does not meet the criteria for listing in the NRHP or CRHR, and does not meet any local significance criteria. Therefore, the building is not considered to be a historical resource under CEQA or under Section 106 of the NHPA.

B12. References

Bethel Baptist Church

1999 Bethel Baptist Church 50th Anniversary, 1949-1999. Self-published. On file at Bethel Baptist Church, 855 Brotherton Road, Escondido, CA.

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Times-Advocate

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1974b "Bethel Baptist to Build Church." *Times-Advocate*, Escondido, CA. April 19, 1974, A-9.

1974c "Church Permit Approved." *Times-Advocate*, Escondido, CA. May 14, 1974, A-9.

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