



# 845 SANTA FE DRIVE - DENSITY BONUS PROJECT HISTORICAL EVALUATION REPORT

DRAFT  
February 19, 2025

Prepared by  
Heritage Architecture & Planning  
832 Fifth Avenue  
San Diego, California 92101



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**HISTORIC EVALUATION REPORT - DRAFT**  
845 Santa Fe Drive – Density Bonus Project

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## I INTRODUCTION

Heritage Architecture & Planning has been retained to provide a Historical Evaluation Report (HER) for resources located within the proposed 845 Santa Fe Drive Density Bonus Project area. HER studies determine if resources of the built environment located within the project study area qualify as historical resource in the local or state registers. This report was prepared in compliance with the criteria set forth in the California Register of Historical Resources and the City of Encinitas Register of Historic Property, which identifies historic and architecturally significant properties that have been determined to be important cultural resources to the City of Encinitas.

### PROJECT LOCATION

A project's study area is defined as the geographic area or areas, regardless of land ownership, within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The 845 Santa Fe Drive Density Bonus Project (Project) study area encompasses a 5.2 gross-acre site in Encinitas, California with two associated addresses, 845 Santa Fe Drive and 846 Munevar Road (Figure 1). The property (APN 2601322300) is within the USGS Encinitas, CA 7.5-minute topographic quadrangle (Figure 2) and includes four buildings: a church, its associated fellowship hall, a preschool, and a single-family residence; as well as paved parking and drive; playground; and an undeveloped field (Figure 3). The Project's parcel is located in a mixed-use neighborhood in Encinitas, California, along Santa Fe Drive, a major arterial road within the city. It is surrounded by other institutional entities such as San Dieguito High School to the north and Venture Church to its immediate west. Residential properties are evident to the east and south side while some commercial properties are noted further east at the corner of Santa Fe Drive and Windsor Road.



Figure 1: Project vicinity map.

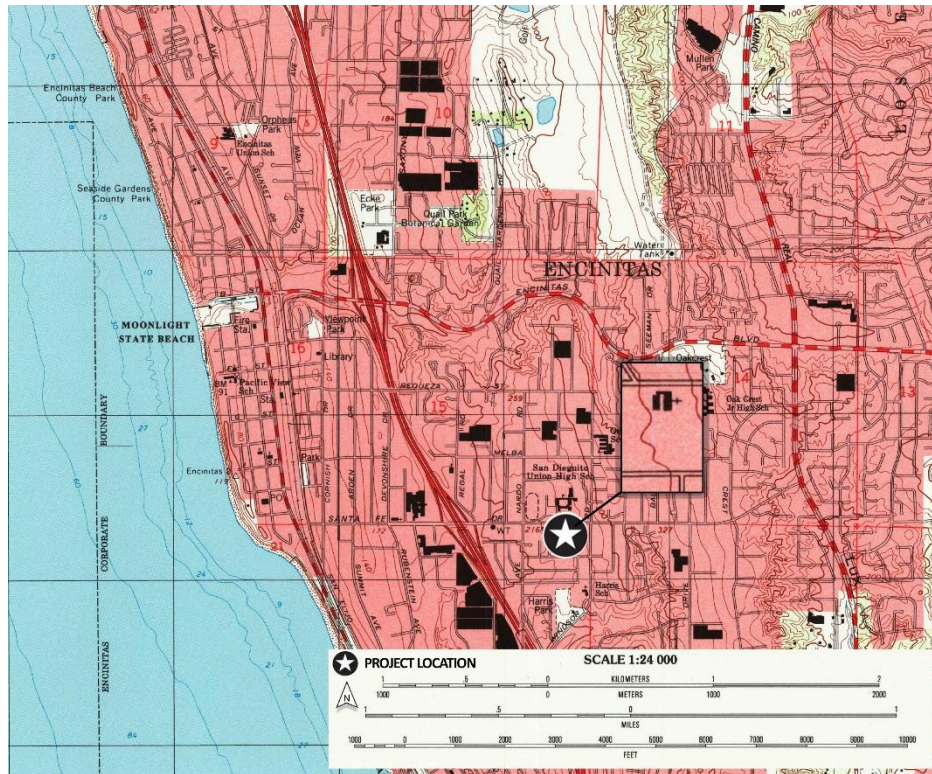


Figure 3: Project location map. Source: USGS Map, Encinitas, CA 7.5x7.5 grid, 1997.



Figure 2: Project Study Area. Source: Google maps.



## REGULATORY FRAMEWORK

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (CRHR) program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the National Register of Historic Places (NRHP).

To be eligible for listing in the CRHR, a building must satisfy at least one of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
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.

Not only must historical resources eligible for listing in the CRHR meet one of the criteria of significance described above, eligible resources must also retain integrity, or enough of their historic character or appearance to be recognizable as historical resources, and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (Office of Historic Preservation 2001). This general definition is strengthened by the more specific definition offered by the NRHP—the criteria and guidelines upon which the CRHR criteria and guidelines are based.

### INTEGRITY

To be eligible for listing in the CRHR, a property must retain sufficient integrity to convey its significance. The CRHR refers to the National Register publication *How to Apply the National Register Criteria for Evaluation*, NRHP Bulletin 15, which establishes how to evaluate the integrity of a property: “Integrity is the ability of a property to convey its significance.”<sup>1</sup> The evaluation of integrity must be grounded in an understanding of a property’s physical features and how they

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<sup>1</sup> National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. (Washington D.C.: National Park Service), 1997, p. 44.

relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

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

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

*Setting* is the physical environment of a historic property and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.

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

*Workmanship* is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory and can be applied to the property as a whole, or to individual components.

*Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.

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

## CITY OF ENCINITAS

### Encinitas Register of Historic Property

In December 2003, the City Council by resolution approved and adopted the creation of the Encinitas Register of Historic Property commonly referred to as the local Register. The local Register is a comprehensive inventory of historic structures and properties that exemplify the cultural heritage of Encinitas. All historical resources must demonstrate their significance by meeting one of the following requirements and, additionally, must be fifty (50) years of age or older. Resources less than fifty (50) years old will be considered for designation only if they possess exceptional design merit or historical significance that transcends the fifty-year age requirement. Landmarks must be visibly accessible from a public thoroughfare.

- The property is the first, last, only, or most significant historical property of its type within the City.

- The property is associated with an individual or group having a profound influence on the history of Encinitas.
- The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or is one of the more notable works, or the best surviving work in a region of a pioneer architect, designer, or master builder.
- The property is in a unique location and contains exceptional architectural characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.
- Resources moved from their original locations will not qualify for landmark designation unless they are significant for architectural value, or if they are the surviving structure most importantly associated with a prominent person or historic event.



## II METHODOLOGY

The architectural investigation is a critical first step in assessing potential historical resources. The following steps were taken in the documentation process:

### FIELD SURVEY

A site walk was conducted by Thomas Saunders, NCARB, Associate Principal Architect and Eileen Magno, MA, Principal Architectural Historian in January 2025. The survey was completed in order to understand the existing condition of the institutional resource and assess its integrity. Analysis focused on the buildings and did not include assessments of the hardscape, landscape, archaeological, structural, electrical, mechanical systems, or surrounding site.

### BACKGROUND INFORMATION

This report was prepared using primary and secondary sources related to the resource's site development history in order to evaluate the historical significance of the property. Research was conducted at the following depositories: the City of Encinitas, Encinitas Historical Society, County of San Diego Assessor's Office, San Diego History Center, the San Diego Public Library California Room, and online archives. Online research included, but was not limited to, websites from the newspaper archives, historic photographs, maps, and genealogy.

Materials included previous documentation of historical status, photographs, news articles, City/County directories, title information, and maps. Published sources focusing on local history were consulted, as well as material relating to federal, state, and local designation requirements. Research for the report was not intended to produce a large compendium of historical and genealogical material, but rather to provide selected information necessary for understanding the evolution of the site, the resource, and its significance.

### DRAWINGS AND PHOTOGRAPHS

Photographic documentation was conducted by Heritage during the January 2025 site visit and is noted throughout this report. No drawings were found in the research process.

### EVALUATION

The process of evaluation occurs throughout the study as information is gathered, compared, and reviewed. Typically, historical data and physical evidence are reviewed to help evaluate the historical, architectural, engineering, and cultural significance of a property, its surrounding context, its construction and use, and persons associated with its history and development. Evaluations were completed by a team made up of Secretary of the Interior's Qualified Historic Architect, Architect, Architectural Historian, and Historian.

## PROJECT PERSONNEL

The primary investigator from Heritage Architecture & Planning was Eileen Magno, MA, Principal Historian, and Thomas Saunders, NCARB, Associate Principal. All staff members meet or exceed The Secretary of the Interior's Qualification Standards.

### III OVERVIEW OF THE RESOURCE

#### HISTORIC CONTEXT OVERVIEW OF ENCINITAS

In 1542, Spanish explorer Juan Rodríguez Cabrillo first landed in California claiming the region for the King of Spain. After more than two centuries, Christian missionaries and soldiers arrived from Spain by sea and overland through Baja California and founded the Mission San Diego de Alcalá in 1769, the first of 21 missions throughout the state. The mission system dictated the conversion of the local indigenous people to Christianity while the soldiers were there to protect Spain's interest from Presidio Hill. The Franciscans served the mission by overseeing its operations and inevitably taking control of the land as trustees for the Native Americans. Under this system, once the Native Americans became Christianized and "civilized," the land would eventually become a pueblo. By 1774, Presidio Hill became a Royal Presidio, and the mission relocated eastward along the San Diego River.

As the Portolá expedition continued on its way to Monterey, Father Juan Crespí arrived in the San Luis Rey River valley in 1769 and reported back recommending the area as an ideal location for another mission. The Mission San Luis Rey de Francia became the 18<sup>th</sup> mission established and was formally dedicated on June 13, 1798.<sup>2</sup> Named for King Louis IX of France, this mission became known as the "King of Missions" due to its size. At that time, the San Luis Rey Valley was occupied by Takic-speaking natives, who were later named Luiseño after the mission. By 1818, the Mission San Luis Rey had become the richest and populous of the California missions.<sup>3</sup>

Following a long struggle with Mexico, the Mexican War of Independence ceased in 1821. The oldest of the missions were no longer occupied by resident priests and the native population declined as a result of the Spanish occupation.<sup>4</sup> During this period, San Diego county began to transition from a religious territory and military post to a town.

The Mexican period can be widely characterized by the development of land grants or ranchos from 1821-1848. The ranchos were established following the secularization of the mission lands beginning in 1833. Although some of the ranch lands were earmarked for Native Americans, most of the land went to military men or local merchants. By 1846, approximately 500 ranchos were designated between San Diego to San Francisco, mostly by Mexican Governor Pío Pico. Hand-drawn maps (*diseños*) recorded the often-vague boundaries of the grants where adobe houses were constructed surrounded by vast lands for grazing cattle and land cultivation. Many of these were done with the aid of the Native American *vaqueros*. Rancho Las Encinitas (little live oaks) was given to Andrés Ybarra by Governor Alvarado on July 3, 1842. The rancho was situated on 4,431 acres, sharing a southern boundary with the San Dieguito Rancho. Located just east of

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<sup>2</sup> Richard F. Pourade, *Time of the Bells*. (San Diego, CA: Union-Tribune Publishing Co.), 1961.  
<https://sandiegohistory.org/archives/books/bells/>

<sup>3</sup> Carl H. Heilbron, *History of San Diego County*. (San Diego, CA: San Diego Press Club), 1936.

<sup>4</sup> Iris Engstrand, *San Diego: California's Cornerstone*. (San Diego, CA: Sunbelt), 2005, p. 56-57.

the current city of Encinitas, Rancho Las Encinitas was where the Ybarra family built their adobe.<sup>5</sup> The adobe, whose remains are now part of Stagecoach Park, was located in the northeastern portion of the rancho.<sup>6</sup> On April 18, 1871, Rancho Las Encinitas was granted a United States land patent to Ybarra.<sup>7</sup>

Following the Mexican-American War, land ownership in California became hotly contentious despite protection under the Treaty of Guadalupe Hidalgo of February 1848. Proof of rancho land ownership with the new government often meant years of effort to obtain a federal patent, and many ranchos had difficulty maneuvering through the process.<sup>8</sup> As a result, many settlers challenged the validity of Spanish-Mexican claims through the Board of Land Commissioners. By 1860, these claims together with new government taxes made it nearly impossible to retain the original land holdings.

The confirmation of ranchos' boundaries in the late 1860s and early 1870s drew additional settlers as land became officially conveyable. Small farming communities were quickly established throughout San Diego County. It was during this period in 1860 that Andrés Ybarra sold his Rancho Las Encinitas to San Diego merchants, Joseph S. Mannasse and Marcus Schiller,<sup>9</sup> for \$3,000<sup>10</sup> and also acquired a large portion of the neighboring San Dieguito Rancho. Mannasse and Schiller later converted the adobe ranch house into a stage coach station as these ranchos were stocked with thousands of head of cattle, horses, and mules and proved to be a convenient station where horses were changed being halfway between Mission San Diego and Mission San Luis Rey proved.<sup>11</sup>

To the west, Nathan Eaton and Hector MacKinnon and their families were the first to settle in coastal Encinitas in 1875. Eaton settled on the southern shore of Batiquitos Lagoon and MacKinnon and his wife settled on the northern side of San Elijo Lagoon. Mannasse and Schiller later ran into some financial hardships and lost their rancho to foreclosure. The Rancho was then sold to Frank and Warren Kimball, owners of the Rancho de la Nacion (present day National City)

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<sup>5</sup> Cecil C. Moyer, *Historic Ranchos of San Diego*. Edited by Richard F. Pourade. (San Diego: Union-Tribune Publishing Company, 1969).

<sup>6</sup> City of Encinitas, "City of Encinitas General Plan Update Current Conditions Report." 2010.

<sup>7</sup> Jerry MacMullen, Editor, "Las Encinitas Rancho and 'Olivenheim.'" *The Journal of San Diego History* 7, no. 3 (July 1961): <https://sandiegohistory.org/journal/1961/july/encinitas/>

<sup>8</sup> ASM, "Three on Garfield Condominiums, Carlsbad, San Diego County, California." Prepared for Baranek Consulting Group. Draft, April 2023.

<sup>9</sup> Carl Heilbron, *History of San Diego County Volume 2: Biography*. (San Diego: San Diego Press Club, 1936), 77-78. Schiller "also acquired large real estate holdings in Old Town, and later when Father Horton laid out the New Town in 1867, he acquired large additional holdings in New Town and in Roseville, outstanding among which was the Schiller and Mannasse addition."

<sup>10</sup> Jewish Museum of the American West, "Marcus Schiller: San Diego's Jewish Horatio Alger." <https://www.jmaw.org/marcus-schiller-san-diegos-jewish/>

<sup>11</sup> MacMullen, "Las Encinitas Rancho and 'Olivenheim.'"

in 1880. A few years later the Kimballs sold the rancho to a German colony in 1884 establishing “Olivenhain.”

In 1880, the California Southern Railroad was formed to construct a rail line between San Diego and San Bernardino. The completion of the transcontinental railroad in 1885 was the catalyst to the unprecedented real estate boom for New Town and the surrounding county. Speculators formed land companies and subdivided town sites. The outlying areas and early outposts in what were to become Encinitas, Leucadia, Olivenhain, and Cardiff was a result of the railroad. By 1881, the California Southern Railroad directed Thomas Rattan to lay out the town of Encinitas and the first schoolhouse was built to serve the local families.<sup>12</sup>

In 1884, it was recorded that only 11 people lived in Encinitas.<sup>13</sup> Problems with usable water shortages within the vicinity hindered the growth of the newly formed town as rainwater had to be stored in cisterns or inhabitants with wells had to boil their water.<sup>14</sup> It was the lack of an adequate water system that kept growth in the area to a minimum through the turn of the century. Although land in the area was being subdivided and lots appeared to sell quickly, without water, the town’s population remained low.<sup>15</sup>

In 1884, a devastating flood washed out the rail line from Encinitas to San Diego. It took several months to repair the lines and in 1885, Thomas Rattan was sent by the California Southern Railroad to secure a location for a permanent train station in Encinitas. Later that year, John Pitcher joined Rattan to lay out a street grid for the community. The community planning included increasing the population of Encinitas, as by 1887, there were 33 people living in the community.<sup>16</sup>

By 1905, El Camino Real became the central travel route, and the Southern California Railroad converted into a subsidiary of the Acheson, Topeka, and Santa Fe Railroad. In 1911, James Frank Cullen purchased land from Hector MacKinnon and named his tract “Cardiff.” And by 1913, the Cardiff-by-the-Sea School District was established. Later that year, Highway 101, a two-lane concrete road, was constructed from San Diego to Oceanside.

Construction of the Hodges Dam, San Dieguito Dam, and the Hodges Flume were completed by 1918 generating irrigation to the area. Water allowed agriculture to flourish, driving the local economy through the 1920s. The Paul Ecke Ranch was established, bringing the world-famous poinsettias to the region. Downtown Encinitas continued to flourish around the growth of Highway 101. Structures such as the Encinitas Hotel in 1925, the 1928 La Paloma Theater, the

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<sup>12</sup> Encinitas Historical Society, *Encinitas Our History and People*. (Jackson, WY: HPN Books/Ledge Media, 2021), 16.

<sup>13</sup> City of Encinitas, “City of Encinitas General Plan Update Current Conditions Report.” November 2010.

<sup>14</sup> City of Encinitas, “City of Encinitas General Plan Update Current Conditions Report.” 2010.

<sup>15</sup> Encinitas Historical Society, “The History of Water in the San Dieguito Water District.”  
<https://encinitashistoricalsociety.org/wp-content/uploads/2016/08/thewaterdistrict.pdf>

<sup>16</sup> City of Encinitas, “City of Encinitas General Plan Update Current Conditions Report.” 2010.

Boathouses in 1927-1928 by Miles Minor and Miles Justus Kellogg, and the Encinitas Sign were built during this period.

The Depression and War Years impacted the community as social relief led by local churches in the area began. Early congregations that gathered in the area up until the 1940s included the Chapel of Awareness, formerly the Methodist Church, the Encinitas Church of Christ, St. John the Evangelist Catholic Church, and the Topanga Union Church, now Topanga Christian Fellowship. The Self-Realization Fellowship was established a little earlier in 1936 along the bluffs of Encinitas. The Fellowship's nearby Encinitas Ashram Center and the Meditation Gardens were developed by Paramahansa Yogananda and had become a center of pilgrimage for thousands of people each year.<sup>17</sup>

By the 1940s, surfing took root in Encinitas. Its popularity cumulated with the opening of Interstate 5 in 1966 which brought more visitors into the region causing population to grow. By 1970, Village Park developed tract homes, apartments, and duplexes in the eastern portion of Encinitas were established. In 1986, the City of Encinitas was incorporated and united five small uniquely individual communities within its boundaries including Old Encinitas, New Encinitas, Olivenhain, Leucadia, and Cardiff-by-the Sea.

## BUILDING HISTORY

The vacant parcel along Santa Fe Drive and Munevard Road was first purchased by the First Baptist Church of Solana Beach from Byron S. and Margaret W. Kipp in 1956. A hearing before the County Board of Supervisors was held in San Diego on a request for a special use permit for the church building permit and construction that same year.<sup>18</sup> By 1957, a Notice of Completion was filed at the County Recorder's office recording Sherrel I. Hall of Alpine, CA, as the contractor. The church campus was expanded in 1963 with the addition of a Fellowship Hall wing to the west of the main sanctuary.<sup>19</sup> The addition was completed by Del Mar contractor, Shelstead Brothers, for the First Southern Baptist Church of Cardiff-by-the-Sea.<sup>20</sup> First Southern Baptist Church of Cardiff-by-the-Sea would later change its name to Pacific View Baptist Church in 1981.

Throughout the 1970s, the parcel would develop further and shared its facilities with the San Dieguito Bible Church in 1974. By 1975, portions of its church campus buildings also accommodated the San Dieguito Child Center which was later listed as the San Dieguito Christian School in 1980. The school later expanded in 1990 to include a separate classroom building and associated playground just south of the church buildings. At the southeast end of the parcel, a

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<sup>17</sup> Self-Realization Fellowship, "Encinitas Temple." <https://encinitastemple.org/>

<sup>18</sup> "Church Permit Sought." *San Diego Union*. May 24, 1956.

<sup>19</sup> "New Building Permits." *San Diego Union*. May 12, 1963.

<sup>20</sup> "Notice of Completion." October 19, 1963.



single-family residence was constructed in ca. 1975. The residence appears to have been used primarily for income purposes except when it was briefly utilized as a church parsonage for nearly a decade in the 2000s.

In 2015, Shadow Mountain Community Church purchased the parcel for its north county campus and currently utilizes the site today.

**TABLE 1: DIRECTORY INFORMATION<sup>21</sup>**

Directory Year:	Address:	Directory Listing:
1957-1972	845 Santa Fe Drive	No Listing
1973-1974	845 Santa Fe Drive	First Southern Baptist Church
1976-1977	846 Munevar Road	James Reece
1978	846 Munevar Road	James Reece
		James L McArthur
1979	846 Munevar Road	First Southern Baptist Church
1980	846 Munevar Road	XXXX
1976-1980	845 Santa Fe Drive	San Dieguito Child Center
		First Southern Baptist Church
1985	845 Santa Fe Drive	Pacific View Baptist Church
		San Dieguito Christian School
1985-1990	846 Munevar Road	Randy Clark
1990-1994	845 Santa Fe Drive	Pacific View Baptist Church
		San Dieguito School
1995	845 Santa Fe Drive	Pacific View Baptist Church
		San Dieguito School
		Iglesia Bautista
1995	846 Munevar Road	XXXX
2000-2005	845 Santa Fe Drive	Pacific View Baptist Church
		Santa Fe Christian School Center Childhood
		Young Life
		Iglesia Bautista
2000-2005	846 Munevar Road	Rev. Larry Hudson
2009	845 Santa Fe Drive	Pacific View Baptist Church
		Santa Fe Christian School Center Childhood
		Young Life
2009-2015	846 Munevar Road	XXXX
2015	845 Santa Fe Drive	Pacific View Baptist Church
		Santa Fe Christian School Center Childhood
2019	845 Santa Fe Drive	S Q
2019-2020	846 Munevar Road	Adrienne Nicodemus
		Derek Nicodemus

<sup>21</sup> San Diego City and County Directories.

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## IV SURVEY FINDINGS

### RESOURCE INFORMATION

#### Construction History

- |         |   |
|---------|---|
| 1957    | Main Church construction per Notice of Completion, including north and west covered walkway.        |
| 1963    | Fellowship Hall construction per Notice of Completion. West building includes east covered walkway. |
| ca 1975 | Single-family Residence, 846 Munevar Road   |
| 1989    | Office addition, south end of Fellowship Hall   |
| 1990    | School building at south end with playground  |
| 2001    | Re-roof 845 Santa Fe Drive  |
| 2002    | Re-roof 846 Munevar Road  |

### DESCRIPTION OF RESOURCE

The parcel includes four distinct areas of development:

- Church Campus, including the main Church building and associated Fellowship Hall
- Preschool and playground
- Single-family Residence
- Vacant Lot

#### CHURCH CAMPUS

##### Church (1957)

The Church campus is located at the south side of Santa Fe Drive at the northeast corner of the roughly 5.2 gross-acre lot. The Church building is obscured from the street by landscaping and a shallow embankment. The Modern Contemporary style 1957 Church is rectilinear in plan with cast-in-place concrete footings and wood frame construction with a smooth sand-texture stucco finish.

The Church has a wood framed gabled roof with deep overhanging eaves and features a roof-mounted cross at the north gable end. The gable rakes are open with an exposed 2x12 wood rafter and exposed 2x4 flat-framed rafter tails. At the north end of the east façade, the roof eave consists of an open soffit with exposed shaped rafter tails, 1x10 wood v-groove T&G decking, and a 2x fascia board. The eave overhang decreases in depth at the south side with exposed 2x wood rafter tails. At the east façade the roof eave extends to form a covered walkway with 4x4 roof joists and wood v-groove T&G decking supported by a 4x12 wood beam and 4" tube steel

posts embedded into the cast-in-place concrete walkway. The roofing finish consists of replacement asphalt shingles.

A covered walkway with a flat roof that leads into the main entry at the northwest corner of the building. The flat roof consists of 1x8 v-groove wood decking orientated parallel to the walkway below and 4x4 exposed wood joists at approximately 24" o.c. The roof is supported by 4x10 exposed wood beams and 4" diameter tube steel posts embedded into the cast-in-place concrete walkway. There are three separate screen block sections of decorative concrete block on the northern side facing the main street. Also located along the north side is a cast-in-place concrete planter with a flagstone veneer that matches the flagstone veneer at the northeast corner of the church. It is unconfirmed whether or not the flagstone features are original to the site as the use of flagstone materials is common for the period.

#### Primary North Façade

At the north façade fenestration consists of a wood framed trapezoidal window with an irregular wood mullion pattern creating a color-block effect with the stained glass. The glazing is obscured. At the northeast corner there is a full-height flagstone veneer. Opposite this wall is the foyer. Surface mounted utility equipment had been installed between the flagstone veneer and the stained-glass obscure window.

#### East Façade

At the secondary east façade, all fenestration has been replaced with vinyl sliding windows and frames. There are three secondary wood slab entry doors with cast-in-place concrete thresholds. Above each door is a fixed replacement vinyl transom window. A covered cast-in-place concrete walkway runs the entire length of the façade.

#### South Façade

The rear south façade has a single vinyl replacement sliding window and a flush wood door with cast-in-place concrete threshold and replacement vinyl transom window mimicking changes throughout the building. An uncovered cast-in-place concrete walkway that runs the entire length of the south façade. Some surface mounted conduit are evident towards the western side of the façade.

#### West Façade

Fenestration at the west façade consists of vinyl replacement sliding windows and frames. There are four secondary solid core flush wood doors with fixed vinyl transom windows above. At the northwest corner is the primary entry which consists of a pair of wood style and rail doors with ten square panels in each door leaf. Each panel bears a decorative clover-leaf motif. Above the doors are two separate fixed vinyl replacement transom windows.

### **Fellowship Hall (1963)**

Fellowship Hall is located west of the original Church building and east of the parking lot. There is a grass courtyard between the two buildings. The hall is concealed from Santa Fe Drive by the covered walkway that leads to the Church main entry. The building is rectilinear in design with a cast-in-place concrete footing. It is wood framed construction with a smooth sand-texture stucco finish. It has a wood framed gabled roof with deep overhangs. The gable and roof eaves are closed with a sand texture stucco finish and a 1x wood fascia.

A 1989 hipped roof office addition extends from the rear south façade. The hipped roof has enclosed eaves with stucco finish and a 1x wood fascia. The wall finish at the addition consists of a smooth texture stucco finish with a metal weep screed at the base of the wall. The roof eaves extend over angled bay windows located at the south and west façade. The asphalt shingle roofing finish over the addition differs from the rest of the building.

At the east façade is a covered walkway that extends from the enclosed gabled soffit. The covered walkway connects with the original walkway to the north. The roof cover consists of 2x8 roof joists at approximately 36" o.c. with wood v-groove T&G decking orientated at a 45-degree angle to the walkway below. The roof is supported by exposed 4x wood beams and 4x4 wood posts with a metal post base. At the south addition, the cover consists of 4x8 roof joists at approximately 12' o.c. with intermediate 2x roof joists. The decking is similar to the north portion of the walkway. The roof is supported by 4x12 wood beams and 4x4 tube steel posts.

### Primary North Façade

The primary north façade has a sand-texture stucco finish with no door or window openings. There is some wall mounted utility equipment located in this area.

### East Façade

The east façade door openings comprise primarily of wood slab doors with flush wood frames. Fenestration consists primarily of single-hung and vinyl replacement sliding windows and frames. At the 1989 south addition are flush aluminum sliding windows and a hollow-metal six-panel door with a fixed transom window above.

### South Façade

At the 1989 south façade are three angled bay windows. The bay windows have a coated aluminum fixed window at the center and are flanked by single-hung windows on either side. There is a hollow metal six panel door asymmetrically located towards the east end between two of the windows. Cast-in-place concrete stairs and landing with pipe metal railing leads to the rear entrance.

### West Façade

The west façade faces the surface parking lot. It contains vinyl replacement single-hung windows and frames and two replacement coated aluminum sliding windows. Two angled bay windows are located at the 1989 south addition and are similar to those found at the south façade.

### **Church and Fellowship Hall Architectural Style**

#### **Modern Contemporary Architectural Style<sup>22</sup>**

(ca. 1955-1965)

The Church and adjacent Fellowship Hall are designed in the Modern Contemporary architectural style. This style was ubiquitous in San Diego County during the 1950s and 1960s as a style for commercial buildings and streetscapes. Many smaller neighborhood churches during this period also adopted the style to match the neighboring development tract homes that were prevalent during the postwar era. This postwar style represented a growing sophistication and an increasing public demand for buildings that reflected the latest designs. They employed the latest features and materials including interior courtyards, aluminum framed windows, angular massing, varied materials use, and unusual roof forms, especially on free-standing commercial or institutional buildings.

### Character Defining Features

#### Primary

- Strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs
- Large windows, often aluminum framed
- Non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass

#### Secondary

- Angular massing
- Sunshades, screens or shadow block accents
- Horizontally oriented
- Distinctive triangular, parabolic, or arched forms
- “Eyebrow” overhangs on commercial buildings
- Integrated, stylized signage on commercial buildings

Good examples of this style that retain a high degree of integrity should be considered for individual designation, especially if the model design is associated with a significant architect. Due to the somewhat limited supply of unaltered examples, retention of all character defining features may not be necessary for listing, if comparative analysis demonstrates that the building retains a relatively high degree of integrity compared to other extant examples.

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<sup>22</sup> City of San Diego, “San Diego Modernism Context Statement.” (San Diego: City of San Diego, 2007).



Contemporary tract clusters, commercial areas, and institutional buildings which retain the scale, massing, and a good level of integrity should be considered for potential designation as a district. In addition, in most cases, the landscape style was as modern as the home or neighborhood and often featured junipers and clustered palms with lava rock and seeded aggregate paving. Although the absence of these features should not preclude designation, landscape features dating to the period of significance, especially those that can be attributed to the architect, should be preserved and maintained when present.

The original Church building and adjacent Fellowship Hall design appear to be indicative of the Modern Contemporary style with its gable roofs with deep overhanging eaves, angular massing and horizontal orientation, stucco exterior cladding, decorative concrete screen block, and vertical stain glass windows at the gable end.

## **SCHOOL SITE**

### **Preschool (1990)**

The 1990 preschool building is located to the south of the Church and Fellowship Hall and to the east of the site parking lot. The resource consists of a rectilinear building with a cast-in-place concrete foundation. It is wood frame construction with a rough sand texture stucco finish with metal weep screed at the base. It has a wood framed hipped roof with no overhang and an asphalt shingle roofing finish. Symmetrically located between the east and west side of the roof ridge are two mechanical penthouses with asphalt shingle roofing, rough sand texture stucco finish, and metal mechanical louvers at the north and south sides.

A covered walkway runs the entire perimeter of the building. The walkway roof has a sheet membrane roofing finish with sheet metal gutters. The underside consists of an enclosed soffit with a matching rough sand texture stucco finish. The walkway is supported with stucco wrapped columns which also conceal the sheet metal downspouts connecting the building gutter to the storm drainage system.

Fenestration at the north façade consists of wood fixed windows over two aluminum sliding windows separated with wood mullions. Door openings consist of solid wood slab doors with metal thresholds and contemporary hardware and fixed wood transom windows. Some doors have wood fixed side-lites. Each door opening is set into an alcove created by adjacent stucco wing walls and pop-outs.

The east, south and west facades have similar construction and detailing to the primary north façade. There is a wall-mounted children's drinking fountain at the south façade.

A playground is located south of the preschool building and is gated. It includes play equipment for preschool age children.

## Preschool Architectural Style

### American Vernacular<sup>23</sup>

(ca. 1930-Present)

The Preschool building appears to be designed in the American Vernacular style of architecture. American Vernacular include simple geometric forms, covered porches with unadorned porch supports, uncomplicated roofs, walls clad with one dominant material, and the absence of stylistic details. According to McAlester, beginning in the 1980s some Traditional Neighborhood Developments (TND) had adopted style- and/or form-based guidelines for new construction.

#### Character-Defining Features

- Porches or covered walkways with unadorned porch supports
- Typically double-hung windows with simple frames.
- Walls clad with one dominant material.
- Uncomplicated roofs including gable and hip roofs.

The 1990 Preschool appears retains its hipped roof with deep overhanging eaves, simple block form, covered porch/walkway with simple supports, stucco exterior cladding throughout, and sliding glass windows.

## RESIDENTIAL

### Single-family Residence (846 Munevar Road)

Located at the southeast corner of the property fronting Munevar Road is a ca. 1975 single-family residence. The house is setback approximately 55 feet to the north of Munevar Road at the top of a steep embankment. The recourse consists of an 'L'-shaped building with a cast-in-place concrete footing. It is of wood frame construction with a heavy lace stucco texture finish.

The asphalt shingle tiled roof consists of a cross-gabled roof at the main residence and hipped roof over the attached garage at the rear. The open rake at the primary façade consists of 1x wood T&G v-groove decking with exposed 4x4 purlins. The rake is supported by three 4x16 exposed wood rafters. The open gable eave at the primary façade consists of 1x wood T&G v-groove decking with exposed 2x8 wood roof rafters with a 2x fascia board. At the secondary and rear façades the eaves consist of exposed curved roof rafter tails.

#### Primary South Façade

At the primary façade, fenestration consists of vinyl replacement single-hung windows with vinyl trim surround. At the window head and bulkhead the exterior wall finish consist of vertical wood siding. The primary entry door is asymmetrically located and consists of a wood panel door with

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<sup>23</sup> Virginia Savage McAlester, *A Field Guide to American Houses*. (New York: Alfred A. Knopf, 2014), 752-756, 760.

an exterior metal screen door. The main entry is recessed and set into an alcove with T1-11 wood siding wall finishes, painted plywood ceiling, and a cast-in-place concrete landing.

#### West Façade

At the west façade fenestration consists of a vinyl replacement sliding window. At the ridge there is a flush framed wood louver attic vent. The attached garage contains a contemporary sectional roll-up garage door with a flush wood frame.

#### North Façade

The north façade faces the rear of the property. Fenestration consists of replacement vinyl sliding windows and sliding glass door. There is a flush solid wood core door leading into the attached garage.

#### East Façade

There are no openings at the east façade. At the ridge there is a flush framed wood louver attic vent. There is a brick masonry chimney that appears to be non-original.

### **Modern Tract Ranch Architectural Style<sup>24</sup>**

(ca. 1950-1975)

The single-family residence is designed in the Modern Tract Ranch architectural style. These residences are characterized by rambling, single-story floor plans with low-sloped hipped or gabled roofs. The strong horizontality is accentuated by horizontal fenestration and deep roof overhangs. Exterior materials and detailing are typically traditional. Wall materials include horizontal wood siding, wood board and batten siding, stone, and brick. In general, Tract Ranch houses are relatively conservative in design, with Revival style features including paneled wood doors, divided lite windows, and wood shutters.

Due to the mass production of Tract Ranch homes following World War II, examples of this style are abundant in San Diego county. Candidates for individual listing should exhibit the primary character defining features of the style, and most, if not all, the secondary character defining features. They must retain a high degree of integrity and may be associated with a significant builder or designer.

#### Character-Defining Features:

Primary:

- Horizontal massing
- Usually single-story
- Low sloped gabled roofs with deep overhangs.

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<sup>24</sup> City of San Diego, "San Diego Modernism Context Statement." (San Diego: City of San Diego, 2007).

Secondary:

- Attached carports or garages
- Traditional details emphasizing street façade (wood shutters, wood windows, and wide brick or stone chimneys)
- Traditional building materials (wood shingle roofing, wood siding, brick, stucco, and stone)

The single-family residence architecture reflects the Modern Tract Ranch style that was ubiquitous during this period including its one-story horizontal massing, attached garage, and traditional building materials.



*Figure 4: 1947 Aerial photograph showing the property. Source: [historicaerials.com](http://historicaerials.com)*



*Figure 5: 1953 Aerial photograph showing the property. Source: [historicaerials.com](http://historicaerials.com)*



## Church Permit Sought

SOLANA BEACH — The county Board of Supervisors will hold a hearing 11 a.m. June 19 at the Civic Center in San Diego on a request for a special use permit for a church at the east end of Cliff street in the Solana Beach zoning area. The **First Baptist Church of Solana Beach** has asked the permit.

The First Southern Baptist Church of Cardiff took out a permit valued at \$49,000 for a new church building at **845 Santa Fe Dr.** in Cardiff. It will be a 5,000-square-foot sanctuary.

Figure 6: News articles showing permits for the church (above) and fellowship hall (below). Source: San Diego Union, May 24, 1956 (above) and May 12, 1963 (below).

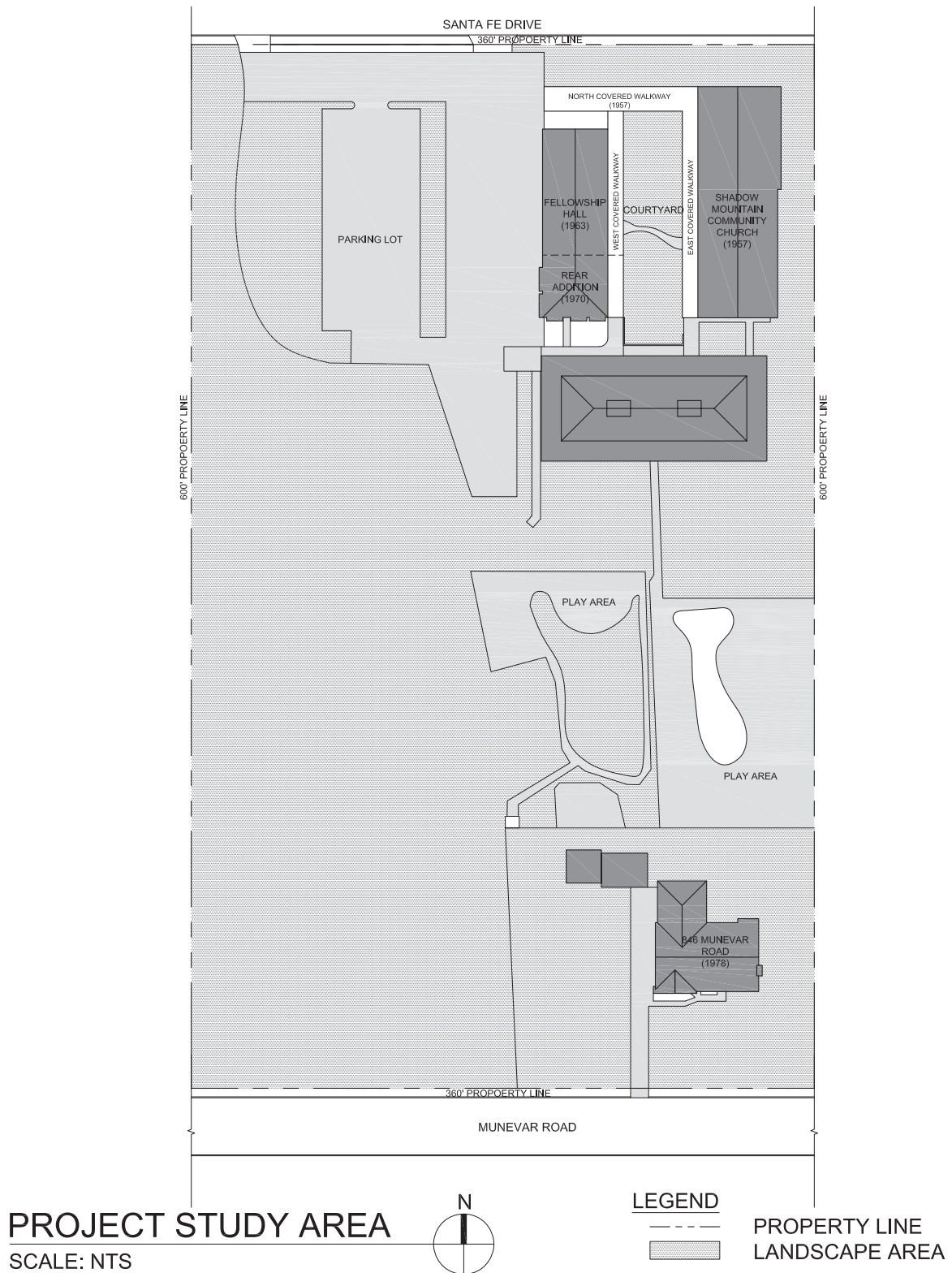


Figure 7: Site plan showing the layout of the church, Fellowship Hall, Pre-school and Single Family Residence.

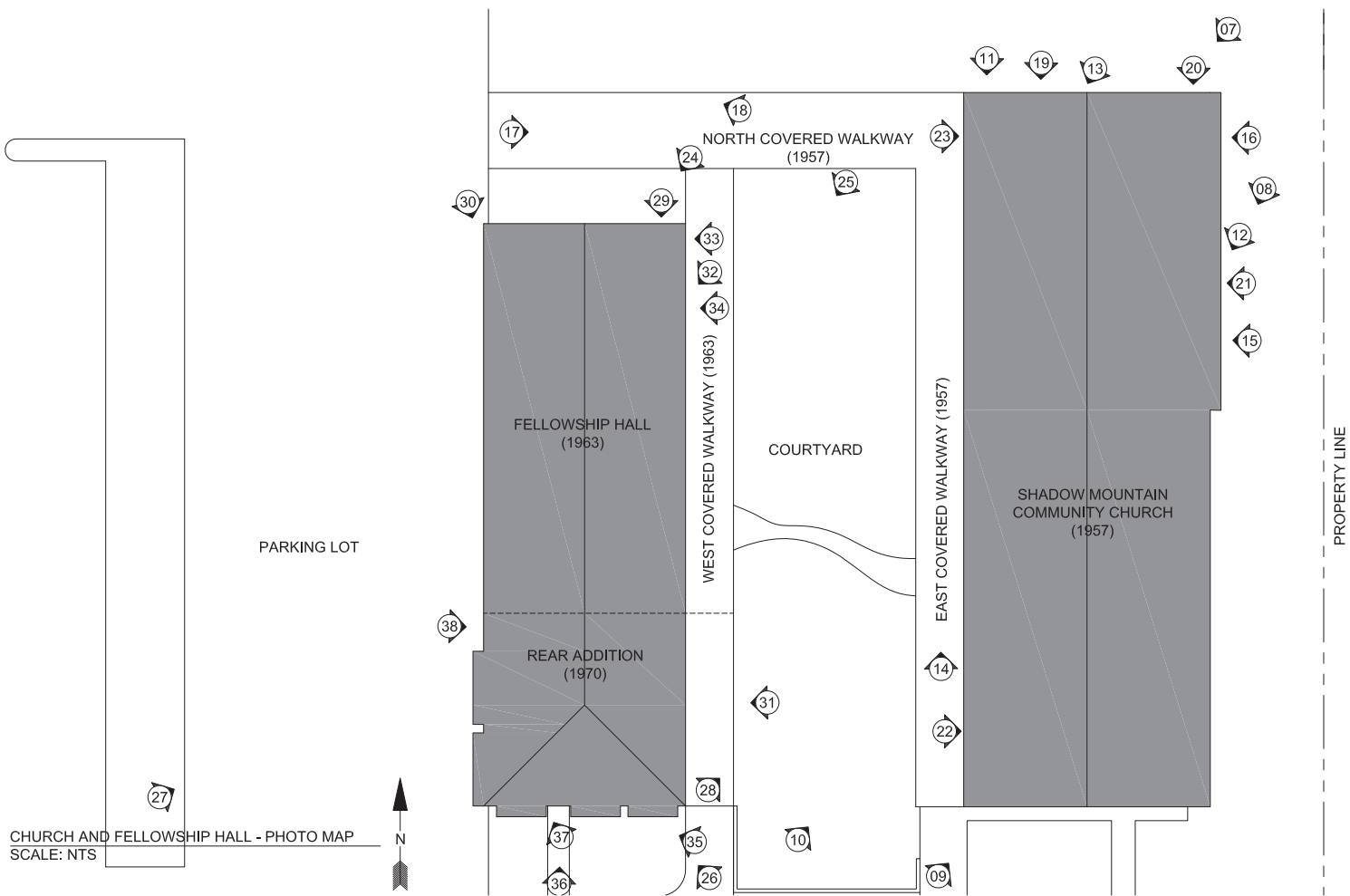


Figure 8: Photo key plan for the main Church building and Fellowship Hall.

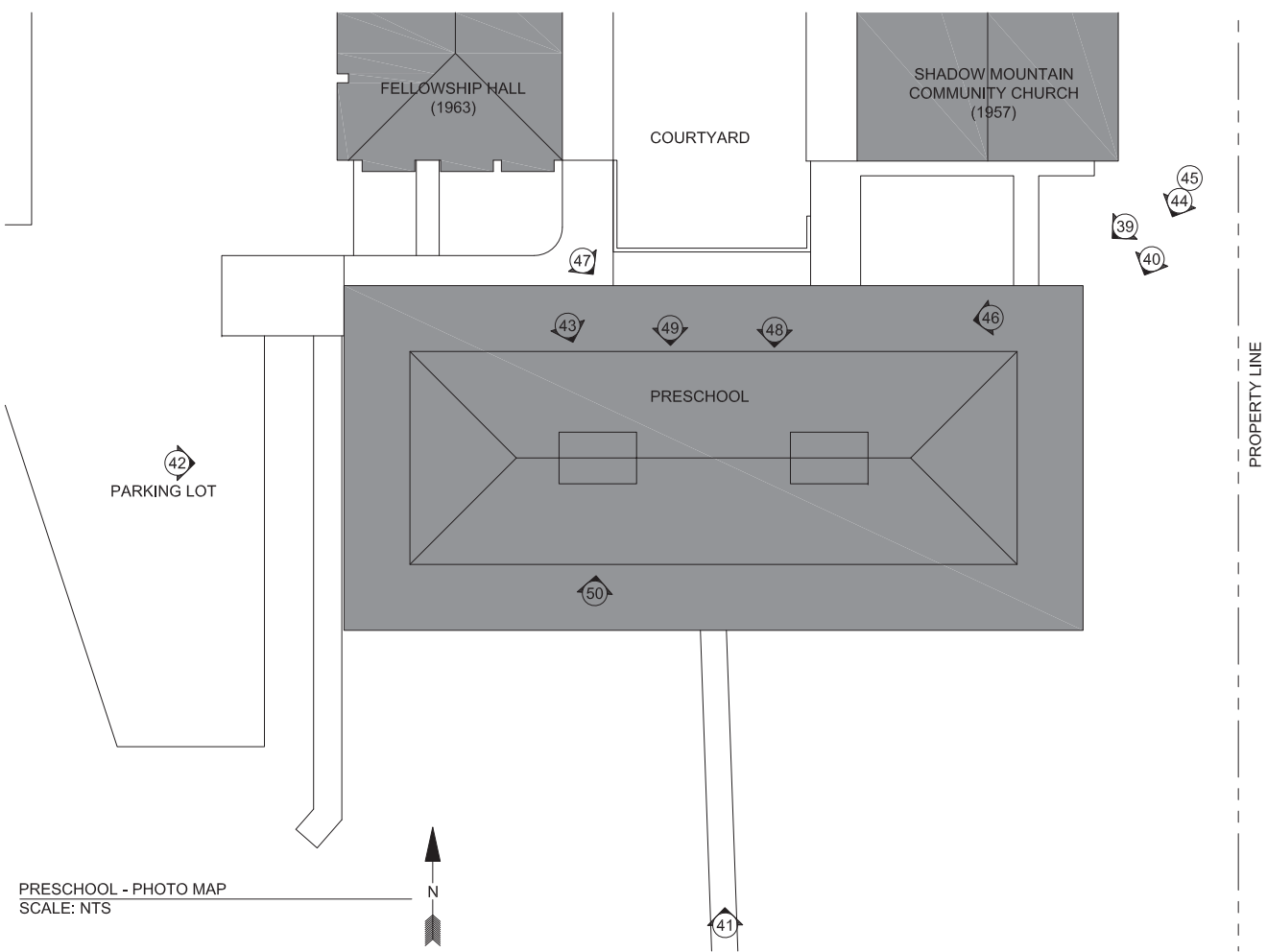


Figure 9: Photo key plan for the Preschool.

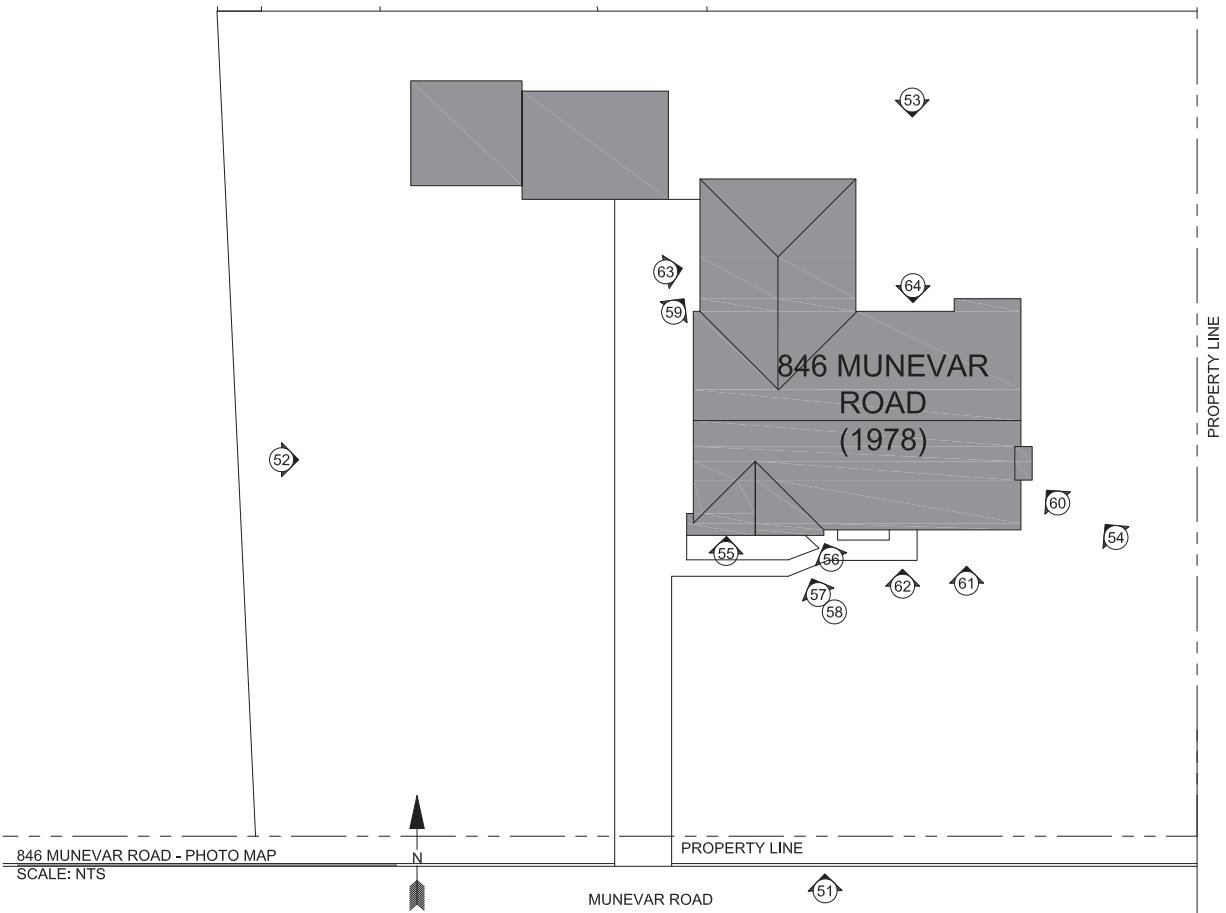


Figure 10: Photo key plan for the single-family residence.





*Photo 1: Aerial photo of the resource. Source: Google Maps.*



*Photo 2: Context photo looking southeast along Santa Fe Drive towards 845 Santa Fe Drive.*



*Photo 3: Context photo looking southwest along Santa Fe Drive towards the church site at 845 Santa Fe Drive.*



*Photo 4: Looking northeast from the on-site parking lot at the south and west facade of the Fellowship Hall.*





*Photo 5: Looking northeast along Munevar Road towards the single-family residence located at 846 Munevar Road.*



*Photo 6: Looking northwest along Munevar Road towards the single-family residence located at 846 Munevar Road.*





*Photo 7: Looking south at the north facade of the the main Church building.*



*Photo 8: Looking southwest at the east facade of the the main Church building.*



*Photo 9: Looking north at the south facade of the the main Church building.*



*Photo 10: Looking northeast at the west facade of the the main Church building.*





*Photo 11: Detail photo showing the smooth sand texture stucco finish at the main Church building.*



*Photo 12: Detail photo of the main Church building showing the open roof eave overhang at the east facade with exposed shaped rafter tails and 1x v-groove T&G decking.*



*Photo 13: Detail photo showing the open roof rake at the north facade of the main Church building.*



*Photo 14: Looking north under the breezeway at the east side of the main Church building.*





*Photo 15: Detail photo showing the non-original asphalt shingle roofing at the main Church building.*



*Photo 16: Detail photo of the main Church building showing the roof mounted cross at the northern end of the gable roof.*



*Photo 17: Looking east at towards the main Church through the covered walkway. The decorative concrete block screens are located at the north side.*



*Photo 18: Detail photo showing the cast-in-place concrete planter with flagstone veneer similar to the veneer at the northeast corner of the main Church building.*





*Photo 19: Detail photo showing the wood framed decorative floor-to-ceiling stained glass windows. The feature includes obscure glazing with an irregular wood mullion grid pattern.*



*Photo 20: Detail photo showing the flagstone veneer at the northeast corner of the main Church building.*





*Photo 21: Detail photo showing a typical vinyl replacement window and frame at the main Church building.*



*Photo 22: Detail photo showing a typical wood flush door with replacement vinyl transom above at the main Church building.*



*Photo 23: Detail photo showing the primary entry wood panel doors with clover-leaf motif at the main Church building.*



*Photo 24: Looking southwest at the north facade of Fellowship Hall.*





*Photo 25: Looking southwest at the east facade of Fellowship Hall.*



*Photo 26: Looking north at the rear south facade of Fellowship Hall.*



*Photo 27: Looking east at the west facade of Fellowship Hall.*



*Photo 28: Looking northeast accross the central courtyard located between the church and Fellowship Hall.*





*Photo 29: Detail photo showing the smooth sand texture stucco finish.*



*Photo 30: Detail photo showing the enclosed soffit with a smooth sand texture stucco finish.*



*Photo 31: Looking west at the east side of the 1989 addition at the rear of the Fellowship Hall. The asphalt shingles, aluminum windows, hollow metal door, and metal weep screed at the base of the wall all differ from the original construction.*



*Photo 32: Detail photo showing the interaction between the covered breezeway roof and enclosed soffit at the east facade of the Fellowship Hall building.*



*Photo 33: Typical wood flush door at the Fellowship Hall.*



*Photo 34: Detail photo showing a typical vinyl replacement single-hung window with vinyl trim surround.*





*Photo 35: Detail photo showing the stucco finished angled bay windows with fixed and single-hung aluminum windows at the 1989 addition located at the rear of the Fellowship Hall.*



*Photo 36: Detail photo showing the hollow metal door located at the rear facade of Fellowship Hall.*



*Photo 37: Detail photo showing the non-original cast-in-place concrete stairs and pipe metal railing at the rear facade of Fellowship Hall.*



*Photo 38: Detail photo showing a non-original aluminum slider window at the west facade of Fellowship Hall.*





*Photo 39: Looking southwest at the primary north facade of the Preschool.*



*Photo 40: Looking southwest at the east facade of the Preschool.*



*Photo 41: Looking north at the rear south facade of the Preschool.*



*Photo 42: Looking east at the west facade of the Preschool.*





*Photo 43: Detail photo showing the rough sand texture stucco finish at the Preschool building.*



*Photo 44: Detail photo showing the asphalt shingle roofing at the Preschool building.*



*Photo 45: Detail photo showing one of the mechanical penthouses with metal louvers at the north and south sides.*



*Photo 46: Looking west along the breezway at the north side of the Preschool building showing the enclosed stucco ceiling and columns with cast-in-place concrete walkway.*



*Photo 47: Detail photo showing a typical downspout concealed by a breezeway column.*



*Photo 48: Detail photo showing a typical window configuration at the Preschool consisting of a wood framed fixed window over two aluminum slider windows.*





*Photo 49: Detail photo showing a typical wood flush door with fixed wood framed sidelite windows and fixed transom windows.*



*Photo 50: Detail photo showing the wall mounted kids drinking fountain at the rear facade of the Preschool.*



*Photo 51: Looking north at the south primary facade of the single-family residence at 846 Munevar Road.*



*Photo 52: Looking east at the west facade of the residence.*





*Photo 53: Looking south at the rear north facade of the residence.*



*Photo 54: Looking northwest at the east facade of the residence.*



*Photo 55: Detail photo showing the heavy-lace textured stucco finish.*



*Photo 56: Detail photo showing the replacement asphalt shingle roofing finish.*





*Photo 57: Detail photo showing the underside of the open gable rake at the primary south facade with exposed purlins and wood decking.*



*Photo 58: Looking northwest at the three 4x rafter tails supporting the gable roof.*





*Photo 59: Detail photo showing the curved rafter tails at the secondary west facade.*



*Photo 60: Detail photo showing the non-original brick masonry chimney located at the east facade.*



*Photo 61: Detail photo showing a typical vinyl replacement window with vertical wood siding at the head and bulkhead of the window.*



*Photo 62: Looking north at the primary entry with metal screen door.*





*Photo 63: Detail photo showing the contemporary sectional tilt-up garage door.*



*Photo 64: Detail photo showing the vinyl sliding glass door located at the rear facade.*

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## IV EVALUATION

### CALIFORNIA REGISTER OF HISTORICAL RESOURCES EVALUATION

**Criterion 1: (Significant Events)** Historical research did not reveal any significant event associated with the construction of the original Church, the Fellowship Hall, Preschool building, and single-family residence. Thus, the property is not associated with the events that have made significant contributions to the history and growth of the city at the local level and is, therefore, not eligible under Criterion 1.

**Criterion 2: (Significant Persons)** Historical research did not reveal any significant persons including clergy, school administrators, or residents associated with the resources since their construction. As such, the resource is not eligible under Criterion 2.

**Criterion 3: (Significant Architecture)** The existing buildings located within the parcel including the 1957 Church building, its associated 1963 Fellowship Hall, and the ca. 1975 single-family residence, do not appear to be eligible for the California Register under Criterion 3 as a property that embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possess high artistic value.

The Modern Contemporary style of the Church and Fellowship Hall and the Tract Ranch style of the single-family residence appear to be of average design without creative or stimulating detail. These buildings have not received any recognition in the local architectural community because of their typical Modernist style. These buildings do not appear to feature any innovative technological methods of construction and instead use the standard technology and materials of their time. Further, the buildings' features are not significant enough to qualify under the California Register Criterion 3.

Finally, historical research did not reveal that any of these Modernist buildings are associated with a noted master architect, designer, or builder. The builder for the main Church building was recorded as Sherrel I. Hall of Alpine, CA. According to 1958 advertisements in the *Times-Advocate* and the *Chula Vista Star News*, it appears that Sherrel I. Hall was an ordained minister. His direct connection to the original First Southern Baptist Church of Cardiff-by-the-Sea church has not been determined.

The 1963 Fellowship Hall was completed by Del Mar contractor, Shelstead Brothers. The Shelstead Brothers were productive in construction primarily during the 1960s on mostly institutional buildings around San Diego's North County. Many of these projects were additions to or improvements on existing buildings such as the Palomar Hospital surgical room additions, Poway Unified School District classroom additions at three schools, and the Whispering Palms Golfcourse clubhouse near Del Mar.

Therefore, the Santa Fe site does not qualify under Criterion 3.

**Criterion 4: (Yields Information)** The resources are not recommended under Criterion 4. The buildings are a common property type that does not have the potential to provide information about history or prehistory that is not readily available through historic research.

**Special Consideration 2: (Resources less than 50 years)** The 1990 Preschool building is less than 50 years old. Historical research has not revealed any significant person, event, or builder/designer associated with this resource and sufficient time has not passed to obtain scholarly perspective on the events or individuals associated with this resource. Further, the building is of average design without creative details or features. It appears that the classroom building was designed more for functionality for the preschool. Therefore, the 1990 Preschool does not qualify under Special Consideration 2.

## ENCINITAS REGISTER OF HISTORIC PROPERTY EVALUATION

- *The property is the first, last, only, or most significant historical property of its type within the City.* Historical research revealed that this church property was not the first, last, only, or most significant historical property of its type. There are many other examples within the city, including the Self-Realization Fellowship near the bluffs of Encinitas, that would better qualify under this criterion.
- *The property is associated with an individual or group having a profound influence on the history of Encinitas.* Historical research failed to reveal any significant persons including clergy, school administrators, or residents associated with the resources that were profound influencers on the history of Encinitas. Therefore, the parcel site at Santa Fe Drive does not qualify under this criterion.
- *The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or is one of the more notable works, or the best surviving work in a region of a pioneer architect, designer, or master builder.* The resources present at the site are not a prototype or an outstanding example of the Modern Contemporary, Modern Ranch Tract, nor the American Vernacular styles. Further, the buildings were not designed by a pioneer architect, designer, or master builder. Thus, the resources do not qualify under this criterion.
- *The property is in a unique location and contains exceptional architectural characteristics representing an established and familiar visual feature of a neighborhood, community, or the city.* The property is not located in a unique area of Encinitas, but is located along Santa Fe Drive, a major arterial road within the city. The fronting Church building does not possess exceptional architectural characteristics nor is it a visual feature of a neighborhood, community, or city. The buildings are simplistic and ubiquitous of the architecture of its time. The property, therefore, does not qualify under this criterion.

Thus, the Santa Fe Drive property does not qualify for listing as a historical resource in the City of Encinitas Register of Historic Property.

## INTEGRITY ANALYSIS

A full assessment of integrity is included to determine if the building retains the ability to convey its significance.

**Location:** The buildings on campus have not been moved and retain its location integrity.

**Design:** The buildings have not undergone major alterations throughout the course of their history with the exception of the Fellowship Hall which added a south extension in ca. 1989. Historical evidence reveals that the Church, single-family residence, and Preschool buildings are reflective of their original design.

**Setting:** The mixed-use surrounding the resource has mostly remained throughout the years. The parcel's immediate setting has evolved with each subsequent building constructed on site. Therefore, the resource's immediate setting integrity has been moderately compromised.

**Materials:** The original materials appear to be extant including original stucco cladding, solid wood flush doors with transoms, and covered walkway. All of the windows have been replaced with vinyl in the Church, Fellowship Hall, and single-family residence. Therefore, the materials integrity has been moderately compromised.

**Workmanship:** The property's workmanship appears to have utilized techniques common for its era. Therefore, the workmanship integrity remains.

**Feeling:** Like setting, the original site's feeling of a church campus has changed with each building addition. Thus, the resource's feeling integrity has been compromised.

**Association:** The site association as church campus has been moderately affected by the addition of other buildings to the site including the preschool building and single-family residence. Therefore, the property moderately retains its association integrity.

## CONCLUSION AND RECOMMENDATIONS

The original church property with added preschool building and single-family residence at 845 Santa Fe Drive, is found to not be a significant resource and does not qualify for listing in the CRHR nor the City of Encinitas Register of Historic Property. No further analysis is needed to address the proposed project's potential impacts on the built environment.

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