

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, July 19th, 2017, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed manufactured single-family residence on a 2.31 acre site located at 2166 Grandview St.

Zoning: RE-B (Residential Estate B)
Land Use: Estate B Residential
Neighborhood Area: Fire Mountain
Assessor Parcel Number: 151-270-01
Contact Person: Jennifer Lacy
Tel.: (760) 420-4003
Email: jenniferbledsoelacy@gmail.com

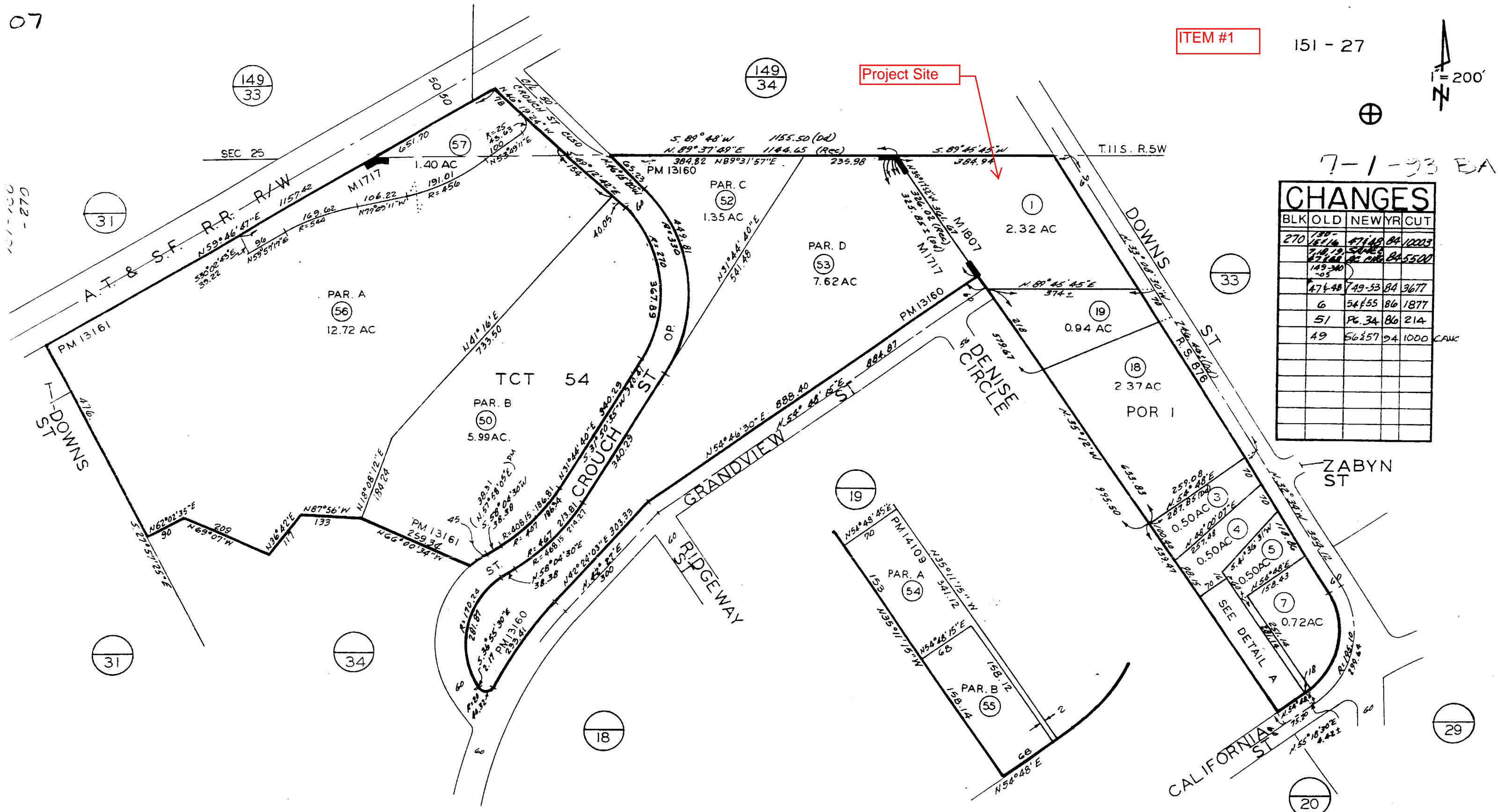
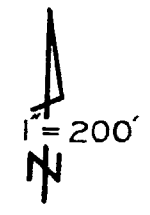
2. 10:30 - 11:30 a.m. Proposed 3-story single-family residence with 4-car garage on a 5,000 SF lot located at 601 N. Pacific St.

Zoning: D-5 (Downtown High Density Residential, SF and Multi)
Land Use: Downtown
Neighborhood Area: Townsite
Assessor Parcel Number: 143-222-05
Contact Person: Shani Sparks
Tel.: (858) 459-0575
Email: shani@eosarc.com

Attachments:

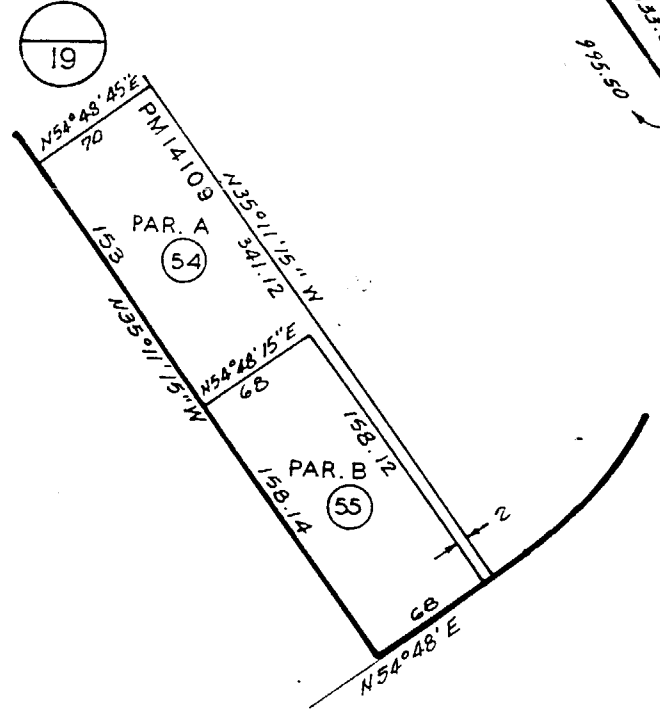
1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*



7-1-93 EAC

CHANGES				
BLK	OLD	NEW	YR	CUT
270	151-16	471-45	84	10003
	7-18-19	54-45		
	47-44	42-48	84	5500
	149-340			
	-05			
	47-48	749-53	84	3677
	6	54-55	86	1877
	51	PC-34	86	214
	49	56-57	94	1000 CANK



DETAIL A - 1"=100'

SEC. 25-T I I S-R5W-POR.
MAP 1807 - NORTH CARLSBAD
MAP 1717 - HOTALING LANDS
R.O.S. 5197

Developers Conference

July 19, 2017, 9:30 a.m.

Owner: Jennifer Lacy
2166 Grandview Street
Oceanside, CA 92054
(760) 420-4003

Site Address: 2166 Grandview
Oceanside, CA 92054
APN : 1512700100
2.31 acres

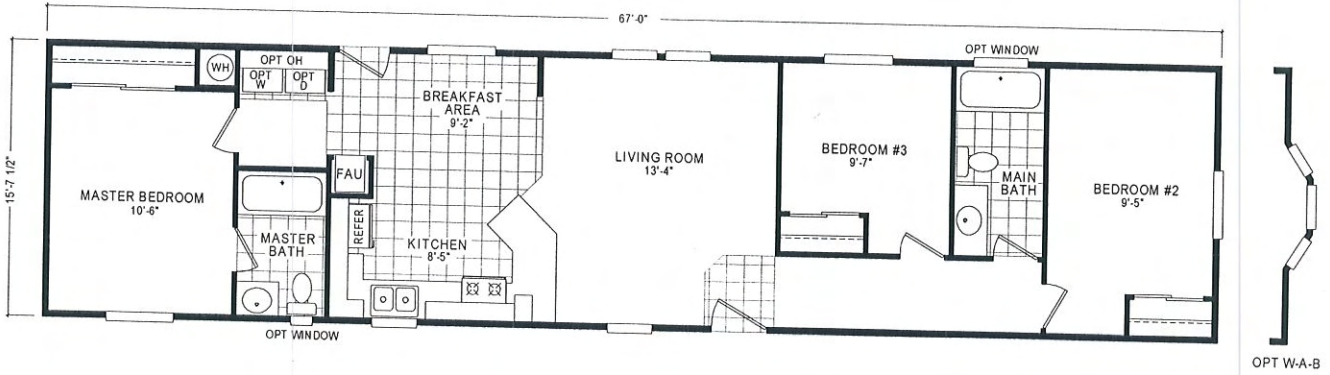
Proposed : Manufactured home

I have contacted Paul Bogseth, PG, CEG, CH, Principal Engineering Geologist at Hetherington Engineering, Inc. to do a site evaluation and geotechnical evaluation of the construction site.

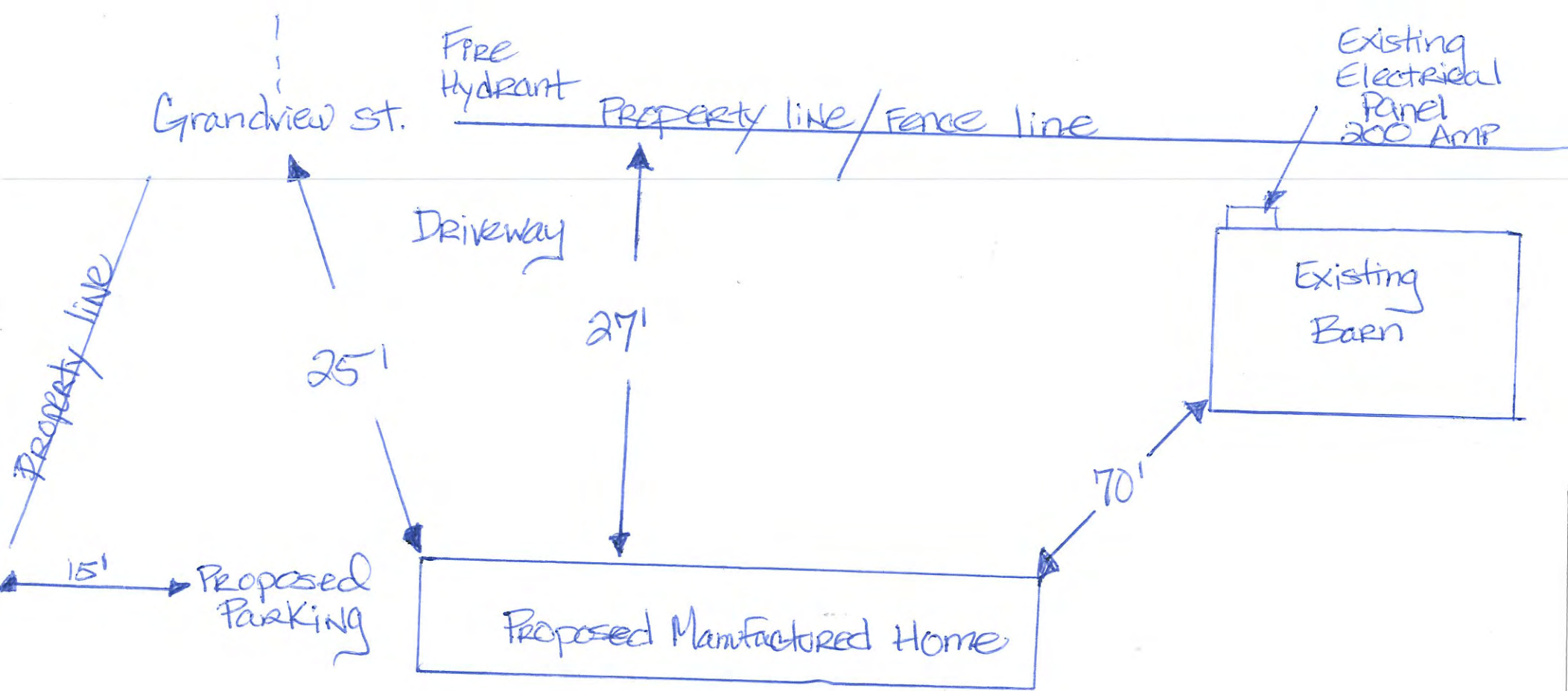
Contact Information: 5365 Avenida Encinas, Suite A
Carlsbad, CA 92008
Telephone: (760) 931-1917
Fax: (760) 931-0545

I plan to purchase the manufactured home from Wholesale Manufactured Homes. I have been in contact with Charles Fields at the company.

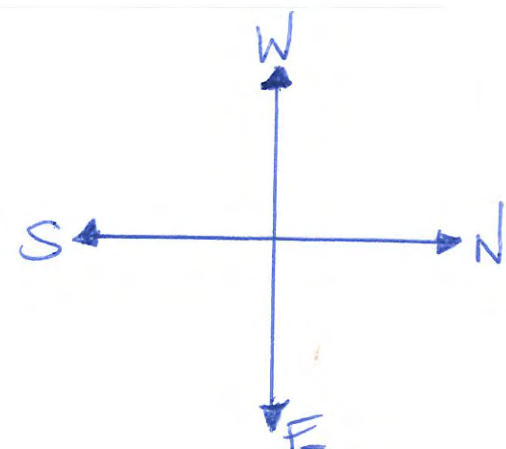
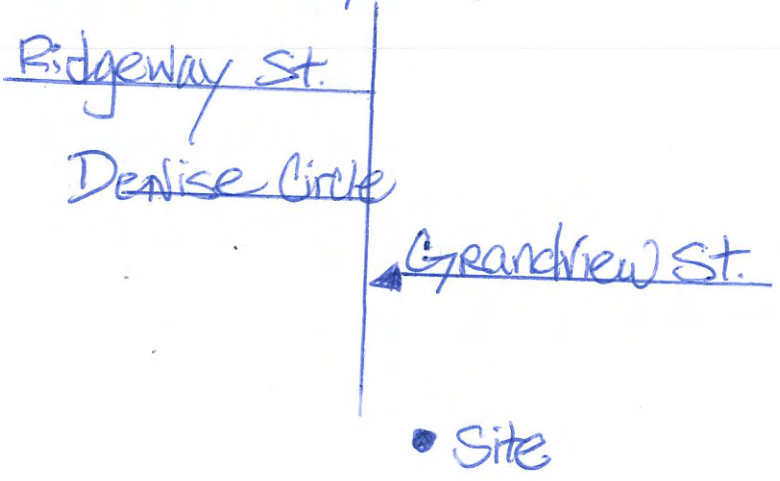
Contact Information: 12331 Beach Blvd.
Stanton, CA 90680
Telephone: (714) 581-6010



MODEL: CLE-6716B
 APPROXIMATELY 1046 SQ. FT.
 3 BEDROOM, 2 BATH



Vicinity Map





2166 Grandview St



Imagery ©2017 Google, Map data ©2017 Google 20 ft



2166 Grandview St
Oceanside, CA 92054



Google Maps 2166 Grandview St



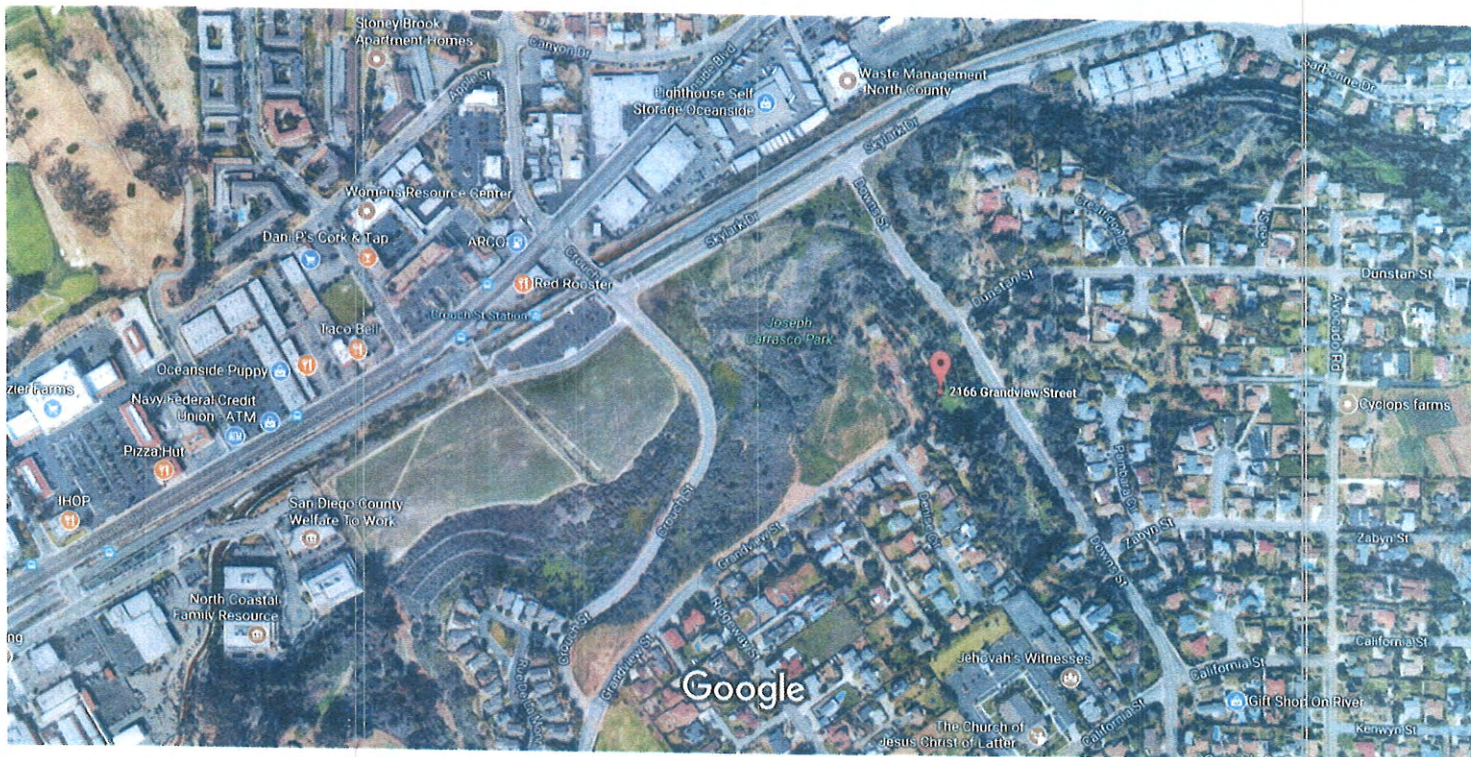
Imagery ©2017 Google, Map data ©2017 Google 20 ft



2166 Grandview St
Oceanside, CA 92054



Google Maps 2166 Grandview St



Imagery ©2017 Google, Map data ©2017 Google 200 ft



2166 Grandview St
Oceanside, CA 92054



City of Oceanside, CA



APN	1512700100	STREET SUFFIX DIR	
ADDRESS NUMBER	2166	ZIP CODE	92054
ADDRESS FRACTION		ACREAGE	2.31
ADDRESS UNIT		SUBDIVISION MAP	001807
STREET PREFIX DIR		SUBDIVISION NAME	NORTH CARLSBAD
STREET NAME	GRANDVIEW	IMPROVEMENT DRAWING	Not available
STREET TYPE	STREET	AREA	89121.42460505148



Disclaimer: This map prepared solely for illustration purpose and is not to be relied upon for engineering drawings. Some information may not be accurate. The City of Oceanside assumes no responsibility arising from the use of this information.

Map Scale
1 inch = 83 feet
 5/20/2015

Google Maps 2198 Grandview St

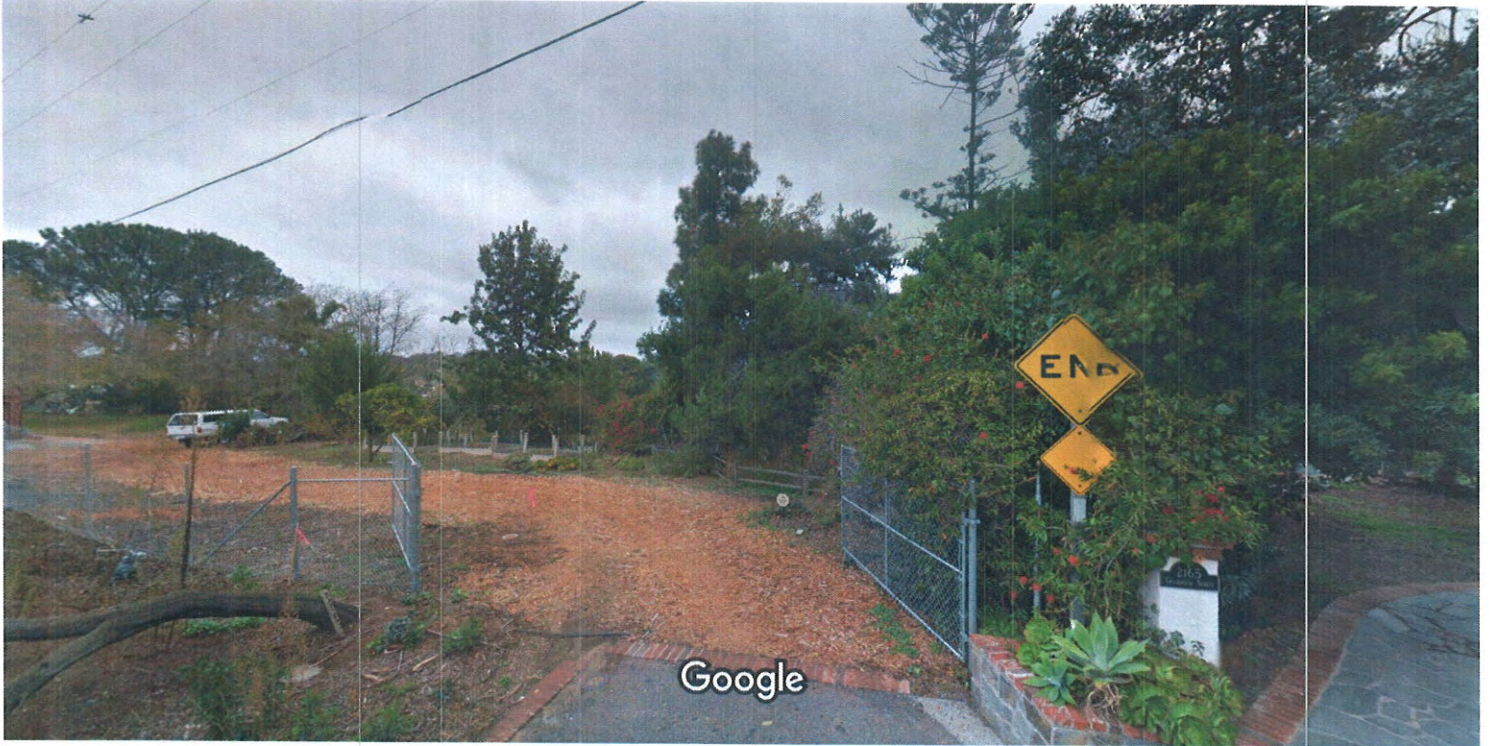


Image capture: Nov 2011

© 2017 Google

Oceanside, California

Street View - Nov 2011



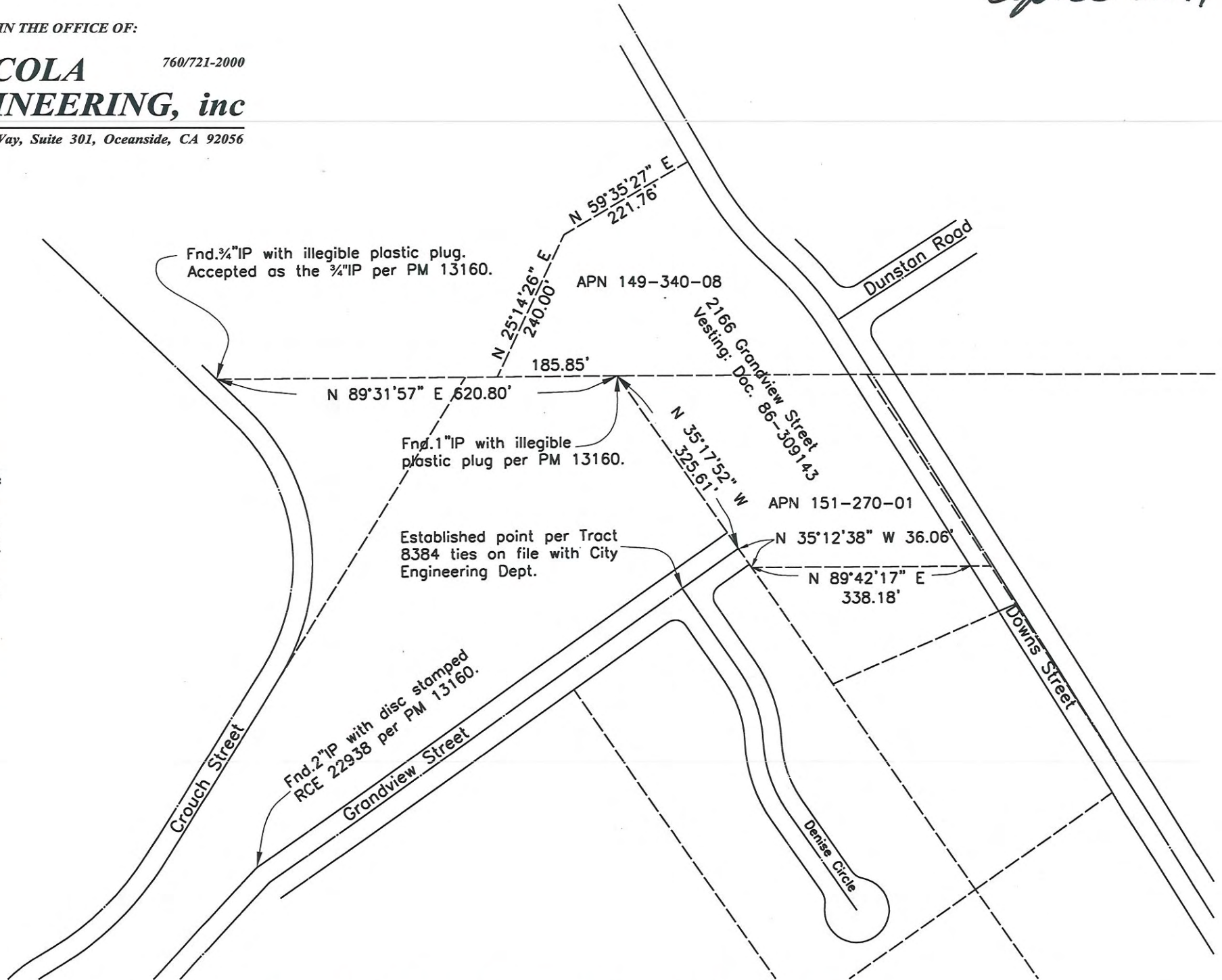
April 2011

PREPARED IN THE OFFICE OF:

BUCCOLA ENGINEERING, inc

760/721-2000

3142 Vista Way, Suite 301, Oceanside, CA 92056



Boundary Exhibit, 2166 Grandview Street, Oceanside, Ca.

Job No. 256-1

EXHIBIT "A"

All that portion of Lot 1 of North Carlsbad, in the County of San Diego, State of California, according to map thereof No. 1807, filed in the Office of the Recorder of said San Diego County, October 24, 1924 and more particularly described below:

Beginning at a point on the Southwesterly boundary line of said Lot 1, North 35°12' West, 539.47 feet distant from the intersection of said boundary line with the center line of California Street, as shown on the Map No. 1717 of Hotaling Lands, said point being also the most Northerly corner of Lot 4 of Tract 56, Hotaling Lands, as shown on said Map No. 1717, and also the most Westerly corner of a parcel of land deeded to E. H. Spaulding, and recorded in Book 283, page 378 of Official Records of the County of San Diego, April 13, 1934, thence North 54°48' East, along the Northerly line of said deeded parcel, a distance of 287.85 feet to a point on the center line of Road Survey No. 876, as described in deed to State of California, recorded December 2, 1941 in Book 1269, page 422 of Official Records; thence North 33°08'30" West along the center line of said Road Survey a distance of 746.46 feet, more or less to a point on the Northerly line of Lot 1 of North Carlsbad, according to the Map thereof No. 1807; thence South 89°45'45" West a distance of 384.94 feet to the most Westerly corner of said Lot 1; thence South 35°12' East along the Westerly line of said Lot 1, a distance of 995.50 feet to the point of beginning;

EXCEPTING therefrom all that portion thereof lying Southerly of a line described as follows:

Beginning at a point on the Southwesterly boundary line of said Lot 1, distant thereon South 35°12' East, 361.67 feet from the most Westerly corner thereof; thence North 89°45'45" East parallel with the Northerly line of Lot 1 to a point on the center line of said Road Survey No. 876.

PARCEL 2:

All that portion of the NE 1/4 of the NE 1/4 of Section 25, Township 11 South, Range 5 West, SBM described as follows:

Beginning at a point on the Southerly line of said Northeast Quarter of the Northeast Quarter, distant thereon South 89°51'40" West 185.85 feet from the Northeasterly corner of Tract 54 of HOTALING LANDS as shown on Map thereof No. 1717, filed in the office of the County Recorder of said San Diego County, April 16, 1921 being the Southeasterly corner of land described in deed to Theodore G. Robinson et al recorded December 6, 1960 as Document No. 236811, Series 1, in Book 1960 of Official Records; thence along the Southeasterly boundary thereof North 25°34'09" East 240 feet and North 59°55'10" East to the Southwesterly line of land described in deed to the City of Oceanside for highway purposes recorded May 8, 1934 under Document No. 26979 in Book 299, page 79 of Official Records, and known as California Street; thence Southeasterly along said Southwesterly line to the Southerly line of said Northeast Quarter of the Northeast Quarter; thence South 89°51'40" West along said Southerly line to the Point of Beginning, being approximately 2.34 acres.



DaftLogic

Projects

Information

Sandbox

Software

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Daft Logic > Sandbox > Google Maps Find Altitude

Like 1.1k Share

Google Maps Find Altitude

Determine the altitude (elevation) when a point is tapped/clicked on a map

Search For Location ... Drop Marker?

Womens Resource Center
P's Cork & Tap ARCO
Crouch St Station
Joseph Carrasco Park
50 m

Last point clicked : 54.14 m / 177.62 feet

[Map Height : Small - Medium - Large]



Output latitude,longitude?



Output in meters?



Output in feet?



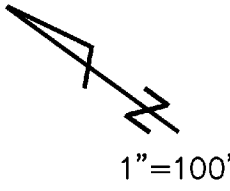
Output Distance?

Draw line between the markers?

number,latitude,longitude,meters,feet,cumulative distance (m)

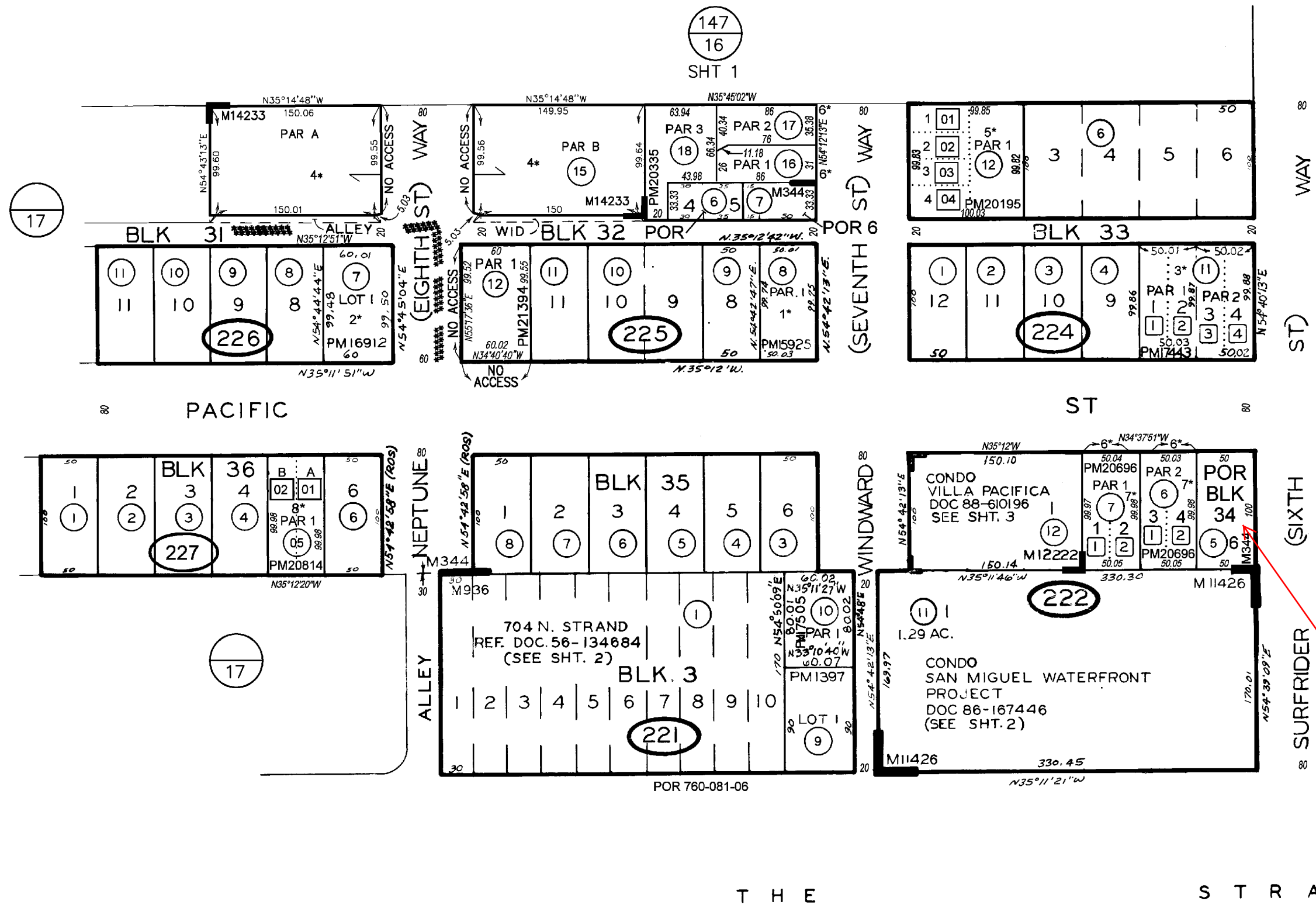
01.33.19373440546345,-117.34927904604774.54.140,177.624,0

Upload and Plot Addresses



1"=100'

143-19, 22 & 23



ITEM #2

- 1* CONDO
PAR 1, PM 15925
DOC91-276803
(SEE SHT 3)
- 2* CONDO
SUN CHASE
DOC93-690960
(SEE SHT 3)
- 3* CONDO
VISTA PACIFICA
DOC95-470820
- 4* CONDO
NEPTUNE POINTE
PAR A & B MAP 14233
DOC01-786357
(SEE SHT 3)
- 5* CONDO
WINDWARD WAY
RESIDENCES
DOC2007-0047438
- 6* NO ACCESS
- 7* CONDO
PACIFIC VIEW VILLAS
DOC10-0426552
- 8* CONDO
805 & 807
N PACIFIC STREET
DOC10-0537653

12/23/16 VED ☺

CHANGES				
BLK	OLD	NEW	YR	CUT
225	4 & 5	13	70	3354
223	ST 1	2	71	771
221	2	9 & 10	74	1204
226	1-3 & 12	143-170-47 POR	75	107
226	4-6	SAME & WID		
225	1-3	SAME & WID	80	3149
222	1-4	11	86	257
222	11	CONDO	88	599
223	2	POR, M7 03-019	88	109
222	8-10	12	89	195
222	12	CONDO	90	558
225	8	CONDO	92	626
226	7	CONDO	94	621
224	5	9 & 10	95	1198
224	9 & 10	11 & CONDO	96	568
225	1,2 & 3	14		
226	4,5 & 6	13	02	83
226	13 &			
225	14	15 & CONDO	02	687
224	7 & 8	12 & CONDO	08	560
225	13	16-18	08	1377
222	6	CONDO -08-01 & -02	11	544
222	7	CONDO -07-01 & -02		
227	05	CONDO	14	542

147
7
Project Site

R.S.B.
7-30-69

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 14233 - NEPTUNE POINTE CONDOMINIUM PROJECT
MAP 12222 - PACIFIC STREET (CONDO)
MAP 11426 - RESIDENTIAL WATERFRONT PROJECT
PHASE 2 (CONDO)
MAP 344 - A J MYERS ADD
MAP 936 - STRAND TCT
ROS 12612

PACIFIC OCEAN



PROJECT DESCRIPTION: CONSTRUCT NEW THREE STORY SINGLE FAMILY RESIDENCE WITH FOUR CAR GARAGE, ASSOCIATED LANDSCAPE AND HARDSCAPE.

LEGAL DESCRIPTION: LOT 6, BLOCK 34, OF MAP 344, OCEANSIDE TOWNSITE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

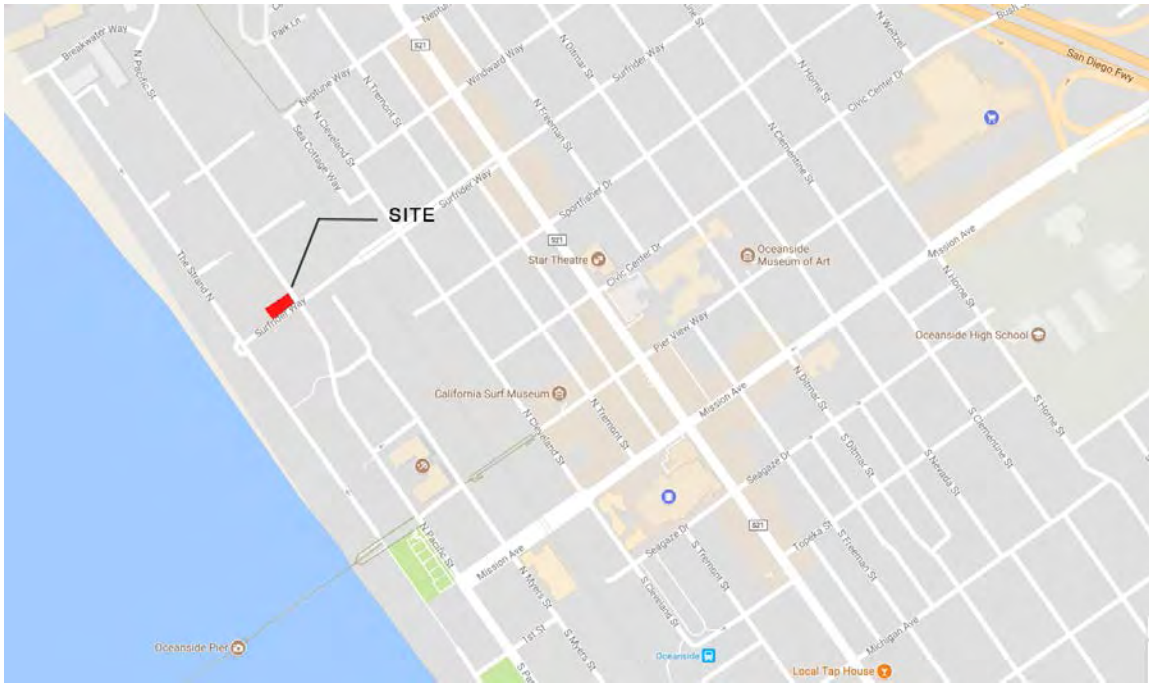
A.P.N.: 143-222-05-00

ZONE: DOWNTOWN DISTRICT

LOT SIZE: 5,000 SF



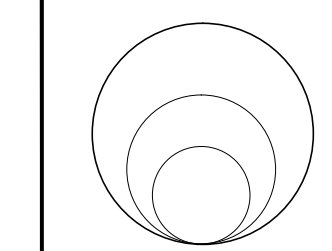
REGIONAL MAP:





VICINITY MAP





eos
architecture inc.

ph: 858.459.0575
7542 fay ave
la jolla, ca 92037
eos@eosarc.com

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MATTHEWS CUSTOM RESIDENCE

635 N GRANADOS

SOLANA BEACH, CA 92075

MATTHEWS RESIDENCE
601 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

REVISIONS

2017-07-03
DEVELOPERS CONF.

PHASE

PLANNING
DOCUMENTS

DATE

2017-06-27

JOB NO.

17-03

COVER SHEET

CS1

PROJECT DIRECTORY

OWNER
MARK & LORI MATTHEWS
630 S VELLA ROAD
PALM SPRINGS, CA 92264

ARCHITECT
EOS ARCHITECTURE INC.
CONTACT: JENNIFER BOLVIN
7542 FAY AVE.
LA JOLLA, CA 92037
(858) 459-0575 PHONE

CIVIL
COFFEY ENGINEERING
CONTACT: JOHN COFFEY
9666 BUSINESS PARK AVE
SUITE 210
SAN DIEGO, CA 92131
(858) 831-0111 PHONE

SHEET INDEX

ARCHITECTURAL
CS1 COVER SHEET
SP1 SITE PLAN LOWER LEVEL
SP2 SITE PLAN MAIN LEVEL
A1.0 LOWER LEVEL FLOOR PLAN
A1.1 MAIN LEVEL FLOOR PLAN
A1.3 UPPER LEVEL FLOOR PLAN
A4.0 ELEVATIONS
A4.1 ELEVATIONS
CIVIL
CT1 TOPOGRAPHIC SURVEY

PROJECT INFORMATION

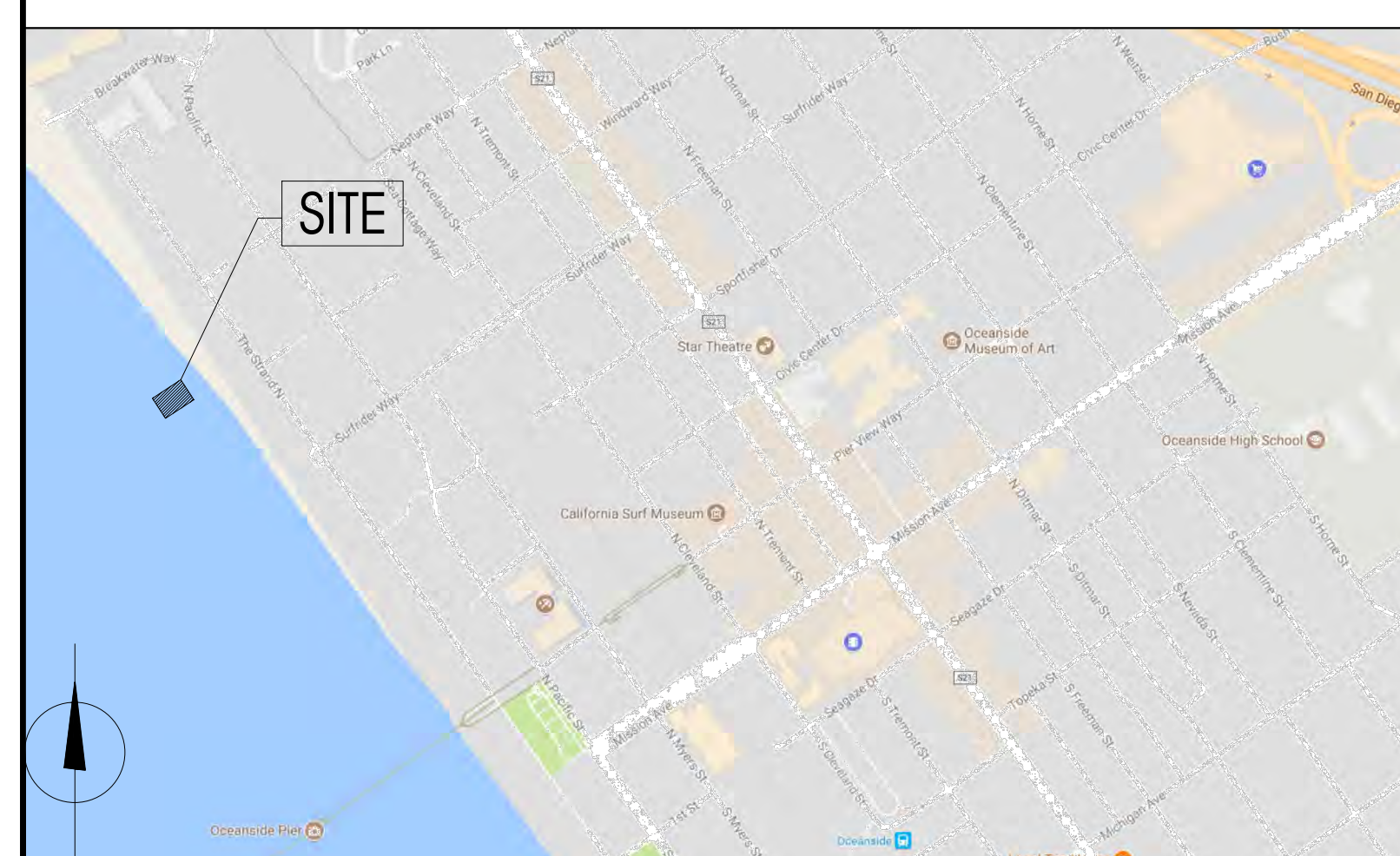
SCOPE OF WORK: CONSTRUCT NEW THREE STORY SINGLE FAMILY RESIDENCE WITH FOUR CAR GARAGE AND ASSOCIATED LANDSCAPE AND HARDSCAPE
LEGAL: LOT 6, BLOCK 34, OF MAP 344, OCEANSIDE TOWNSITE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

A.P.N. 143-222-05-00
EXISTING USE: RESIDENTIAL
ZONE: DOWNTOWN DISTRICT
SPRINKLERED: YES, PER CFC SECTION 903.2.1.1 AND INSTALLED PER NFPA 13D.

PROPOSED GRADING: PER CIVIL DRAWINGS
MAX HEIGHT: 35'-0"
GROSS LOT SIZE: 5,000 SF
NET LOT SIZE: 5,000 SF

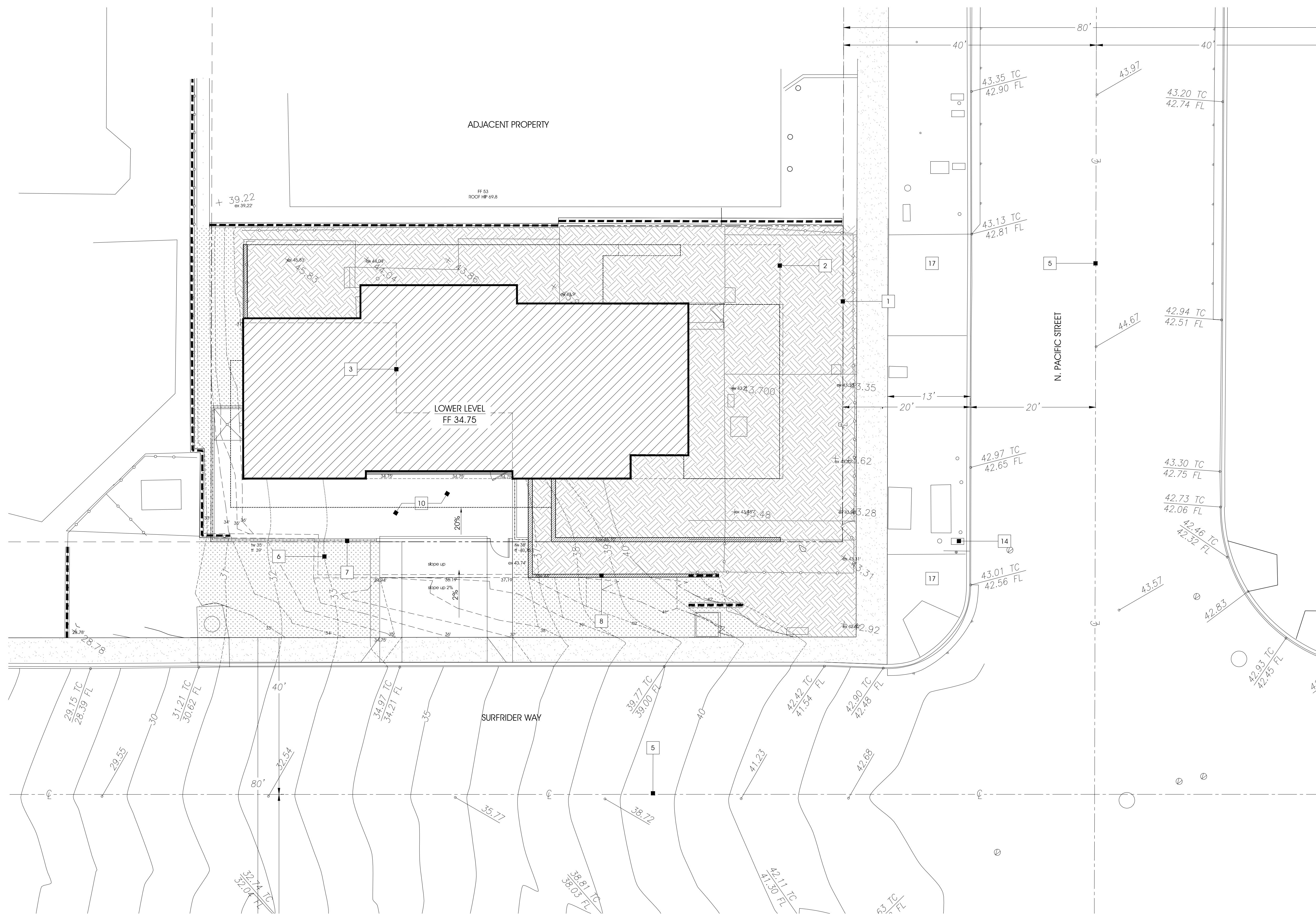
BUILDING AREA CALCULATION	
LOWER LEVEL	1,948 SF
LIVING:	1,948 SF
MIDDLE LEVEL	2,057 SF
LIVING:	2,057 SF
UPPER LEVEL	2,073 SF
LIVING:	2,073 SF
TOTAL BUILDING AREA	6,078 SF

REGIONAL MAP



VICINITY MAP





SITE PLAN - LOWER LEVEL

SCALE: 1/8" = 1'-0"

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MATHEWS RESIDENCE
601 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

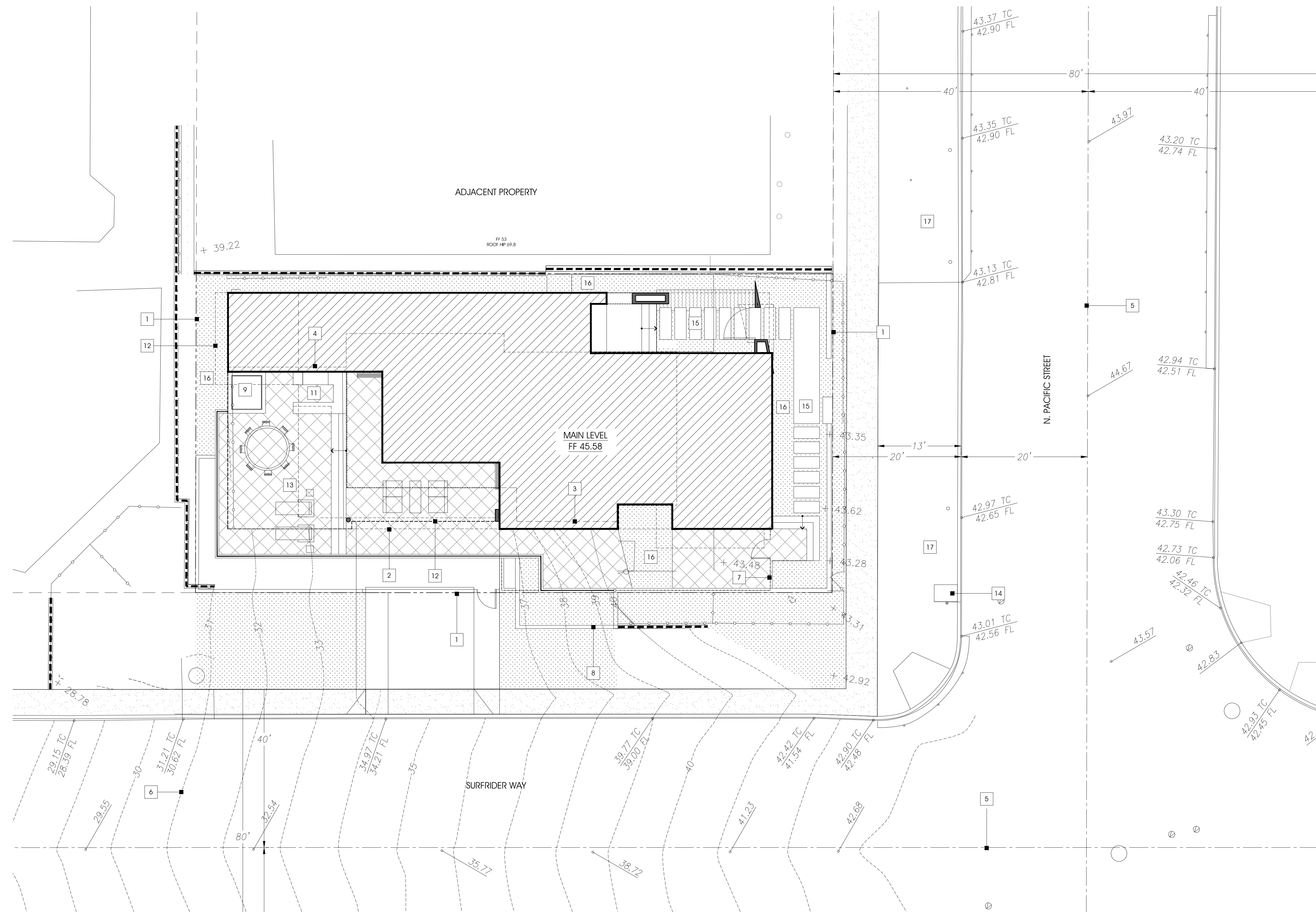
REVISIONS
2017-07-03 DEVELOPERS CONF.

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DATE
2017-06-27
JOB NO.
17-03

SITE PLAN
LOWER LEVEL

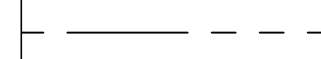



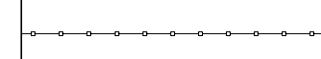


SP1

LEGEND	KEYNOTES
PROPERTY LINE, TYP.	1 PROPERTY LINE, TYP.
SETBACK LINE, TYP.	2 SETBACK LINE, TYP.
LINE OF LEVEL ABOVE	3 LINE OF LEVEL ABOVE
LINE OF LEVEL BELOW	4 LINE OF LEVEL BELOW
CENTER LINE OF STREET	5 CENTER LINE OF STREET
FENCE	6 PROPOSED TOPOGRAPHY LINES PER CIVIL PLANS
LANDSCAPE	7 FENCE
	8 NEW RETAINING WALL WITH STUCCO FINISH WHERE EXPOSED TO VIEW
	9 BARBECUE AREA
	10 DRIVEWAY
	11 SPA
	12 LINE OF ROOF ABOVE UPPER LEVEL
	13 DECK
	14 EXISTING WATER METER
	15 HARDSCAPE
	16 LANDSCAPE
	17 SIDEWALK



SITE PLAN - MAIN FLOOR

SCALE: 1/8" = 1'-0"

LEGEND		KEYNOTES	
	PROPERTY LINE, TYP.	1	PROPERTY LINE, TYP.
	SETBACK LINE, TYP.	2	SETBACK LINE, TYP.
	LINE OF LEVEL ABOVE	3	LINE OF LEVEL ABOVE
	LINE OF LEVEL BELOW	4	LINE OF LEVEL BELOW
	CENTER LINE OF STREET	5	CENTER LINE OF STREET
	FENCE	6	PROPOSED TOPOGRAPHY LINES PER CIVIL PLANS
	LANDSCAPE	7	FENCE
		8	NEW RETAINING WALL, WITH STUCCO FINISH WHERE EXPOSED TO VIEW
		9	BARBECUE AREA
		10	DRIVEWAY
		11	SPA
		12	LINE OF ROOF ABOVE UPPER LEVEL
		13	DECK
		14	EXISTING WATER METER
		15	HARDSCAPE
		16	LANDSCAPE
		17	SIDEWALK

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MATTHEWS RESIDENCE
601 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

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DATE

2017-06-27

JOB NO.

17-03

SITE PLAN

MAIN LEVEL

SP2

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MATHEWS RESIDENCE
601 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

REVISIONS

2017-07-03	DEVELOPERS CONF.
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DATE

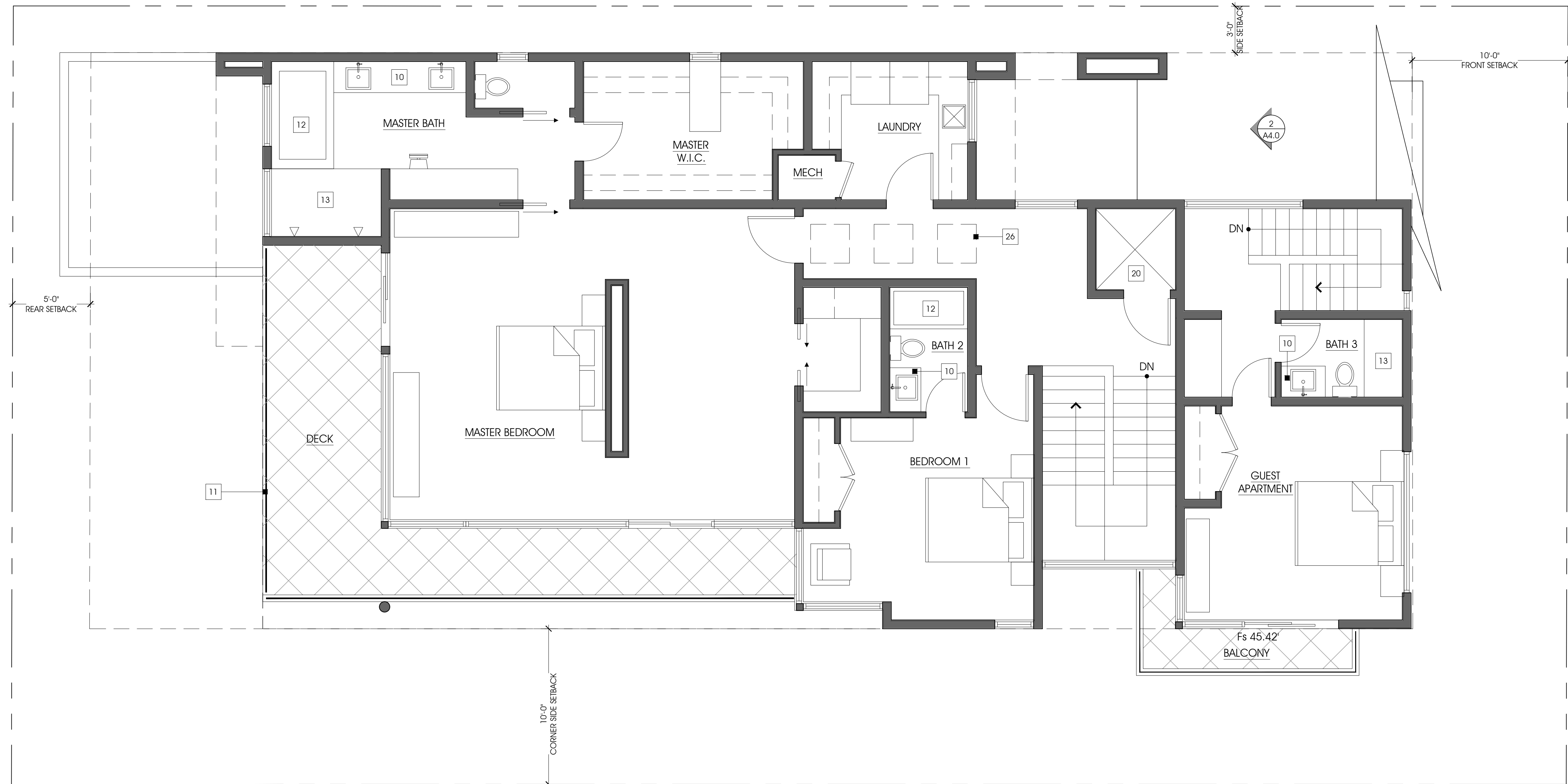
2017-06-27

JOB NO.

17-03

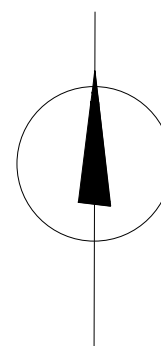
UPPER LEVEL FLOOR PLAN

A1.2



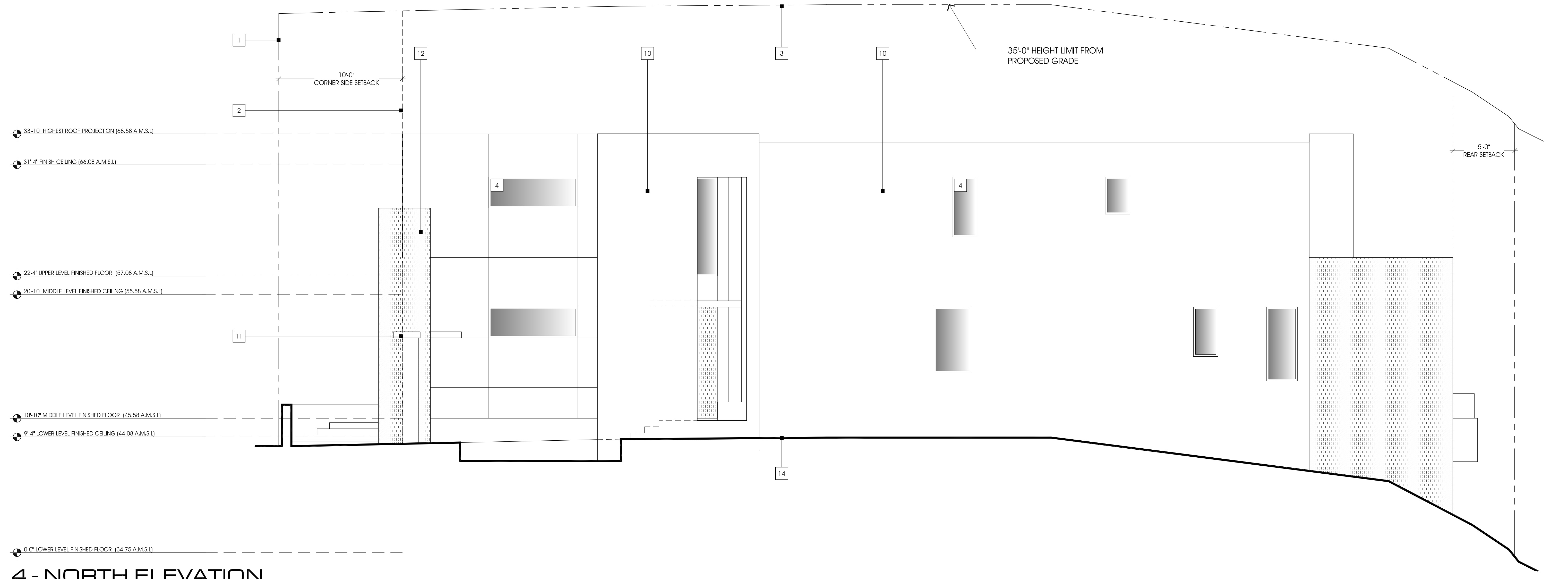
UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



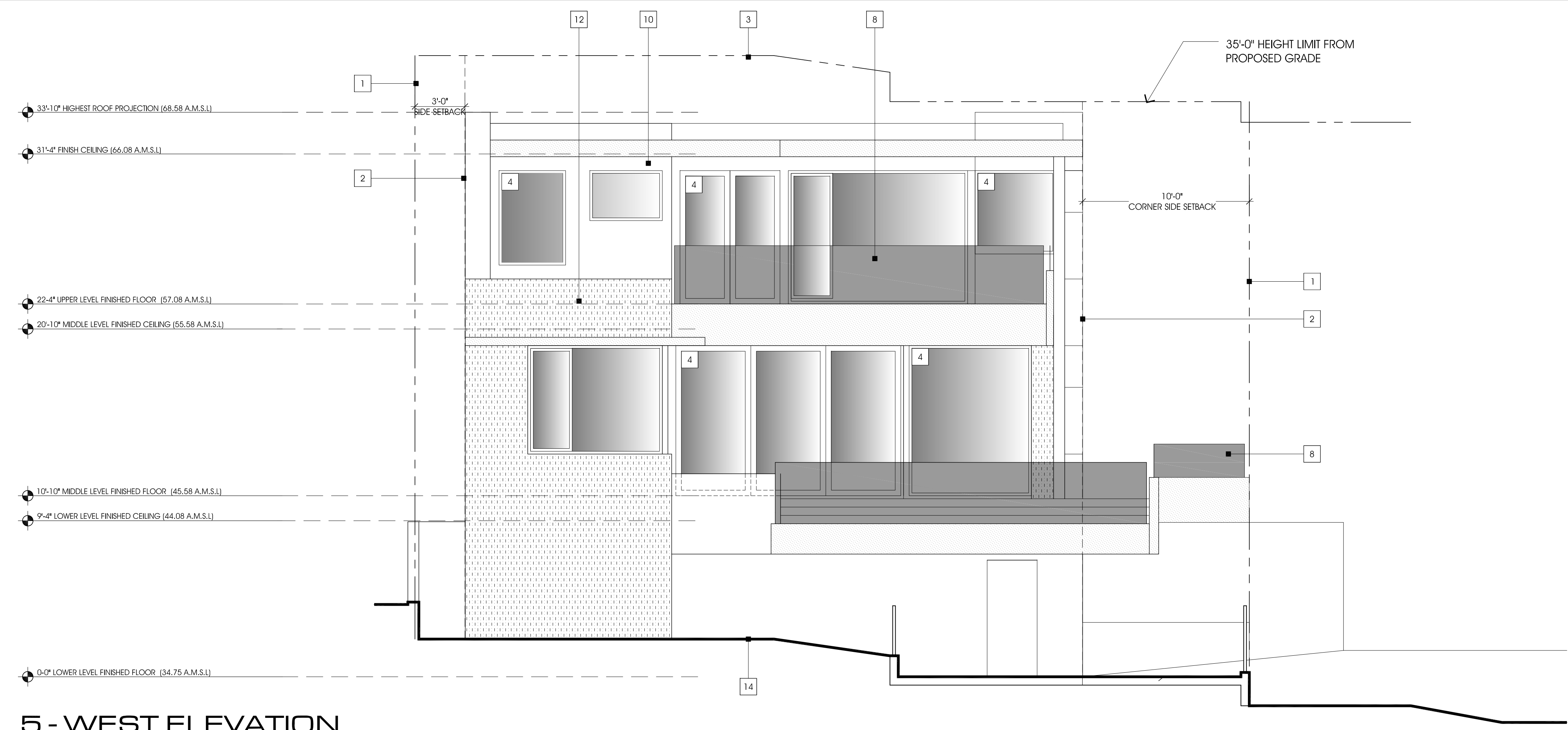
KEYNOTES

- | | |
|---|--|
| 1 EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6. R-13 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER. INSIDE 3/8" GWB UCN PER INTERIOR ELEVATIONS. | 14 DECK |
| 2 INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2x6 & R-13 BATT INSULATION @ 2x4. 5/8" GWB THROUGHOUT | 15 GARAGE DOOR |
| 3 EXISTING RETAINING WALL | 16 WINDOW, TYP. |
| 4 PROPERTY LINE, TYP. | 17 DOOR, TYP. |
| 5 SETBACK LINE, TYP. | 18 LIFT AND SLIDE DOOR |
| 6 LINE OF BUILDING ABOVE | 19 FIREPLACE |
| 7 LINE OF ROOF/DECK ABOVE | 20 ELEVATOR |
| 8 LINE OF LOWER LEVEL BELOW | 21 TRASH AND RECYCLING LOCATION |
| 9 LINE OF SOFFIT | 22 PARKING SPACES TO BE 19' X 9' CLEAR |
| 10 BUILT IN CABINETRY | 23 DRIVEWAY |
| 11 42" HIGH GLASS GUARDRAIL | 24 HARDSCAPE |
| 12 TUB | 25 LANDSCAPE |
| 13 SHOWER | |



4 - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



5 - WEST ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

- 1 PROPERTY LINE, TYP.
- 2 SETBACK LINE, TYP.
- 3 LINE OF 35'-0" HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE
- 4 WINDOW/ DOOR TYP.
- 5 ENTRY GATE
- 6 LINE OF EXISTING GRADE
- 7 SITE STAIR
- 8 42" HIGH GUARDRAIL/ 36" AT STAIR LOCATION
- 9 RETAINING WALL PER CIVIL PLANS
- 10 SYNERGY STUCCO FINISH SMOOTH - COLOR PER ARCHITECT
- 11 BLACK STEEL AWNING
- 12 CORTEN STEEL FACADE
- 13 GARAGE DOOR
- 14 LINE OF GRADE AT PROPERTY LINE
- 15 STRUCTURAL POST

REVISIONS

2017-07-03
DEVELOPERS CONF.

PHASE
PLANNING DOCUMENTS
DATE
2017-06-27
JOB NO.
17-03

ELEVATIONS

CULTURAL RESOURCES REPORT

FOR

THE HISTORICAL ASSESSMENT OF THE PROPERTY

AT

601 NORTH PACIFIC STREET

OCEANSIDE, CALIFORNIA

Prepared by:
Kristi S. Hawthorne
601 South Ditmar Street
Oceanside CA 92054
(760) 390-4192
kristihawthorne@cox.net

May 19, 2017

May 19, 2017

City of Oceanside
Planning Department
300 N. Coast Highway
Oceanside CA 92054

**REFERENCE: RESULTS OF THE HISTORICAL CULTURAL ASSESSMENT
FOR 601 NORTH PACIFIC STREET, OCEANSIDE, CALIFORNIA, 92054**

I. INTRODUCTION

This letter details the findings of the historical assessment conducted for a residence located at 601 North Pacific Street in the City of Oceanside, California 92054 (Figures 1 and 2). This study was conducted to assess the building's potential for historical and architectural significance as defined by the California Environmental Quality Act. This building is included in the City of Oceanside's Historical Resources Inventory conducted in 1992.

The project is located in downtown of the City of Oceanside, Township 11 South, Range 5 West, on the USGS 7.5' Oceanside quadrangle (Figure 2). The property is situated on the northwest corner of North Pacific Street and Surfrider Way in the coastal section of Oceanside. The legal description is: Lot 6, Block 34, Oceanside, in the City of Oceanside, County of San Diego, State of California, according to map thereof No. 344 filed in the Office of the County Recorder of San Diego on July 1, 1885.

The Assessor's Parcel Number is 143-222-05.

II. PROJECT DESCRIPTION

This resource consists of a one and a half story, single family home. The project description plans include demolition of the resource and new construction.

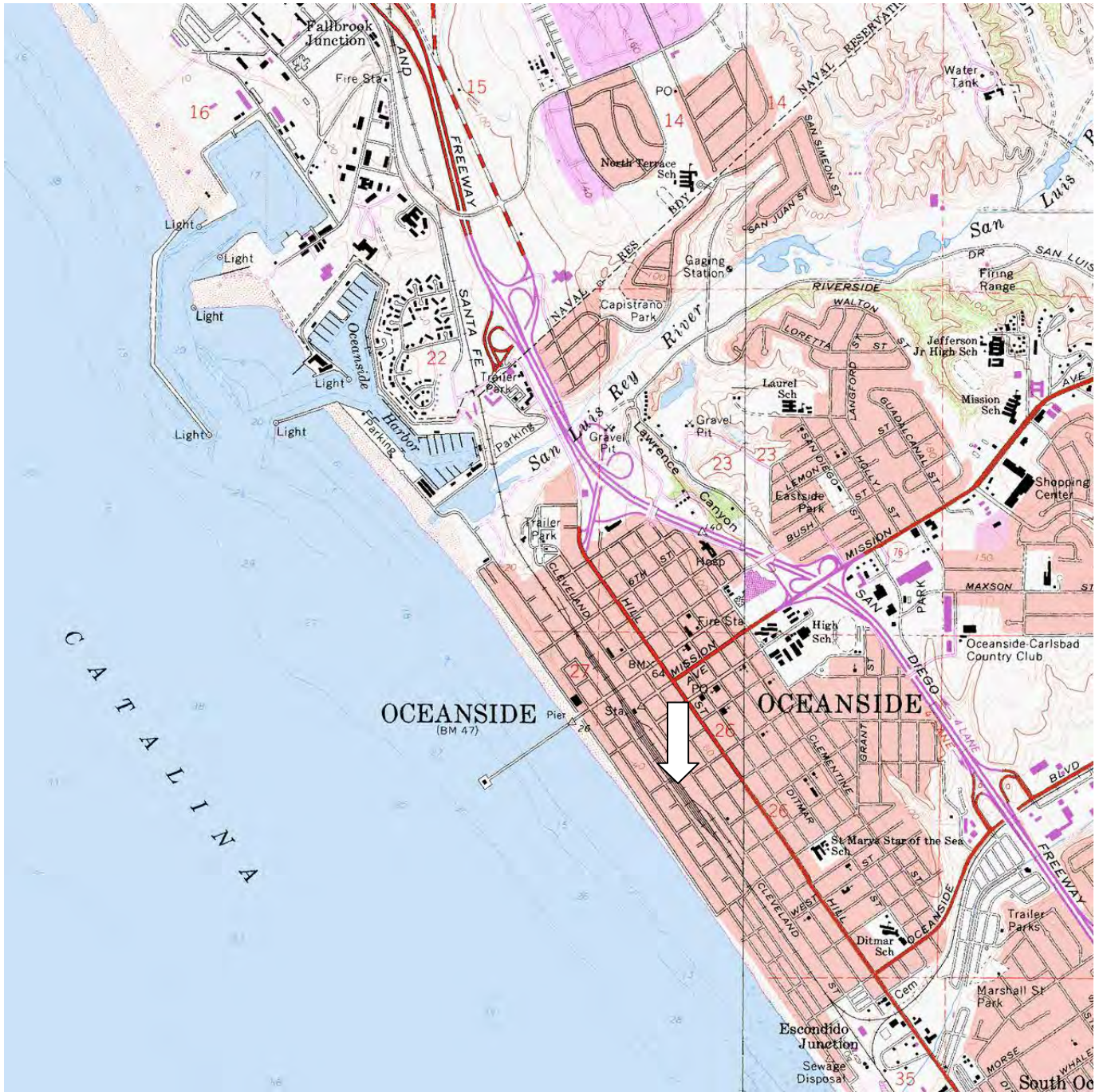


Figure 2 Project Location on USGS 7.5 Oceanside Quadrangle

III. HISTORICAL CULTURAL ENVIRONMENT

The resource is located in the Oceanside Townsite, within the original U. S. land patent given to Andrew Jackson Myers in 1883. The development of the immediate neighborhood in which the resource is situated was shaped by its proximity to the Pacific Ocean. The area is a well-established neighborhood which consists of largely multiple-family units, including vacation rentals. This immediate area has continued to change since the post war years and due to the highly desired location that offers views and access to the Pacific Ocean, new construction will continue.

HISTORICAL OVERVIEW

In 1883 Andrew Jackson Myers applied for and received a homestead grant for land which is now downtown Oceanside. Myers is credited with being the founder of Oceanside. He hired Cave Johnson Coutts, Jr. to survey and sub-divide the new town site. Coutts was one of the first engineers of the Southern Pacific Railway in San Diego and one of the first engineers for the Panama and Nicaragua canals.

San Luis Rey Valley resident John Chauncey Hayes became the exclusive real estate agent for A.J. Myers. Hayes also served as Justice of the Peace and postmaster and was the editor of his own newspaper, *The South Oceanside Diamond*. When Hayes drew the petition for the town's first post office, the name "Ocean Side" was used, but this was later changed to simply "Oceanside."

On July 3, 1888, Oceanside was incorporated with a vote of 74 to 53. The founder of the city, A. J. Myers, was the first to vote. The population was about 1000.

By the 1890's Oceanside had three hotels; the South Pacific, the St. Cloud and the Tremont, two drug-stores, two livery stables, two blacksmiths, a hardware store, a bakery, a harness shop, a lumber yard, a barber shop, a newspaper, a school and the Oceanside Bank along with many other businesses. There were six churches: Christian, Congregational, Baptist, Episcopal, Holiness and Methodist.

When the 101 Highway was paved between San Diego and Los Angeles through Oceanside the city welcomed more development. In the 1920's the city prospered and the city went through a building boom. Streetlights were installed, a new pier was constructed and a grand new theater, "The Palomar", was built. At the end of the decade Oceanside had a population of just over 3,500.

The Depression years greatly impacted the city and growth slowed. But in 1942 a dramatic change occurred with the purchase of the Santa Margarita y Los Flores by the U. S. Government for a military base. The building of Camp Joseph H. Pendleton created an urgent need for housing and new schools as Oceanside's population nearly tripled from 4,500 to well over 12,000 residents by 1950. New housing expanded into the valley as well as South Oceanside.

In the 1960's continued growth brought new subdivisions, including Fire Mountain which was once North Carlsbad. New development included the opening of Tri-City Hospital and the building of the Oceanside Small Craft Harbor. By the end of the decade the population was just under 40,000 people.

In 1970 Oceanside's population reached 38,000. The landscape of the business district in Oceanside changed radically with the departure of car dealerships such as Weseloh Chevrolet, Dixon Ford and Rorick Buick and others. Car Country Carlsbad opened in 1972 and eventually nearly every new car dealership would make the move from Hill Street.

In 1975 the Oceanside city council unanimously approved a redevelopment plan calling it the "greatest thing in the world that will ever happen to Oceanside." It would take more than a decade to see the transformation of downtown Oceanside.

In the 1980s a new transit center was built and the City dedicated its sixth pier in 1987. A new Civic Center and Public Library was opened and became the cornerstone for downtown redevelopment in 1990. Since that time the downtown neighborhoods have been 'rediscovered' and have once again become a desirable place to live and work.

Since the 1990s, increased commercial and industrial development have diversified Oceanside's economic base. In 1999 a master-planned business park was established and with the opening of the beautiful new Ocean Ranch Corporate Center, Oceanside has welcomed national and world-wide corporations.

As a new downtown hotel project opened in 2013, and another on the horizon, Oceanside continues to establish itself as a destination city with amenities which include a municipal fishing pier, small craft harbor, a California Mission, a paved strand, 3 ½ miles of beach with public access along the Pacific Ocean, a variety of museums, affordable housing and more.

IV. METHODS AND RESULTS

Background studies consisting of archival research from the Oceanside Historical Society, interviews, examination of City Directories, examination of the chain of title for the property (1887 to present), tax assessment records, Sanborn Fire Maps, a field check of the property, census records, cemetery records, research of various newspapers, and photographs were conducted as part of the project. Primary, Continuation and Building, Structure and Object forms for the resource were completed and appear in this report as Appendix A.

DESCRIPTION OF RESOURCE

This Victorian-style L-shaped house is one and half stories. It features a front and side gabled roof covered in shingles. Entrance to the house is through a gate, with the door situated on the north facing façade. The exterior of the house is covered in horizontal shingles with decorative “fish scale shingles” covering the upper level that continues around the house. A set of two fixed windows, along with a set of fixed three windows are on the front facing façade, each is set with upper decorative panes. The upper level includes a window encased in a horseshoe wooden frame on the front façade and round windows on the south and north facing façades. A covered porch faces south and includes a window and glass paneled doorway. The resource has been enlarged, modified and remodeled over the years. The original porch continuing around the south and west façade has been enclosed, enlarged and features newer windows. The rear of the house includes a large, two level wooden patio or deck. A detached garage is situated north of the structure. The resource appears to be in good condition. The property is enclosed by vinyl fencing and well maintained landscaping. The south side of the property also includes a cobblestone wall. A view of the resource is shown in Figure 4 with additional views in Appendix C.

HISTORY OF OWNERSHIP

According to the chain of title provided by California Lot Book, Inc., the property was acquired by Andrew Jackson Myers in 1883. Myers was an Illinois native and he settled in the San Luis Rey valley where he was a rancher. He is credited with being the founder of Oceanside as he applied for and received a land grant in 1883 which is now downtown Oceanside. Myers built his home at the corner of Third and Hill Streets (now Pier View Way and Coast Highway). The home was later acquired by Ysidora Bandini Coutts, wife of Col. Cave J. Coutts of Rancho Guajome. The Myers house was torn down in 1927. Myers built a bathhouse in about 1884 below the bluff near the present day community center and began to advertise as a resort city for inland residents from Riverside, Redlands and San Bernardino. Excursion trains brought investors as well as tourists to enjoy the small town by the ocean side.

Myers sold the property to Samuel and Florence A. Rolfe in 1885. The Rolfes were residents of San Bernardino and were one of the first investors from that area to purchase property and owned a cottage on Eighth Street (now Neptune Way). The Rolfe's also built the subject property in 1889.

Melchior and Lizetta Pieper acquired the property in 1903. Melchior Pieper, a German immigrant, came to the US via San Francisco, where he met and married his first wife, Lizetta, (also from Germany) in 1878. The Piepers settled in Oceanside in 1886.

In May of 1888 Melchior Pieper became manager of the Oceanside bathhouse, originally built by Myers, which was located near where the Oceanside Beach Community Center now stands. He later became proprietor, or manager, of the South Pacific Hotel, a stately Victorian structure that stood near the corner of Pacific Street and Third Street (now Pier View Way). Built in 1887, the South Pacific Hotel was an impressive structure that faced eastward towards the railroad tracks. Pieper transformed the grounds of the hotel into an expansive garden.

After a storm wiped out Oceanside's first wharf in 1891, Pieper began collecting the pilings and planks that had drifted ashore and began storing them behind the hotel. It was even reported that he stamped his initials on the pilings and that city officials issued him a certificate of ownership for the lumber. Talk began of building a wharf at the end of Third Street which was eventually built in 1894 because of Pieper's vision and steadfast involvement.

Pieper went to San Francisco in December of 1893 to meet with A.P. Hotaling, owner of the South Pacific Hotel, hoping to persuade him to support the building of a new wharf or pier. Hotaling agreed to financially support the construction of a wharf and Pieper announced work would begin by the spring. Oceanside's second pier, deemed "the little iron wharf" due to its iron pilings, was completed in September of 1894.

In June of 1896 the South Pacific Hotel burned to the ground, the cause of the fire was unknown. Hotaling was said to have ample insurance, but was not interested in rebuilding. Two other large hotels burned that summer in Carlsbad and La Jolla, which led to speculation of arson.

The opera house next to the South Pacific Hotel was saved from the fire and Pieper later moved that structure to the end of North Cleveland Street and made it into a "palatial residence" surrounded by beautiful gardens. It is likely he maintained this as his primary residence while retaining ownership of the subject resource.

Pieper continued to manage and promote the large bath house on the beach north of the pier until 1904 when it was sold. He then renovated and managed the Miramar Hotel (formerly St. Cloud) located on North Cleveland Street.

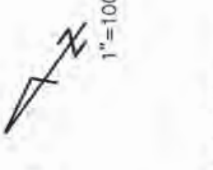
Lizetta Pieper died in 1916 and was buried in the Mission San Luis Rey Cemetery. At the age of 68, Pieper remarried Marie Murrietta, aged 18, one year later. They had two children from this union, Frederick and Henry.

Pieper having served on the city council for several years, died at the age of 81 in 1930 and was buried next to his first wife Lizetta at the Mission. He was remembered by the local paper as "a prominent figure in the early history of Oceanside" and "an active part in the shaping of the destinies of the city."

The property was sold to Margaret L. and Morris C. Allen in 1923, who sold it to Emily C. Washburn that same year. Washburn was a native of Indiana, and the widow of Sherman Washburn, a prominent pioneer resident of Pasadena. Mrs. Washburn lived in the home for several years until her death in 1948.

In 1949, it was sold to M.A. and Eva Winkler. Carl and Louise Hahn bought the home in 1951. Carl Hahn was the Vice President of the Star and Crescent Oil Company in San Diego. The 1954 "Official Carlsbad-Oceanside Directory" listing for the Hahn's have them living in "Apt. A" suggesting at the time the house was subdivided. The Hahn's had a home in San Diego and it is likely that the subject resource was a second home and even a vacation rental during their ownership.

In 1966 the property was transferred to Alfred and Jen Marin, owners of King's Men's Clothing store in downtown Oceanside. The Marin's lived on Shafer Street in Oceanside and rented out the house at 601 North Pacific Street. The property was sold in 1975 to Cecil and Virginia Brister and continued to change ownership over the ensuing years and in recent years has been used a vacation rental.



143-19-22-23



CHANGES	BLK	OLD	NEW	YR	CUT	
	225	4-5	1-3	70	3354	
	223	5-1	2	71	771	
	221	2	9-10	12	1204	
	226	1-3/12	14-17	75	107	
	226	4-6	18-21	75	107	
	225	1-3	11	86	257	
	222	11	CONDO	88	599	
	223	2	CONDO	88	109	
	222	8-10	12	89	195	
	222	12	CONDO	90	558	
	225	8	CONDO	92	626	
	226	7	CONDO	94	621	
	224	5	95	95	1198	
	224	9 & 10	11	CONDO	96	568
	225	1,2 & 3	14	7		
	226	4, 5 & 6	13	02	83	
	226	13 & 14	15	02	687	
	225	14	CONDO	02	687	
	224	7 & 8	12	08	580	
	225	13	16-18	08	1377	
	227	6	CONDO	11	541	
	227	7	CONDO	11	541	
	227	05	CONDO	14	542	

- 1* CONDO
PAR 1, PM 15925
DOC 95-476803
(SEE SHT 3)
- 2* CONDO
SUN CHASE
DOC 95-600860
(SEE SHT 3)
- 3* CONDO
VISTA PACIFICA
DOC 95-470820
- 4* CONDO
NEPTUNE POINTE
PAR A & B MAP 14233
DOC 01-786357
(SEE SHT 3)
- 5* CONDO
WINDWARD WAY
RESIDENCES
DOC 007-0047438
- 6* NO ACCESS
- 7* CONDO
PACIFIC VIEW VILLAS
DOC 10-0428552
- 8* CONDO
805 & 807
N PACIFIC STREET
DOC 10-0537853

147
7

S T R A N D

T H E

MAP 14233 - NEPTUNE POINTE CONDOMINIUM PROJECT
 MAP 12222 - PACIFIC STREET (CONDO)
 MAP 11426 - RESIDENTIAL WATERFRONT PROJECT
 PHASE 2 (CONDO)
 MAP 344 - A J MYERS ADD
 MAP 936 - STRAND TCT
 ROS 12612

O C E A N

P A C I F I C

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

R.S.B.
7-30-09

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 143 PAGE 22 SHT 1 OF 3

Figure 3, Map of 601 North Pacific Street, Oceanside CA 92054



Figure 4 View of 601 North Pacific, Oceanside, California

ANALYSIS OF SUBJECT RESOURCE ARCHITECTURE

The resource at 601 North Pacific Street is a Victorian style house. The Victorian period gave way to several versions of Victorian style including Folk and Queen Anne. Many homes included extensive use of shingled siding in contrasting colors and shapes. Folk Victorian architecture included unique ornamentation and “gingerbread” around wrap-around porches. Queen Anne Victorian featured irregular floor plans, multiple steep or pitched roofs with decorative gables and a wide variety of exterior colors and textures.

V. ELIGIBILITY CRITERIA

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Under the California Environmental Quality Act (CEQA), a significant historic resource is one that is eligible for listing in the California Register of Historical Resources/National Register of Historic Places or other local historic register, or is deemed significant in a historical resource survey (Section 5024.1(g) of the Public Resources Code).

In order to be eligible for listing under the California Register/National Register (the standards of which are both very similar), a resource must be significant within a historic context and must also meet one or more of the following criteria:

Criterion A: Be associated with an event, or series of events, that have made a significant contribution to the broad pattern of history.

Criterion B: Have an unequivocal association with the lives of people significant in the past.

Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components lack individual distinction.

Criterion D: Have yielded or may be likely to yield information important in local, state or national prehistory or history.

VI. REGISTER STANDARDS

CALIFORNIA REGISTER CRITERIA

When evaluated within its historic context, under CEQA a property must be shown to be significant for one or more of the four Criteria for Evaluation – A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information

potential. In addition, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity.

Criterion A: Event. To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A – the property’s specific association must be considered important as well.

Criterion B: Person. Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, state or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic event. Significant individuals must be directly associated with the nominated property.

Properties eligible under Criterion B are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual’s significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C. Their homes, however, can be eligible for consideration under Criterion B, if these properties were personally associated with the individual.

Criterion C: Design/Construction: Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular theme in his or her craft.

Criterion D: Information Potential. Properties may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

VII. APPLICATION OF CRITERIA FOR 601 NORTH PACIFIC STREET

Criterion A (association with a significant historical event): No known significant event occurred on the property, before or after the resource was constructed. The property is not significant under Criterion A.

Criterion B (association with a historic person or persons): The resource is associated with a historic person or persons, particularly Melchior Pieper, a person who was prominent with civic and business affairs, along with his association with the Oceanside's second pier in 1894. Although Pieper owned the resource for a length of time, it was not built for him, he resided in it a relatively short time and it was not his primary residence. The resource is not significant under Criterion B.

Criterion C (represents a significant design or style of construction): The resource is not considered to be the work of a master architect or craftsman. However, the resource was built in the Folk Victorian Style, although some elements have been modified and perhaps even added at a later time. It is one of the few remaining structures built in c. 1890. The resource is significant under Criterion C.

Criterion D (ability to yield further information): It is unlikely that any further information of importance would be revealed with additional study. The resource is not significant under Criterion D.

CONCLUSION

The subject resource has been found eligible for listing under Criterion C and retains sufficient integrity. The resource is significant and eligible for historical designation and currently listed in the Oceanside historical register. However, the historical environment has been changed in the last few decades, with most original structures being demolished and replaced with larger contemporary homes or condos. While some of the original qualities and context of the subject resource remain, it has been altered and modified over the years. It also appears that some of the Victorian features of the house may have been added rather than original.

It should be noted that a house located next door to the property at 607 North Pacific Street, which was also listed in the City of Oceanside's Historical Resources Inventory conducted in 1992, was demolished several years ago. It in fact, predated the subject resource and was equally if not more, historically significant.

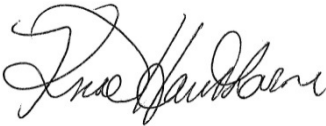
VIII. IMPACTS AND SIGNIFICANCE

Because the resource qualifies for historical registration, mitigation measures for this resource are required. The California Office of Historic Preservation states that: “*CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as a mitigation should be proportionate with the level of significance of the resource.*”

In conclusion, the information contained in this report and photographic documentation submitted should be deemed as sufficient mitigation.

Should you have any questions, please feel free to call me at 760-390-4192.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristi Hawthorne".

Kristi S. Hawthorne

X. RESOURCES

California Lot Book, Inc.	Chain of title for Assessor's Parcel Number
Oceanside-Carlsbad Directories	1954, 1959, 1963
San Diego County Directories	1887-1938
Haines Directory, San Diego County	1970, 1971, 1977
<i>South Oceanside Diamond</i>	1888-1889
<i>Oceanside Blade Tribune</i>	1892-1983
<i>San Diego Union Tribune</i>	1871-1983
<i>The Los Angeles Times</i>	1919
United States Census Records	1880, 1900, 1910, 1920, 1930, 1940
California Death Index	1905-1939; 1940-1997
<i>"An Illustrated History of Southern California,"</i> The Lewis Publishing Company, 1890	
<i>"History of San Diego County"</i> , Published by San Diego Press Club, 1936	
<i>"Oceanside, California's Pride"</i> , 1992 Cultural Resource Survey of Oceanside, Flanigan, Carrico & Carrico	

APPENDIX A
BUILDING FORMS

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

Primary# _____
HRI# _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date May 2017

Page 1 of 4 *Resource Name or #: (Assigned by recorder) 601 North Pacific Street

P1. Other Identifier: Samuel Rolfe Dwelling aka Pieper Residence

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Oceanside Date 1997 T 11S ; R 5W; 1/4 of 1/4 of Sec ; SB B.M.

*c. Address 601 North Pacific Street City Oceanside Zip 92054

d. UTM: (Give more than one for large and/or linear resources) Zone 11 , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The legal description is: The project is located in downtown of the City of Oceanside, Township 11 South, Range 5 West, on the USGS 7.5' Oceanside quadrangle (Figure 2). The property is situated on the northwest corner of North Pacific Street and Surfrider Way in the coastal section of Oceanside. The legal description is: Lot 6, Block 34, Oceanside, in the City of Oceanside, County of San Diego, State of California, according to map thereof No. 344 filed in the Office of the County Recorder of San Diego on July 1, 1885. The Assessor's Parcel Number is 143-222-05.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This Victorian-style L-shaped house is one and half stories. It features a front and side gabled roof covered in shingles. Entrance to the house is through a gate, with the door situated on the north facing façade. The exterior of the house is covered in horizontal shingles with decorative "fish scale shingles" covering the upper level that continues around the house. A set of two fixed windows, along with a set of fixed three windows are on the front facing façade, each is set with upper decorative panes. The upper level includes a window encased in a horseshoe wooden frame on the front façade and round windows on the south and north facing façades. A covered porch faces south and includes a window and glass paneled doorway. The resource has been enlarged, modified and remodeled over the years. The original porch continuing around the south and west façade has been enclosed, enlarged and features newer windows. The rear of the house includes a large, two level wooden patio or deck. A detached garage is situated north of the structure. The resource appears to be in good condition. The property is enclosed by vinyl fencing and well maintained landscaping. The south side of the property also includes a cobblestone wall.



*P3b. Resource Attributes: (List attributes and codes)
HP2 - Single family residence

*P4. Resources Present:

Building Structure Object Site District
 Element of District Other (Isolates, etc.)

*P5b. Description of Photo: (view, date, accession #)
East facing facade, 05-12-2017

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both Constructed
circa 1890

*P7. Owner and Address:

Mark J. and Lori W. Matthews
Living Trust
690 S. Vella Road
Palm Springs, CA 92264

*P8. Recorded by: (Name, affiliation, and address)

Kristi S. Hawthorne
601 South Ditmar Street
Oceanside CA 92054

*P9. Date Recorded: 5/19/2017

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other

sources, or enter "none.") Results of the Historical Building Assessment for 601 North Pacific Street, Oceanside, CA 92054 *Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

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

Primary# _____
HRI# _____
Trinomial _____

Page 2 of 4 *Resource Name or # (Assigned by recorder) 601 North Pacific Street, Oceanside CA
*Recorded by: Kristi S. Hawthorne *Date 5/19/2017 Continuation Update

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The opera house next to the South Pacific Hotel was saved from the fire and Pieper later moved that structure to the end of North Cleveland Street and made it into a "palatial residence" surrounded by beautiful gardens. It is likely he maintained this as his primary residence while retaining ownership of the subject resource.

Pieper continued to manage and promote the large bath house on the beach north of the pier until 1904 when it was sold. He then renovated and managed the Miramar Hotel (formerly St. Cloud) located on North Cleveland Street.

Lizetta Pieper died in 1916 and was buried in the Mission San Luis Rey Cemetery. At the age of 68, Pieper remarried Marie Murrietta, aged 18, one year later. They had two children from this union, Frederick and Henry.

Pieper having served on the city council for several years, died at the age of 81 in 1930 and was buried next to his first wife Lizetta at the Mission. He was remembered by the local paper as "a prominent figure in the early history of Oceanside" and "an active part in the shaping of the destinies of the city."

The property was sold to Margaret L. and Morris C. Allen in 1923, who sold it to Emily C. Washburn that same year. Washburn was a native of Indiana, and the widow of Sherman Washburn, a prominent pioneer resident of Pasadena. Mrs. Washburn lived in the home for several years until her death in 1948.

In 1949, it was sold to M.A. and Eva Winkler. Carl and Louise Hahn bought the home in 1951. Carl Hahn was the Vice President of the Star and Crescent Oil Company in San Diego. The 1954 "Official Carlsbad-Oceanside Directory" listing for the Hahn's have them living in "Apt. A" suggesting at the time the house was subdivided. The Hahn's had a home in San Diego and it is likely that the subject resource was a second home and even a vacation rental during their ownership.

In 1966 the property was transferred to Alfred and Jen Marin, owners of King's Men's Clothing store in downtown Oceanside. The Marin's lived on Shafer Street in Oceanside and rented out the house at 601 North Pacific Street. The property was sold in 1975 to Cecil and Virginia Brister and continued to change ownership over the ensuing years and in recent years has been used a vacation rental.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

Page 4 of 4 *Resource Name or # (Assigned by recorder) 601 North Pacific Street

B1. Historic Name: Samuel Rolfe Dwelling or Melchior Pieper Residence

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style:

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

The resource was constructed in about 1890.

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Oceanside development Area Oceanside, California

Period of Significance 1890s to present Property Type _____ Applicable Criteria n/a

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

The resource The resource is located in the Oceanside Townsite, within the original U. S. land patent given to Andrew Jackson Myers in 1883. The development of the immediate neighborhood in which the resource is situated was shaped by its proximity to the Pacific Ocean. The area is a well-established neighborhood which consists of largely multiple-family units, including vacation rentals. This immediate area has continued to change since the post war years. Due to the highly desired proximity of the Pacific Ocean, new construction will continue.

The subject resource has been found eligible for listing under Criterion C and retains sufficient integrity. The resource is significant and eligible for historical designation and currently listed in the Oceanside historical register. However, the historical environment has been changed in the last few decades, with most original structures being demolished and replaced with larger contemporary homes or condos. While some of the original features and context of the subject resource remain, it has been altered and modified over the years.

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

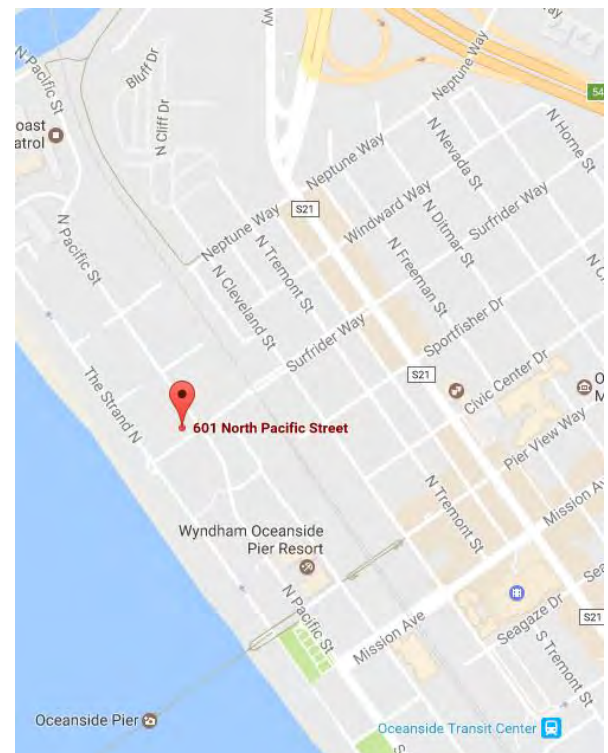
*B12. References: "Oceanside, California's Pride", 1992 Cultural Resource Survey of Oceanside, Flanigan, Carrico & Carrico; Oceanside Blade Tribune

B13. Remarks:

*B14. Evaluator: Kristi S. Hawthorne, 601 South Ditmar Street, Oceanside, California 92054

Date of Evaluation: 05/19/2017

(This space reserved for official comments.)



APPENDIX B
CHAIN OF TITLE

Chain of Title
(July 8, 1885 through April 11, 2017)

1. Grant Deed

Grantor: Andrew J. Myers and Sophia C. Myers
Grantee: Samuel Rolfe
Recorded: July 8, 1885, Deed Book 50, Page 295

2. Grant Deed

Grantor: Samuel Rolfe
Grantee: Florence A. Rolfe
Recorded: December 12, 1894, Deed Book 236, Page 70

3. Grant Deed

Grantor: Samuel Rolfe and Florence A. Rolfe
Grantee: Melchior Pieper and Lissetta Pieper
Recorded: September 25, 1903, Deed book 332, Page 166

4. Decree Quieting Title to Real Estate

Plaintiff: Melchior Pieper
Defendants: Harry C. Clark, Administrator of the Estate of Lisette Pieper
Recorded: November 30, 1920, #33540, Deed book 832, Page 417

5. Decree of Final Discharge and Distribution

Estate of: Lisette Pieper
Distributed to: Melchior Pieper
Recorded: June 10, 1921, #15715, Deed Book 851, Page 326

6. Grant Deed

Grantor: Melchior Pieper and Maria Pieper
Grantee: Margaret L. Allen
Recorded: December 29, 1920, #36373, Deed Book 841, Page 121

7. Grant Deed

Grantor: Margaret L. Allen and M. C. Allen
Grantee: Emily C. Washburn
Recorded: November 9, 1923, #41975, Deed Book 961, Page 329

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

8. Order Settling Final Account and Decree of Distribution Under Will

Estate of: Emily C. Washburn
Distributed to: Olive B. Heiss, Jessie Elise Weingarh, Helen Dora Weingarh, William Henry Syme and William Van Camp Heiss
Recorded: July 5, 1949, #59382, Official Records Book 3247, Page 111

9. Grant Deed

Grantor: Wm. Van Camp Heiss, aka William Van Camp Heiss, Olive B. Heiss, Wm. Henry Syme, aka William Henry Syme, Jessie Elise Weingarh, Helen D. Weingarh, aka Helen Dora Weingarh
Grantee: M. A. Winkler and Eva A. Winkler
Recorded: July 14, 1949, #62716, Official Records Book 3256, Page 177

10. Grant Deed

Grantor: M. A. Winkler and Eva A. Winkler
Grantee: Carl F. Hahn and Louise May Hahn
Recorded: September 7, 1951, #109153, Official Records Book 4226, Page 390

11. Grant Deed

Grantor: C. F. Hahn, aka Carl F. Hahn and Louise May Hahn
Grantee: C. F. Hahn, as Trustee under Declaration of Trust entered into by and between said C. F. Hahn as Trustee and said C. F. Hahn and Louise May Hahn as trustors, dated July 10, 1964
Recorded: July 13, 1964, Records File No. 126190

12. Declaration of Trust

Trustee: C. F. Hahn, aka Carl F. Hahn
Trustors: C. F. Hahn and Louise May Hahn
Recorded: July 13, 1964, Records File No. 126192

13. Acceptance of Office by Successor Trustee

Trustee: Carl F. Hahn
Successor: Robert R. Betts
Recorded: January 29, 1964, Records File No. 17231

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

14. Judgement Settling First and Final Account and Report of Executor, of Final Distribution and Terminating Joint Tenancy

Estate of: Carl F. Hahn
Distributed to: Louis May Hahn
Recorded: August 16, 1966, Recorders File No. 132887

15. Grant Deed

Grantor: Robert R. Betts, Successor Trustee under Declaration of Trust dated July 10, 1964, FBO Louise May Hahn
Grantee: Alfred L. Marin and Jen G. Marin
Recorded: January 17, 1966, Recorders File No. 8598

16. Grant Deed

Grantor: Alfred L. Marin and Jen G. Marin
Grantee: Cecil R. Brister and Virginia S. Brister
Recorded: December 22, 1975, Recorders File No. 75-360096

17. Quitclaim Deed

Grantor: Barbara Jean Bentley
Grantee: Al Bentley, DBA Windjammer Properties
Recorded: December 2, 1977, Recorders File No. 77-498598

18. Grant Deed

Grantor: Cecil R. Brister and Virginia S. Brister
Grantee: Al Bentley, DBA Windjammer Properties
Recorded: December 2, 1977, Recorders File No. 77-498599

19. Grant Deed

Grantor: Al Bentley
Grantee: Windjammer Properties
Recorded: January 5, 1979, Recorders File No. 79-005621

20. Grant Deed

Grantor: Windjammer Properties
Grantee: Christopher Dana Parsons and Laura Johnson Parsons
Recorded: January 5, 1979, Recorders File No. 79-005622

21. Grant Deed

Grantor: Christopher Dana Parsons and Laura Johnson Parsons
Grantee: Delmar I. McCracken and Dorothy J. McCracken
Recorded: March 6, 1987, Recorders File No. 87-118650

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

22. Grant Deed

Grantor: Delmar I. McCracken and Dorothy J. McCracken, Trustees of the McCracken Living Trust, dated January 14, 1991
Grantee: CLA-ADON, Inc.
Recorded: November 23, 1993, Recorders File No. 1993-0790287

23. Grant Deed Correction

Grantor: Delmar I. McCracken and Dorothy J. McCracken
Grantee: Delmar I. McCracken and Dorothy J. McCracken, Trustees of the McCracken Living Trust, dated January 14, 1991, 35% interest and CLA-ADON, Inc., 65% interest
Recorded: December 6, 1996, Recorders File No. 1996-0612813

24. Grant Deed

Grantor: CLA-ADON, Inc., 65% interest
Grantee: Delmar I. McCracken and Dorothy J. McCracken, Trustees of the McCracken Living Trust, dated January 14, 1991
Recorded: December 6, 1996, Recorders File No. 1996-0612814

25. Grant Deed

Grantor: Delmar I. McCracken and Dorothy J. McCracken, Trustees of the McCracken Living Trust, dated January 14, 1991
Grantee: Gregory W. Wood and Caryl D. Wood
Recorded: December 6, 1996, Recorders File No. 1996-0612815

26. Interspousal Transfer Deed

Grantor: Gregory W. Wood and Caryl D. Wood
Grantee: Gregory W. Wood
Recorded: August 18, 1999, Recorders File No. 1999-0570062

27. Grant Deed

Grantor: Gregory W. Wood
Grantee: Inland Empire Insurance Agency
Recorded: October 7, 1999, Recorders File No. 1999-0680047

28. Corporation Grant Deed

Grantor: Inland Empire Insurance Agency
Grantee: Gregory W. Wood and Caryl D. Wood
Recorded: April 5, 2001, Recorders File No. 2001-0204750

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

29. Trustee's Deed Upon Sale

Grantor: California Reconveyance Company
Grantee: Aslan Residential IV, LLC
Recorded: August 29, 2012, Records File No. 2012-0517075

30. Grant Deed

Grantor: Aslan Residential IV, LLC
Grantee: The Sparkle Trust dated November 30, 2012, Lori Matthews as trustee as to 50% interest and Wiefels Family Trust dated June 22, 1993, Diana J. Wiefels as trustee as to 50% interest
Recorded: February 1, 2013, Records File No. 2013-0071032

31. Grant Deed

Grantor: Diana J. Wiefels Trustee of Wiefels Family Trust dated June 22, 1993
Grantee: Mark James Matthews and Lori Wiefels Matthews, Trustees of the Mark James Matthews and Lori Wiefels Matthews Joint Living Trust dated May 20, 2010
Recorded: December 19, 2014, Records File No. 2014-0560282

– End of Report –

Note: We find no recorded evidence of a Notice of Completion

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

APPENDIX C

ADDITIONAL VIEWS OF 601 NORTH PACIFIC STREET

Additional Views of 601 North Pacific Street







ATTACHMENTS



Aerial view of North Pacific Street and Sixth Streets (now Surfrider) in 1938



Closer view of 601 North Pacific Street, devoid of "circle window" on north facing facade



601 North Pacific Street in 1992