

Appendix E

Built Environment Inventory and Evaluation Report for
Harmon Ranch

Built Environment Inventory and Evaluation Report

Harmon Ranch

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
APN	Assessor Parcel Number
CEQA	California Environmental Quality Act
CHRIS	California Historical Resource Information System
CRHR	California Register of Historic Resources
Harmon Ranch Project	Project
NADB	National Archaeological Database
NPS	National Park Service
NRHP	National Register of Historic Places
PHS	Poway Historic Sites
PIMS	Property Information Management System
Property A	12702 Oak Knoll Rd; APN: 317-500-14-00
Property B	12650 Oak Knoll Rd; APN: 317-500-13-00
Property C	12624 Oak Knoll Rd; APN: 317-500-11-00
Property D	12623 Oak Knoll Rd; APN: 317-501-02-00
RPO	San Diego County Resource Protection Ordinance
SCIC	South Coastal Information Center

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EXECUTIVE SUMMARY

Lennar Homes retained Dudek to complete a built environment inventory, evaluation, and analysis of impacts report for the Harmon Ranch Project (proposed Project). The Project proposes to construct 63 new single-family residences with recreational amenities and preserve one property listed on an approximately 11.5-acre site at 12623, 12624, 12650, 12702 Oak Knoll Road and six additional vacant parcels (Project area).

The purpose of this report is to identify all built environment historical resources, as defined by the California Environmental Quality Act (CEQA), within or adjacent to the Project site, and to determine whether or not the project would result in a significant impact to a historical resource under CEQA.

Four built environment properties requiring survey and evaluation were identified in the Study Area. Four historic age properties were identified inside the Project site and required recordation and evaluation under all applicable significance criteria. Two of these properties are on the Poway Historic Sites list. 12623 Oak Knoll Road was included as PHS 112. A large parcel within the Project site contains a historic age property, the rock house known as the Harmon House associated with the address 12702 Oak Knoll Road. The residence was previously identified and included as PHS 113 on the Poway Historic Sites list.

This report includes the following components: (1) a California Historical Resources Information System (CHRIS) records search conducted at the South Coastal Information Center (SCIC) addressing the Project area plus a 1-mile radius; (2) outreach to local historical societies with local information about cultural resources in the vicinity of the Project; (3) an intensive-level survey of the Project site for built environment resources; (4) review of historic aerial images, and maps; (5) archival and property development research for properties located within the Built Environment Study Area; (6) evaluation results of any historic age properties in accordance with eligibility criteria of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local landmark and historical resource lists; and (7) analysis of project-related impacts to historical resources in conformance with the California Environmental Quality Act (CEQA) and in consideration of applicable local municipal code and planning documents.

As a result of Dudek's extensive archival research, field survey, record search, and property significance evaluations, no additional historical resources were identified within the Project site, nor were any adjacent historical resources identified that could be indirectly impacted by proposed Project activities.

No evidence was found to support a finding of historical significance for 12623 Oak Knoll Road and the property appears to meet the criteria for a City of Poway Category D building. No evidence was found to support a finding of historical significance for the Harmon House at 12702 Oak Knoll Road. However, following consultation with the City of Poway and Brian Smith, as a Category C building, the Harmon House is CEQA historical resource.

THE HISTORICAL RESOURCES MITIGATION MEASURES RECOMMENDED IN THIS REPORT WOULD ENSURE THE PROPER TREATMENT OF THE HARMON HOUSE DURING CONSTRUCTION AND IMPLEMENTATION OF THE PROJECT.

WITH PROPER IMPLEMENTATION OF THE PRESCRIBED MEASURES, THE POTENTIAL IMPACT TO HISTORICAL RESOURCES WOULD BE CONSIDERED TO BE LESS THAN SIGNIFICANT. THEREFORE, IMPACTS TO HISTORICAL RESOURCES WOULD BE **LESS THAN SIGNIFICANT WITH MITIGATION.**

1 INTRODUCTION

This chapter provides a detailed description of the proposed Harmon Ranch Project (proposed Project), and includes information about the proposed Project, including, location and setting, existing conditions, records search results, and regulatory setting.

1.1 Project Location

The Project site comprises ten parcels (Assessor's Parcel Numbers 317-500-11; 317-500-12, 317-500-13, 317-500-14, 317-500-02, 317-500-03, 317-500-09, 317-500-10, 317-501-01, and 317-501-02) located in the City of Poway, San Diego County (See Figure 1, Project Location Map), and is located on Oak Knoll Road between Pomerado Road and Carriage Road. The Project proposes the development of the 11.5-acre Project site into a residential development within an existing residential neighborhood (Figure 2). The 11.5-acre Project site is located north of Oak Knoll Road. The Project is mapped within Section 14 of Township 14 South, Range 2 West on the U.S. Geological Survey 7.5-minute Poway Quadrangle.

1.2 Project Description

The proposed project is located at 12623, 12624, 12650, and 12702 Oak Knoll Road and six additional vacant parcels within the southern area of the City of Poway, along Oak Knoll Road, south of Poway Road and west of Carriage Road. The project site is 11.5 acres and is currently designated Residential Single Family 7 (RS-7) in the City of Poway General Plan, which permits single-family homes on a minimum of 4,500-square-foot lots and a maximum density of eight dwelling units per acre. Surrounding land uses include a mix of retail land uses and the Kumeyaay Interpretive Center to the north; Oak Knoll Road, Poway Creek, and existing single-family homes to the south and east, which are also designated RS-7; and apartment communities to the west.

The current property owner is Harmon Family Trust. The majority of the site has been cleared for several years and was recently used as a construction staging yard for a San Diego Gas and Electric gas line project. The site includes four existing single-family residences. One of the existing homes is a locally designated historic building located at 12702 Oak Knoll Road (Assessor's Parcel No. 317-500-14-00). The historic building was built in 1933 and is constructed of cobblestones. The building is presently designated as City of Poway Historical Site 113 and is documented and known as the "Harmon House." The historic building would be retained in place. The other three existing single-family homes are not designated as historic and would be demolished prior to project construction.

Lennar Homes of California LLC (Applicant) is proposing a residential neighborhood on the 11.5 acre project site. The project proposes approximately 5.8 acres designated for residential development, a 0.25-acre historic home site, 3.2 acres of open space areas, 1.9 acres for private streets, and 0.5 acres of public right-of-way (Oak Knoll Road). The proposed project would include 63 single-family detached homes plus the 1 existing historic home on site for a total of 64 lots within the Specific Plan boundary. The proposed density is 8.8 dwelling units/acre (64 total residential lots/7.26-acre net project area not including private streets), which is just over the existing RS-7 designation density.

The proposed new 63 single-family homes would be on lots 42 feet wide and 85 to 90 feet deep, with standard two-car garages, 20-foot-deep by 20-foot-wide driveways to accommodate an additional two off-street parking spaces, and private fenced rear yards. The project also includes 40 guest parking spaces along the private streets, approximately 1.0 acre of open space recreation area, approximately 2.2 acres of natural open space areas, and a segment of the General Plan Community trail (approximately 1,000 feet) connecting the project site to the adjacent retail area located to the north along Poway Road. The “overlook” area and passive park located in the south portion of the project site is planned to provide public access and would be privately maintained.

Access to the project site is planned via existing Oak Knoll Road. Fifty-nine of the new homes are proposed to front newly constructed private streets, while four new homes and an open space/overlook area front the south side of Oak Knoll Road. The existing historic home also fronts on Oak Knoll Road.

The Applicant is proposing a Specific Plan and Tentative Map to facilitate development of 63 new single-family homes and associated site improvements and retention of the existing historic home. The Harmon Ranch Specific Plan would establish three land use districts within the project site: Residential Single Family (R-SF), Open Space (OS), and Open Space Recreation (OSR). The Specific Plan would also provide development regulations and permitted uses for each land use district. The Specific Plan serves as both a policy document and a regulatory document for the systematic implementation of the policies and goals of the General Plan. Additionally, the Specific Plan provides a comprehensive plan to ensure the efficient development of the new residential community within the Specific Plan Area. Approval of the Harmon Ranch Specific Plan would allow for deviations from the underlying development standards of the RS-7 zone. The project would conform to the proposed development standards outlined in the Harmon Ranch Specific Plan for the Planned Community (PC).

1.3 Built Environment Study Area

The built environment study area comprises four properties in the Project site, all developed with historic age buildings. The remaining portions of Project site that were not included in the study area are vacant and do not contain historic age buildings. The study area for the Project site was established following field inspection, research into the development history of the Project site vicinity, and review of the proposed Project plans. This study area was established to account for potential impacts on historical resources in the vicinity of the Project. Parcels beyond this study area were not included because the Project would have no potential to directly or indirectly impact identified historical resources or historic age built environment properties on distant parcels or their surrounding setting.

Table 1. Built Environment Study Area

Property	Address	APN	Year Built	Property Type
A	12702 Oak Knoll Road	317-500-14-00	c. 1933-1940s	Single-family residence
B	12650 Oak Knoll Road	317-500-13-00	1957	Single-family residence
C	12624 Oak Knoll Road	APN 317-500-11-00	1959	Single-family residence

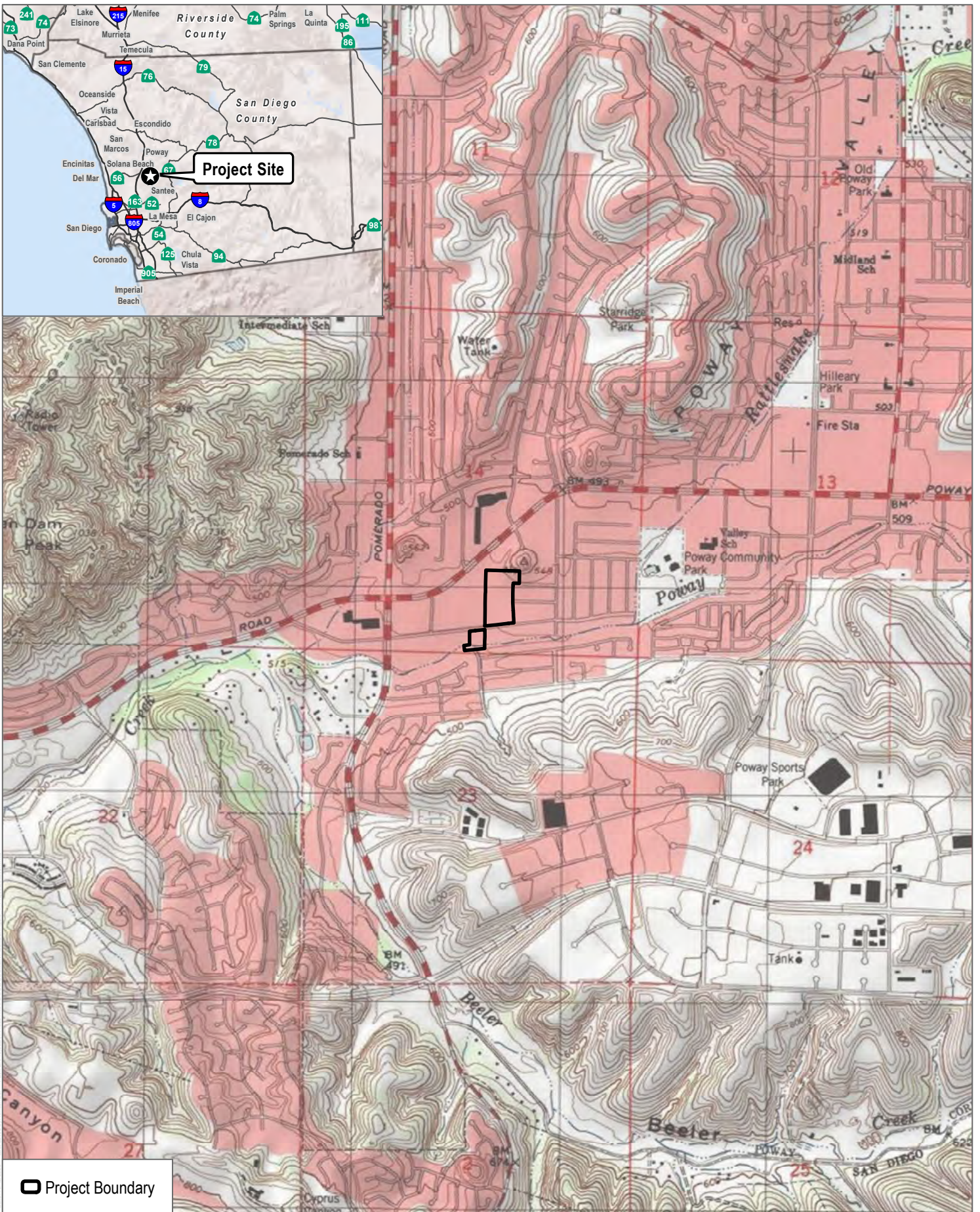
Table 1. Built Environment Study Area

Property	Address	APN	Year Built	Property Type
D	12623 Oak Knoll Road	317-501-02-00	1946	Single-family residence

1.4 Project Personnel

Fieldwork, research, Department of Parks and Recreation (DPR) forms, and preparation of this technical report was conducted by Dudek architectural historians Nicole Frank, MSHP, Katie Ahmanson, MHC, and Claire Cancilla, MSHP. Dudek senior architectural historian Allison Lyons, MSHP, provided quality assurance/quality control of the report. All authors and reviewers meet the Secretary of the Interior’s Professional Qualifications Standards (36 CFR Part 61) for history, architectural history, or both. The key preparers’ qualifications are located in Appendix B.

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SOURCE: SAN GIS 2017

FIGURE 1
Project Location
 Harmon Ranch

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 Project Boundary
 Built Environment Study Area
Built Environment Study Area Properties
 A. 12702 Oak Knoll Road
 B. 12650 Oak Knoll Road
 C. 12624 Oak Knoll Road
 D. 12623 Oak Knoll Road

SOURCE: SAN GIS 2017

FIGURE 2
Project Site
 Harmon Ranch

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1.5 REGULATORY SETTING

1.5.1 Federal

The National Register of Historic Places

While there is no federal nexus for this project, the buildings within the Study Area were evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That 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; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to these basic evaluation criteria, the NRHP outlines further criteria considerations for significance. Moved properties; birthplaces; cemeteries; reconstructed buildings, structures, or objects; commemorative properties; and properties that have achieved significance within the past 50 years are generally not eligible for the NRHP. The criteria considerations are exceptions to these rules, and they allow for the following types of resources to be NRHP eligible (NPS 1995, p. 25):

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;

- C. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events;
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

Once the significance of a resource has been determined, the resource then must be assessed for integrity. Integrity is 1) the ability of a property to illustrate history and 2) possession of the physical features necessary to convey the aspect of history with which it is associated (NPS 1995, p. 44). The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to the property's significance. Historic properties either retain integrity (that is, convey their significance) or they do not. To retain integrity, a property will always possess several, and usually most, of the seven aspects of integrity (NPS 1997, pp. 44–45):

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.

Materials are the physical elements that were combined or deposited during a particular period 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 in history or prehistory.

Feeling is the property's expression of the aesthetic or historic sense of a particular period.

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

1.5.2 State

California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c) (1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historical, and tribal cultural resources:

1. California Public Resources Code Section 21083.2(g) defines "unique archaeological resource."
2. California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
3. California Public Resources Code Section 21074(a) defines "tribal cultural resources."
4. California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5© set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
5. California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b)). An "historical resource" is any site listed or eligible for listing in the CRHR. The CRHR listing criteria are intended to examine whether the resource in question: (a) is associated with events that

have made a significant contribution to the broad patterns of California’s history and cultural heritage; (b) is associated with the lives of persons important in our past; (c) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or (d) has yielded, or may be likely to yield, information important in pre-history or history.

The term “historical resource” also includes any site described in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)).

CEQA also applies to “unique archaeological resources.” California Public Resources Code Section 21083.2(g) defines a “unique archaeological resource” as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

All historical resources and unique archaeological resources – as defined by statute – are presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). A site or resource that does not meet the definition of “historical resource” or “unique archaeological resource” is not considered significant under CEQA and need not be analyzed further (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)).

Under CEQA a significant cultural impact results from a “substantial adverse change in the significance of an historical resource [including a unique archaeological resource]” due to the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

1.5.3 City of Poway Cultural Resources Guidelines

Poway General Plan

Goal IV of the City of Poway's General Plan (City of Poway 1991) is to preserve the City's cultural resources for the future benefit and enjoyment of its residents. Policy E states that "The historical structures which remain in Poway contribute significantly to the rural small town character of the community and should be preserved" (City of Poway 1991).

Municipal Code

Chapter 17.45 of the City's Municipal Code describes the City's cultural resources regulatory framework (City of Poway 2022). The City's planning goals and policies aim to "protect, enhance and perpetuate historic/cultural resources, sites, and districts that represent or reflect elements of the City's cultural, social, economic, political and architectural history for the public health, safety and welfare of the people of the City" and to "permit historic sites to be identified, documented, and recorded by written and photographic means and allow an opportunity for voluntary preservation of historic sites, all without infringing on the ability and right of a property owner to control the use of property or structures" (City of Poway, Chapter 17.45.010, Ord. 296 § 1, 1989)

Subchapter 17.45.030 of the City's Municipal Code defines four categories of historic/cultural resources ("A," "B," "C" and "D" resources) and establishes the following criteria for evaluating historic/cultural resources. The criteria within each category are numbered below for clarity.

Category A: This category is reserved for those structures, buildings, sites, or objects of major significance. The resource must meet one or more of the following criteria:

1. It is the site of, or reflects special elements or events of the City's cultural, social, economic, political, aesthetic, engineering or architectural history; or
2. It is associated with persons or events important in regional, State or national history; or
3. It is a rare or particularly fine example of a certain architectural style or construction technique associated with a particular period of history; or
4. It is the work of an architect, engineer, or designer who has substantially influenced regional, State, or national trends or the development of the North County region; or
5. Owing to its unique location or singular physical characteristics, it represents an established feature of the neighborhood or City whose removal would adversely affect the appearance or spatial and design relationships of the area.

Category B: Structures, buildings, sites, or objects in this category must have one of the following characteristics:

1. It is associated with important persons, events, or eras in the City, regional, or State history;
2. Its original design, architecture, aspect or function of the resource is significant but has been altered, affecting its integrity;

3. It is a good (but not rare or particularly outstanding) example of certain style or construction technique, or of the work of a prominent architect, engineer, or designer.

Category C: Structures, buildings, sites, or objects in this category must have one of the following characteristics:

1. It is a good example of a period of architecture design or construction; however, the design is more commonplace and there are many similar structures, buildings, sites or objects in the City;
2. It is an important resource; however, substantial alterations have severely compromised its historic, cultural, or architectural significance.

Category D: Structures, buildings, sites, or objects in this category are:

1. Built prior to 1940, and clearly not significant in terms of architectural style, appearance, design, construction, or association with important persons or events in City history.

Further research on any building, structure, site, or object may yield information on their roles in history. This information may warrant their inclusion in a different category. Applications to change the categorization of an identified resource or to add a resource to the survey shall be submitted to the City Development Services Department. The application should contain information which provides justification for adding a historic/cultural resource to the survey or changing its category designation. (Ord. 518, 1999; Ord. 296 § 1, 1989)

Subchapter 17.45.050 states that for a historic/cultural resource to be designated as a Poway historic landmark, additional criteria must be met. Following adoption of a survey of historic/cultural resources, the Development Services Department must act upon an application and may designate historic landmarks by finding that a historic/cultural resource is of local, regional, State, or national significance, and is designated as a category A or B historic/cultural resource. In addition, the Development Services Department shall find that the historic/cultural resource meets one of the following criteria:

1. Its location is the site of a historic event having major significance to the City, State or United States;
2. Its identification with a person or persons who have made a significant social, cultural or scientific contribution to the City, region, State or the United States;
3. Its quality as one of the finest examples in the City of the work of an architect of major importance;
4. Its identification as the work of a person or persons whose work has exerted a major influence on the heritage of the City, region, State or the United States;
5. Its exemplification of an extraordinary class of architectural design, detail, materials or craftsmanship;
6. Its potential of yielding historic/cultural information of major importance;
7. Its integrity as a natural feature that has made a major contribution to the community;
8. Other attributes of the historic/cultural resource which are consistent with the Secretary of the Interior's Standards.

The findings shall be supported by substantial evidence presented to the Development Services Department. (Ord. 518, 1999; Ord. 296 § 1, 1989).

Subchapter 17.45.100 outlines procedures for removing landmark designation. Any time a historic/cultural resource has been designated an historic landmark by this chapter, the property owner may apply to the Director of Development Services for removal of the designation by showing that the property will not benefit any further from incentives granted pursuant to PMC 17.45.110 during the landmark designation process. (Ord. 518, 1999; Ord. 296 § 1, 1989). PMC 17.45.110 does not specific incentives, but states:

In order to carry out the purposes of this chapter, the Development Services Department shall develop and recommend to the City Council a program of economic and other incentives to support the preservation, maintenance and appropriate rehabilitation of historic landmarks. These incentives may be granted at any time after an historic/cultural resource is designated as an historic landmark. (Ord. 518, 1999; Ord. 296 § 1, 1989)

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2 HISTORIC CONTEXT

2.1 Natural Setting

The majority of the undeveloped area within the northern portion of the Project site has been cleared and is currently being used as a construction staging yard for a SDG&E gas line project. There is an undeveloped steep hillside within the northeast portion of the site south of the Kumeyaay Interpretative Center and west of Roca Grande Drive. Scattered trees and landscaping surround the four historic age residential buildings within the study area. Land use around the Project site is primarily residential.

2.2 Cultural Setting

The study area includes four historic age single-family residences. This section provides the context for the evaluation of these elements of the built environment.

2.2.1 Historical Overview of San Diego

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1846), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1821)

The Spanish colonization of Alta California began in 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers, and missionaries to occupy and secure the northwestern borderlands of New Spain through the establishment of a Presidio, Mission, and Pueblo. The Spanish explorers first camped on the shore of the Bay in the area that is now downtown San Diego. Lack of water at this location, however, led to moving the camp on May 14, 1769, to a small hill closer to the San Diego River and near the Kumeyaay village of Cosoy. Father Junípero Serra arrived in July of the same year to find the Presidio serving mostly as a hospital. The Spanish built a primitive mission and presidio structure on the hill near the river.

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in the construction of a stockade that, by 1772, included barracks for the soldiers; a storehouse for supplies; a house for the missionaries; and a chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired brick.

In August 1774, the Spanish missionaries moved the Mission San Diego de Alcalá to its present location 6 miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. Begun as a thatched chapel and compound built of willow poles, logs, and tules, the new mission was sacked and burned in the Kumeyaay uprising of November 5, 1775. The first adobe chapel was completed in October 1776, and the present church was begun the following year. A succession of building programs through 1813 resulted in the final plan that included the church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens, and cemetery. Orchards, reservoirs, and other agricultural installations were built to the south on the lower San Diego River alluvial terrace and were irrigated by a dam and aqueduct system. The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases.

As early as 1791, presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families, and sometime after 1800, soldiers and their families began to move down the hill near the San Diego River. Historian William Smythe noted that Don Blas Aguilar, who was born in 1811, remembered at least 15 such grants below Presidio Hill by 1821, of which only five were within the boundaries of what would become Old Town had houses in 1821. These were the retired commandant Francisco Ruiz's adobe (now known as the Carrillo Adobe), another building later owned by Henry Fitch on Calhoun Street, the Ybanes and Serrano houses on Juan Street near Washington Street, and a small adobe house on the main plaza owned by Juan Jose Maria Marron.

Mexican Period (1821–1846)

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants in the early 1820s, created the rancho system of large agricultural estates, secularized the Spanish missions in 1833, and oversaw the rise of the civilian pueblo. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. At this time, the town had a population of nearly 500 residents, later reaching a peak of roughly 600. By 1835 the presidio, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. However, the new Pueblo of San Diego did not prosper, as some other California towns did during the Mexican Period.

Secularization in what is now San Diego County triggered increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors, lead to San Diego's population decline to approximately 150 permanent residents by 1840. San Diego's official Pueblo status was removed by 1838, and it was made a subprefecture of the Los Angeles Pueblo. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations.

American Period (1846–Present)

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. When United States military forces occupied San Diego in July 1846, the town's residents split on their course

of action. Many of the town's leaders sided with the Americans, but other prominent families opposed the United States' invasion. In December 1846, a group of Californios under Andres Pico engaged United States Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance was defeated in two small battles near Los Angeles, and effectively ended the resistance by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. In 1850, the Americanization of San Diego began to develop rapidly.

On February 18, 1850, the California State Legislature formally organized San Diego County. The first elections were held at San Diego and La Playa on April 1, 1850, for county officers. San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and development of a new town closer to the Bay. The failure of these plans, added to a severe drought that crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. These issues led to a drop in the town's population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town.

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "pre-fab" houses that were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown due to a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. During the Victorian Era of the late 1800s and early 1900s, the areas of Golden Hill, Uptown, Banker's Hill, and Sherman Heights were developed. Examples of the Victorian Era architectural styles remain in these communities, and in Little Italy, which developed at the same time. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing.

Development also spread to the greater North Park and Mission Hills areas during the early 1900s. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved. Barrio Logan began as a residential area, but because of proximity to rail freight and shipping freight docks, the area became more mixed, with conversion to industrial uses. This area was more suitable to industrial uses because land values were not as high. Topographically, the area is more level, and it does not have views like the areas north of downtown. Various ethnic groups settled in the area because of the affordability of land ownership.

San Ysidro began to be developed around the turn of the twentieth century. The early settlers were followers of the Littlelanders colonies movement. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. Some of the prime citrus groves in

California were in the Otay Mesa-Nestor area. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes.

San Diego State University was established in the 1920s, and the development of the State College area began, including development of the Navajo community as an outgrowth from the college area and from the west. There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. From Linda Vista, development spread north of Mission Valley to the Clairemont Mesa and Kearny Mesa areas. Development in these communities was mixed-use and residential on moderate-sized lots.

Tierrasanta, previously owned by the U.S. Navy, was developed in the 1970s. It was one of the first planned developments in the area with segregation of uses. Tierrasanta and many of the communities that have developed since, such as Rancho Penasquitos and Rancho Bernardo, represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks.

2.2.2 Historical Overview of the City of Poway

Poway was first recorded in 1828 as the valley of “Paguay” in documents from the Mission San Diego de Alcalá. The valley owes its name to the tribes of San Diegueno Native Americans who inhabited the valley before the arrival of the Spanish in 1769. The native name of Paguay appeared on maps, such as the Rand McNally Atlases, as late as 1869. During Spanish rule, the valley was used for pasturing mission livestock, and its inhabitants were the Spanish Padres, Mission Indians, and nomadic bands of Native Americans (Poway Historical Book Committee 1981).

The first American settler believed to have established a homestead in Poway was Philip Crosthwaite, who built an adobe house and started a ranch in 1859. However, soon after, Crosthwaite sold his ranch to the Kerran Brothers and a woman known only Mrs. Anderson, who continued to maintain the ranch until 1874. Farmers had begun to settle within the valley and in 1874, the California State Legislature passed the “no-fence” law that required ranchers to keep cattle off farmers’ property, even if the property is not bound by a fence. The Kerran ranch and others in the area were unable to comply with these rules and cattle disappeared from the landscape. Thus, the economy of the valley shifted to agriculture (Poway Historical Book Committee 1981; Granberry 1985).

By 1887, the population increased to 800 people, and the valley had a prosperous farming and dairying industry. The community had established a church, stores, school, and hotel, and there was the possibility two railroads would be built in the valley. This brought an increase in residents. The real-estate firm of Baird and Chapin was drawn to the prospects of the area. The firm planned residential communities around small parks in a subdivision plan called Piermont. However, the railroad never materialized, settlers began to leave the valley, and the subdivision was never completed (Poway Historical Book Committee 1981).

Exhibit A. View of homes in Poway, ca. 1900.



Source: San Diego Historical Society, California Border Region Digitization Project photograph collection

Throughout the early 1900s, inhabitants faced drought and transportation difficulties, but Poway still thrived as a farming community. The valley was known for its peaches, vineyards, grain, and alfalfa. Transportation was limited to wagons and stagecoaches, so seeds were carried by wagon from San Diego using the old Pomerado Grade. The Poway Post Office was established in 1901, and received mail twice a day from two four-horse stagecoaches, one that traveled from Escondido every morning, and another from San Diego (Poway Historical Book Committee 1981; Stuart 1966).

Poway experienced periods of droughts that led to the decline of agriculture in the early 1900s. Although there was a local creek that supplied water fit for agriculture, the lack of easily available drinking water prevented the growth of the town until water districts formed after World War II. By 1954, the Poway Municipal Water District was created to utilize water from the Colorado River Aqueduct, and by 1957, the sewer system was completed and developers began building housing tracts. In 1971, the dam that created Lake Poway was constructed, and it became a stable source of water for the residents. At this time, Poway's economy was no longer supported by agriculture, and it instead became a residential community for people who worked throughout the San Diego Area (Poway City History).

In the 1970s, members of the community decided that Poway should become its own city. They wanted their own City Council so town decisions could be made by locals. A measure to incorporate Poway was put on a ballot in 1976, but voters were concerned that Poway would not have enough financial stability on its own, so they rejected the measure. By 1980, it was determined that Poway would be able to afford the cost of cityhood, and another election was held in November of that year. Over half the voters voted in favor of Poway becoming a city, and on December 1, 1980, it officially became the City of Poway under the motto, “The City in the Country.” By 1981, Poway had its own City Council, City Hall, and Civic Center (Gorman 1985; Greeley 1981).

During the 2000s, the population of Poway steadily increased, reaching a peak in 2015 with about 50,000 citizens. Today, the population is comprised of 48,564 citizens, and Poway still maintains its rural identity as a small country city. Although the farming industry never returned, it is still a popular location for residents who work in San Diego (US Census Bureau, 2022).

2.2.3 Relevant Themes

Rock Houses or Big Stone style (1890 - 1940)

Rock houses, either constructed of or clad in rocks, are present throughout California. The type of rock utilized for these homes is dependent on local geographic context, with the typology typically concentrated in areas with abundant accessible natural rocks, stones, and boulders. These residences are most obviously characterized by their simple, usually rectilinear forms with visible rocks on all elevations; rock houses frequently have few other decorative details. While it was common for rock houses to be built without the assistance of a formally trained architect, some of these residences were nonetheless constructed by skilled stonemasons or other tradespeople. Still, other examples, like the rock houses of Poway, are more vernacular and utilitarian, often being built by their original owner out of readily available material. While rock houses can take on a variety of styles and forms depending on location, they are often both influenced by and representative of the Arts and Crafts movement, which emphasized the use of natural materials and harmony with nature. Some of these residences can take on elements of the Mission Revival style. Rock houses were constructed in California beginning in the second half of the nineteenth century, with areas like Poway continuing to construct these homes until circa 1940. (Grimes 2016: 40; McAlester 2013; Smith 1991; Smith 1992; Emerson 2016).

There are numerous rock houses in Poway, largely due to the accessibility of rocks from the area’s many streams and hills. Rock houses in Poway are generally referred to as being built in the Big Stone style. Frequently, Big Stone buildings were constructed using boulders and large rocks as their structural systems, but some buildings described as Big Stone in style, like the Harmon House adjacent to the Project site, are simply clad in rock and stone. The 1992 Poway Historical Resources Inventory List includes approximately 21 buildings explicitly identified as Big Stone, including the Harmon House. In Poway, a notable concentration of Big Stone buildings is the Big Stone Lodge complex, a 1.7-acre former resort along Old Pomerado Road that was initially planned in 1920s, but abandoned during the Great Depression. Additional concentrations of Big Stone buildings are located in the Big Stone and Beeler Canyon areas of Poway, along Old Pomerado Road, and along Metate Lane. (Smith 2005; 1991; Smith 1992; SOHO 2018).

Character-defining features include:

- Built of stone or clad in stone (usually locally sourced)
- 1-2 stories in height
- Simple, usually rectilinear footprints
- Minimal decorative ornamentation
- Hipped or gabled roofs with overhanging eaves
- Small, recessed window openings

Ranch Style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the “Old West” and were a building style of choice for tract housing in the mid-twentieth century. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes and Gardens*, and *House Beautiful*. Ranch houses were also popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans.

Ranch style houses are usually one-story, single-family residences. Houses designed in this architectural style include several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dove-cotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009; Horak et.al. 2015; McAlester 2013).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Free-flowing interior spaces
- Designed connection to the outdoors
- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimney details
- Attached garages often linked to residence by breezeways
- Combinations of stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window

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3 BACKGROUND RESEARCH

3.1 Records Search Results

3.1.1 Previously Conducted Cultural Resource Studies

The records search identified 72 previous studies that have been performed within one mile of the Study Area defined for the Project site. Three of these studies overlap portions of the Study Area, and one is within a 1-mile radius. However, the entire Study Area has not been previously surveyed. Table 2 summarizes the previously conducted cultural resources studies within 1 mile of the Study Area.

Table 2. Previously Conducted Cultural Resource Studies

Report ID	Authors	Year	Title
Previous Built Environment Studies Overlapping the Study Area			
SD-03405	Robbins-Wade, Mary and Karlene Leeper	1990	Archaeological and Historical Resources Survey and Assessment for the Oak Knoll Road Parcels
SD-04734	Mason, Roger	1990	Cultural Resource Survey Report for General Plan Amendment/Zone Change 89-04B in The City of Poway, San Diego, CA
SD-07159	Smith, Brian and Kevin Hunt	2000	A Cultural Resource Study for the Silver Lake Archaeological Site/Interpretive Center Project, Poway, California
Previous Cultural Resource Studies Within 1-mile of Study Area			
SD-00163	Berryman, Jady A.	1976	Archaeological Study of Casa Real Poway Mesa, California.

3.1.2 Previously Identified Built Environment Resources

The records search identified sixteen previously identified cultural resources, four of which are built environment resources within one mile of the Study Area, with one that intersects the current Study Area. A brief discussion of the intersecting resource, P-37-016042, is included below. Table 3 summarizes the built environment resources within 1 mile of the Study Area (DeCarlo 2022).

Table 3. Previously Identified Built Environment Resources

Primary ID	Name and Description	Year and Recorded by	CHRS Status Code
Built Environment Resources Intersecting Study Area			
P-37-016042	Abandoned cistern filled with refuse; 12718 Oak Knoll Road	1998 (Brian F. Smith & Associates)	No information on form provided by SCIC
Built Environment Resources Within 1-Mile of Study Area			
P-37-027171	Cylindrical water tank made of steel with a one-million-gallon capacity and is 32 feet tall; 1360 Celestial Road.	2004 (Kathleen A. Crawford)	6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing.
P-37-033470	Dirt road heading toward Lake Cuyamaca through a pass between two hills within Cuyamaca Rancho State Park	2011 (Bonnie Bruce and Sue Wade)	No information
P-37-033557	Old Highway 395; San Diego	2018 (Sarah Stringer-Bowsher, ASM Affiliates, Inc.)	No information

P-37-016042/CA-SDI-14605/H

This resource was identified in 1998 during the grading of an empty lot and consists of a cistern from around 1900-1910 filled with refuse (Kirkish 1998). The refuse included household goods, automobile items, building materials, and personal items. The systematic recovery of cultural material from the feature and trash scatter exhausted the data potential of the site and avoidance of the resource is not necessary. This resource was identified within the current Study Area.

3.2 Building Development Research

The following text provides a summary of additional background research conducted by Dudek to arrive at a general understanding of the settlement and development of the Built Environment Study Area and to gather information on the development of properties evaluated in this study. Dudek completed background research using the sources specified in the following sections.

3.2.1 Archival Research

In addition to the records search results, building development and archival research were conducted for the Project site and the four historic age buildings in an effort to establish a thorough and accurate historic context for the significance evaluations and to confirm the building development history of these properties. These additional sources are summarized below.

Built Environment Resource Directory (BERD)

The Built Environment Resources Directory (BERD) files provide information, organized by county, regarding non-archaeological resources in the Office of Historic Preservation's (OHP) inventory. The OHP inventory contains information only for cultural resources that have been processed through the office. This includes resources reviewed for eligibility to the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. Dudek reviewed the BERD file for San Diego County. None of the properties within the study area were listed in the BERD as of July 22, 2022.

Poway Branch Library, San Diego County Library

Research was conducted in person at the Poway Branch Library, San Diego County Library on May 4, 2022. Dudek requested and reviewed available information on the history of Poway, historic photographs, biographical information, and building history pertaining to all four properties in the study area.

Poway Historical Society

Dudek contacted the Poway Historical Society on June 21, 2022 for information on the two listed Poway Historic Sites: 12702 Oak Knoll Road and 12623 Oak Knoll Road. As of the date of this report, no response has been received.

City of Poway

On June 6, 2022 Dudek contacted the Development Services department of the City of Poway to obtain information related to the listing of 12702 Oak Knoll Road (PHS 113) and 12623 Oak Knoll Road (PHS 112) and the development history, including building permits, for all properties in the study area. In response, City Planner David De Vries sent Dudek the City's general plan and relevant chapters and ordinances related to historical resources. Mr. De Vries advised Dudek to contact Brian Smith to obtain information on the designations of 12702 Oak Knoll Road (see Consultation with Brian Smith, below). The City shared the list of Poway Historical Sites prepared by Brian F. Smith and Associates. No evaluations of these properties were available in document form. Information relating to building permit records or water and sewer connection records was not available from the City of Poway or County of San Diego Assessor's Office.

Consultation with Brian Smith

On December 6, 2022, Dudek contacted Brian Smith by email to inquire about the Harmon House. The correspondence is attached to this report in Appendix C.

ParcelQuest

On June 6, 2022, ParcelQuest was used to access San Diego County Assessor’s information about the properties located within the study area. Information regarding dates of construction and current owner name(s), if noted, was used in the preparation of the evaluations of significance and historic context.

San Diego County Digital Library

Dudek borrowed several books and researched historical photographs available from the San Diego County Digital Library. All available information obtained from the library was used in the preparation of the historic context and evaluations of significance for the properties in the study area.

Historical Newspaper Review

Newspapers related to the properties and Project site were reviewed at www.newspapers.com (Newspapers 2022) and ProQuest Historical Newspapers at www.proquest.com. Dudek reviewed historical newspapers from San Diego and surrounding cities in an effort to understand the development of the City of Poway, the Project site, and the subject properties at Property A: 12702 Oak Knoll Road (APN 317-500-14-00), Property B: 12650 Oak Knoll Road (APN 317-500-13-00), Property C: 12624 (APN 317-500-11-00), and Property D: 12623 Oak Knoll Road (APN 317-501-02-00).

3.2.2 Historical Aerial Photographs and Sanborn Fire Insurance Maps

A review of historical aerial photographs was conducted as part of the archival research effort from the following years: 1939, 1949, 1964, 1966, 1967, 1968, 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, 2018. The Built Environment Study Area was reviewed on City of Poway Sanborn Fire Insurance Maps for the years 1887, 1888, 1906, 1921, 1940, and 1956. The study area is not visible on any Sanborn maps. Table 4 discusses the development of the Built Environment Study Area (NETR 2022; UCSB 2022).

Table 4. Historic Aerial Photographs and Historic Maps

Photograph Year	Observations and Findings
1939	This is the earliest aerial photograph of the Study Area. The area is mostly divided into agricultural uses. The Harmon House (Property A) and the house at 12623 Oak Knoll Road (Property B) are visible. There are three structures visible to the east of Property A and orchards to the west.
1949	There are no discernible changes to the buildings since 1939. The orchards that appeared west of Property A have been removed.
1964	The four residences included in the Study are visible on their parcels. Oak Knoll Road is visible with scattered single-family homes among undeveloped land to the north and south of the street.

	The surrounding region appears to include residential developments to the east on the east side of Carriage Road, and to the south along Soule Street, where development is separated from the Study Area by Poway Creek and a visible green belt.
1966	No discernable changes to the Study Area.
1967	No discernable changes to the Study Area.
1968	No discernable changes to the Study Area.
1978	Oak Knoll Road appears to have been widened and developed. Residential development appears east and west of the Study Area. 12624 Oak Knoll Road (Property C) – Changes include the addition of a rectangular ancillary building on the northeast side of the property, a rectangular shaped addition on the northwest side of the primary residence, and a pool on the southwest side of the backyard, directly behind the residence.
1980	No discernable changes to the Study Area.
1981	No discernable changes to the Study Area.
1982	No discernable changes to the Study Area.
1983	No discernable changes to the Study Area.
1984	No discernable changes to the Study Area.
1985	Construction begins on an apartment complex on the north side of Oak Knoll Road, just west of Property C .
1986	Construction on the apartment complex appears to be complete.
1987	No discernable changes to the Study Area.
1988	No discernable changes to the Study Area.
1989	No discernable changes to the Study Area.
1990	No discernable changes to the Study Area.
1991	No discernable changes to the Study Area.
1993	No discernable changes to the Study Area.
1994	Property D - There appears to be the addition of a rectangular ancillary building on the southeast side of the property.
1995	No discernable changes to the Study Area.
1996	No discernable changes to the Study Area.
1997	The neighboring building east of Property A is demolished.
1998	The site east of Property A is cleared.
1999	A tract of single-family houses with similar footprints appears on the property east of Property A .
2000	No discernable changes to the Study Area.

2002	<p>Construction begins on the parcels on the south side of Oak Knoll Road, across from Property A and Property B, east of Property C.</p> <p>Property B - There appears to be a small rectangular addition to the rear of the building.</p>
2003	<p>Single-family houses with similar footprints appear on the south side of Oak Knoll Road across from Property A and Property B.</p>
2005	<p>No discernable changes to the Study Area.</p>
2009	<p>Property C - The rectangular ancillary building on the northwest side of the property is moved to the northeast side, and the pool appears to be removed.</p>
2010	<p>Residential development appears to infill the previously undeveloped land on the south side of Oak Knoll Road, west of Property D.</p>
2012	<p>No discernable changes to the Study Area.</p>
2014	<p>Property C - A front addition is added to the ancillary building on the northeast side of the property, giving the building an irregular shape.</p>
2016	<p>No discernable changes to the Study Area.</p>
2018	<p>No discernable changes to the Study Area.</p>

4 FIELD SURVEY

4.1 Field Survey Methods

The Dudek project team responsible for this report and/or the fieldwork and analysis supporting this report Dudek included Architectural Historians Claire Cancilla, MSHP, Katie Ahmanson, MHC, and Nicole Frank, MSHP. The report was reviewed for quality assurance/quality control by Dudek Senior Architectural Historian Allison Lyons, MSHP, Historic Built Environment Lead and Task Manager Sarah Corder, MFA. All authors and reviewers meet the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) for architectural history, history, or both. The preparers' qualifications are located in Appendix A.

4.2 Field Survey Results

Four historic age properties are located within the Built Environment Study Area for this project: Property A: 12702 Oak Knoll Road (APN 317-500-14-00), Property B: 12650 Oak Knoll Road (APN 317-500-13-00), Property C: 12624 (APN 317-500-11-00), and Property D: 12623 Oak Knoll Road (APN 317-501-02-00) (Figure 2).

The properties were documented and evaluated in consideration of NRHP and CRHR and integrity requirements as part of this study. Section 4.3 below provides a general physical description, photograph, history of ownership, and any alterations identified. Dates and details of construction and alterations were not available from the City of Poway records or the San Diego County Planning & Development Services Department and instead, have been estimated from aerial photographs and survey observations.

4.3 Descriptions of Surveyed Resources

Property A: 12702 Oak Knoll Road (APN 317-500-14-00)

Property Description

Property A is a one-story, single-family Rock House style house constructed circa 1933-1940 (Smith 1991: 16). The residence has an L-shaped plan, with the original rectangular rock-clad portion to the south (facing Oak Knoll Road) and a 1974 single-story wood frame rectangular addition clad in wood shake shingles extending to the north. According to a 1990 structural report on the property, the original rock portion of the property is of wood frame construction with a concrete base; this report indicates that the rocks on the original portion of the house do not appear to be structural (Smith 1991: 14). The rocks are larger at the base of the wall, becoming smaller as the wall ascends. The property has a low-pitched cross-gabled roof clad in non-original composite shingles with slight overhanging wood eaves. Gable ends on multiple elevations of the original rock portion of the house are clad in stucco, separating the rock from the roof. There is a large stone chimney at the southeast corner of the residence.

Property A's primary (south) elevation, facing Oak Knoll Road, has a single-leaf wood door with four raised panels flanked by identical replacement slider windows and covered by a projecting gabled overhang. Additional fenestration on the original rock portion of the house was largely obscured from view at the time of the intensive

survey but appears to consist of a small rectangular wood frame single pane window and a four-light wood frame window on its east side elevation and a replacement slider window on its west side elevation. Fenestration on the 1974 addition is comprised of wood frame single-pane or slider windows and a partially glazed wood door. There is a concrete patio and non-original single-story ancillary shed clad in wood siding located several feet northwest of the house.

Exhibit B. 12702 Oak Knoll Road. Primary (south) elevation, looking north. The 1974 addition is located at the north rear of the building and is clad in wood shingles rather than the stone north end of the elevation.



Source: DSC01712

Identified Alterations

The following list of known alterations to Property A was compiled through archival research, during the intensive survey, and from the previous 1991 report on the property by Brian S. Smith & Associates. Unless indicated, the date of these alterations is unknown:

- A 1974 single-story rectangular addition clad in wood shingles on the property’s north elevation. The 1991 report notes that the date of the addition was inscribed in the concrete foundation outside the addition (1974; Smith 1991: 18).
- Replacement of wood roof shingles with composite shingles (observed, unknown date; Smith 1991: 15).
- Addition of an ancillary shed to the northwest of the residence (observed, the shed was present by 1991; Smith 1991: 17).
- Replacement of windows on the primary (south) and west side elevations (observed, no date)
- Likely replacement of main entrance door on primary (south) elevation (observed, no date)

Property History

There is one house on Property A: 12702 Oak Knoll Road. The rock house has one major addition at its north rear from 1974.

According to the San Diego County Assessor, the 1,117 square-foot single-family residence was constructed circa 1933 on the same rectangular parcel that exists today (ParcelQuest 2022). However, this date has not been definitively confirmed and other sources offer different dates of construction ranging from 1933 to the 1940s. A report prepared by Affinitis in 1990 identified the house as being constructed sometime in the 1930s. The 1991 Smith & Associates report notes that “the age of the structure is not greater than 60 years and is more likely in the range of 45 to 55 years,” giving a construction date of circa-1940s (Smith 1991: 16). The property’s listing on the Poway Historical Sites List includes a date of construction as circa-1940s. (Smith 1991: 16; Smith 1992).

A history of the property’s owners was unobtainable from the San Diego County recorder. Table 5, below lists the ownership history information that was identified from previous reports, historic newspapers from www.newspapers.com, information on ancestry.com, and conveyance information provided by the current property owners (Smith 1991; NETR 2022; Ancestry 2022). The original owners appear to have been John and Joe Markwalder, brothers who immigrated to the United States from Switzerland around 1919 and worked as farmers. Smith reports that the brothers purchased land in 1927. While they were listed in Poway directories as of 1933, no address is included in the listing. The 1930 US Federal Census record for John Markwalder lists his residence as Escondido and his occupation as grain farmer. John Markwalder’s World War II draft registration card lists his address in 1942 as 1145 10th Street in San Diego and his brother Joe’s address as Escondido. John worked for Consolidated Aircraft Corporation during the war (Smith 1991: 16; Ancestry 2022). Joe appears to have returned to Poway by the mid-1950s; an article from 1956 mentions Joe and his wife as living on Oak Knoll, but does not have a specific address (Times-Advocate 1956: 5.)

Table 5. List of Ownership for Property A*

Years owned/occupied	Name	Acquisition Date	Reference Source
Circa 1927	Joe and John Markwalder	1927 (land)	Smith 1991: 16
Unknown	Mrs. Caine**	Unknown	Smith 1991: 16

Table 5. List of Ownership for Property A*

Years owned/occupied	Name	Acquisition Date	Reference Source
Unknown	Mrs. Cook (Mrs. Caine's niece) **	Unknown	Smith 1991: 16
1974	Mr. and Mrs. Richard Miller	Unknown	Times-Advocate 1974

*Obtained from research on newspapers.com and ancestry.com and previous reports on Property A

**These names come from the 1991 Smith & Associates report; there are no first names provided and Dudek's research has not identified the first names of these owners.

Architect and Builder

No architect or builder could be identified for Property A. The 1991 Smith & Associates report on the property states that it was originally owned by brothers Joe and John Markwalder, who also constructed another rock house to the east of the subject property. That rock house was located at 12718 Oak Knoll Road and was known as the Markwalder House (demolished). The report notes that the brothers may have built Property A as well, although this could not be definitively confirmed by Dudek's research (Smith 1991: 16).

Previous Evaluations

Property A has been previously evaluated:

- 1990: a property inspection report was completed by the Murray Company, which focused on a partial inspection to determine the property's structural adequacy. This report found that the house was constructed of wood frame, post and pier foundation, and rock fascia. The report stated that the rock finish does not serve a structural function. The report found Property A to be in "a poor state of repair" largely due to severe sloping in the western end of the original structure and in the northwest corner of the addition. Dudek does not have a copy of this report; its results were summarized in a 1991 report from Smith & Associates (Smith 1991: 14).
- 1990: The property was evaluated by Affinitis. Dudek does not have a copy of this report, but it is referenced in a later 1991 study by Brian Smith & Associates (Smith 1991).
- 1991: Brian Smith & Associates wrote a cultural report which discussed some of the research from the 1990 study by Affinitis and supplemented it with additional research and evaluation. This report found that while the home met the minimum criteria as a Category C building as an example of the rock house / Big Stone typology, it was a "poor" example of the type due to compromised integrity from both the 1974 addition and material deterioration (Smith 1991: 3, 18).
- 1991: Property A is also listed on Poway's Historical Sites List (listed as PHS-113), where it is described as a Big Stone house constructed of cobblestone and called the Harmon House (Smith 1992: 6).

Property B: 12650 Oak Knoll Road (APN 317-500-13-00)

Property Description

The subject property is a one-story, single-family house constructed in 1957 (San Diego County Assessor). The house has elements of the Minimal Ranch style. The building has an L-shaped plan with a low-pitched, cross-hipped roof clad in composition shingles, with open eaves and exposed rafters. The main (south) elevation features a two-bay wide projection (west side). Cladding on the main elevation is divided along a horizontal line. On the east side, this is vertical wood board cladding along the top half of the wall and horizontal wood board cladding on the bottom half. Fenestration is a sliding, aluminum sash window. A recessed entrance is centrally located at the intersection of the two masses of the L-shape plan. The entrance is a single panel door. The second, or western, mass of the L-shape is two bays wide and protrudes south with vertical wood board cladding along the top half of the wall and smooth stucco along the bottom half. A sliding aluminum frame entrance is on the east side of the elevation. The two-material cladding continues on the east side elevation. The east side elevation features two sliding windows with an aluminum sash. The west side elevation is clad in smooth stucco and includes a multi-light casement window. The property is located in the middle of the block and is set back on its parcel with a grass lawn and concrete driveway. Alterations to the appear to include the replacement of the original window sash with vinyl (dates unknown).

Exhibit C. 12650 Oak Knoll Road. Primary (south) elevation, looking northeast.



Source: DSC04607

Identified Alterations

The following list of known alterations to Property B was compiled through archival research and during the intensive survey. Unless indicated, the date of these alterations is unknown:

- Replacement vinyl windows, multiple elevations (observed, no date)
- Addition to the rear (observed, 2002)

Property History

There is one house on Property B: 12650 Oak Knoll Road. According to the San Diego County Assessor, the 1,441 square-foot single-family residence was constructed circa 1957 on the same rectangular parcel that exists today (ParcelQuest 2022). The Minimal Ranch-style home has no major additions, though it has been altered. Ownership information was unobtainable from the San Diego County recorder. The earliest ownership information available identified Richard and Helen Wexeberg as the owners of the property in 1964. The next known residents of the property were James and Joan French in 1971, Katie B. Carter in 1975, and Eugene and Barbara Pendell in 1976, followed by Thomas J. Kerr in 1998. Table 6, below lists the ownership history information that was found in historic newspapers from www.newspapers.com, and information on ancestry.com (NETR 2022; Ancestry 2022).

Table 6. List of Ownership for Property B*

Years owned/occupied	Name	Acquisition Date	Reference Source
1964	Richard J. and Helen Wexeberg	Unknown	Times-Advocate, 1964
1971	James J. French and Joan French	Unknown	Haines Criss-Cross Directory 1971
1975	Katie B. Carter	Unknown	Haines Criss-Cross Directory 1975
1976	Eugene E. and Barbara Pendell	Unknown	Times-Advocate, 1976
1998	Thomas J Kerr	Unknown	U.S., Phone and Address Directories, 1993-2002

*obtained from research on newspapers.com and ancestry.com

Architect and Builder

No architect or builder could be identified for Property B.

Previous Evaluations

The property has not been previously evaluated for historical significance.

Property C: 12624 Oak Knoll Road (APN 317-500-11-00)

Property Description

The subject property is a one-story, single-family house constructed in 1959, with two ancillary buildings on the rear of the parcel (San Diego County Assessor). The house has elements of the Minimal Ranch style. The building has a rectangular plan with a low-pitched, side-gabled roof clad in composition shingles, with open eaves, exposed rafters, and an overhang that extends above the entry porch. Cladding is rough textured stucco with vertical wood board cladding along the central entrance porch. The main (south) elevation is divided into five bays. A double-light sliding window is featured within the first bay. A brick-clad chimney with a concrete cap extends above the roofline in the second bay where the roofline extends over the porch. Within the porch, there is a large centrally placed, five-over-five square light wood sash window and single main entry door, obscured by a security door. The entrance porch is accessed by stone concrete to the east of the porch foundation. Wood posts along the perimeter of the porch support the overhang above. To the east of the entrance is a small double-hung window and multi-light sliding window, in the fourth and fifth bays, respectively. A multipaneled wood garage door is featured on the far east side of the main elevation and leads to the attached garage. A wood picket fence extends from the west side of the main elevation to the property line. The west side elevation is clad in rough textured stucco and includes two double light sliding windows, as well as a centrally located decorative vent beneath the pitch of the gable. On the east side elevation is a single, central multi-light fixed window. The two ancillary buildings sit on the east side of the northeast rear of the property. One furthest south features a vertical wood board clad rectangular mass topped by a side gable, wood shingle roof with open eaves, exposed rafters, and a wide overhang supported by wood posts to cover a surrounding porch. The other is just north of the first ancillary building and has a modular composition with a side gable and shed roof. The property is located in the center of a primarily residential block, and set back on its parcel with an open lawn, and a concrete driveway leading to the attached garage. Alterations to the residence appear to be the replacement of the original garage door, and the replacement of the original window sash with vinyl (dates unknown).

Exhibit D. 12624 Oak Knoll Road. Primary (south) elevation, looking northwest.



Source: DSC04603

Identified Alterations

The following list of known alterations to Property C was compiled through archival research and during the intensive survey. Unless indicated, the date of these alterations is unknown:

- Replacement vinyl windows, multiple elevations (observed, no date)
- Addition of a rectangular ancillary building on the northeast side of the property (observed, 1978)
- Addition of a rectangular ancillary building on the northwest side (observed, 1978)
- Addition of a pool on the southwest side of the backyard, directly behind the residence (observed, 1978)
- Replacement of original garage door (observed, 2014)
- Front addition to the ancillary building on the northeast side of the property (observed, 2014)
- Replacement of wood fence (observed, 2015)

Property History

There is one house presently on Property C: 12624 Oak Knoll Road. According to the San Diego County Assessor, the 1,634 square-foot single-family residence was constructed circa 1959 on the same rectangular parcel that exists today (ParcelQuest 2022). The Minimal Ranch-style home has no major additions, though it has been altered. Ownership information was unobtainable from the San Diego County recorder. No information could be found on the McMahan family. The property has been owned by the Harmon family since 1966. Edward K. Harmon was born in Arkansas in 1928. Joyce Juanita Harmon was born in Arkansas in 1931. The couple moved to Poway in 1966 and appear to have resided at 12624 Oak Knoll Road for several decades. Edward Harmon served in the US Navy, reaching the rank of Commander before retiring in 1978. Joyce and Edward Harmon worked in real estate and were active members of many local clubs and organizations. Joyce passed away in 2000 and Edward died in 2015. The couple had three daughters (North County Times 2000). Table 7, below lists the ownership history information that was found in historic newspapers from www.newspapers.com, and information on ancestry.com (NETR 2022; Ancestry 2022).

Table 7. List of Ownership for Property C*

Years owned/occupied	Name	Acquisition Date	Reference Source
1963	Mr. and Mrs. Everett P. McMahan	Unknown	Times Advocate, 1963
1971	Edward K. Harmon	1966	Haines Criss-Cross Directory, 1971
1974	Juanita Harmon	1966	Times Advocate, 1974
1975	Edward Harmon	1966	Haines Criss-Cross Directory, 1975
1979	Edward Harmon	1966	Haines Criss-Cross Directory, 1979
1993-2002	Juanita and Edward K. Harmon	1966	U.S., Phone and Address Directories, 1993-2002

*obtained from research on newspapers.com and ancestry.com

Architect and Builder

No architect or builder could be identified for Property C.

Previous Evaluations

The property has not been previously evaluated for historical significance.

Property D: 12623 Oak Knoll Road (APN 317-501-02-00)

Property Description

The subject property is a one-story, single-family residence with an ancillary building to the rear of the property. It was constructed in 1946 (San Diego County Assessor). The residence is divided into two masses with an L-shaped plan. The front mass (long side of the L) is clad with a vertical wood board and batten. The front mass is topped by a flat roof with closed eaves. A side gable roof clad in corrugated metal with open eaves tops the second mass. The main (north) elevation is seven bays wide and features three wood sash multilight double casement windows; a centrally located entry door obscured by an iron security door accessed by two concrete steps; and a single wood sash multilight double casement window in the sixth bay, centered between the fifth and seventh bays. The west side elevation spans four bays and includes three sliding windows in the second and fourth bays, while the east side elevation does not have fenestration. Side elevations are clad in wood board and batten. The residence is slightly raised on a concrete block foundation. A chain-link fence surrounds the property, and an unpaved driveway leads from the street to another chain-link fence that encompasses the backyard (east of the residence). The ancillary building sits on the southeast side of the property with a shed roof clad with composition shingles and double doors on the main (north) elevation (NETR, 1994). The property is in the middle of the block and the residence is set back on its parcel with an open grass lawn. Alterations to the residence appear to include the addition of fencing (date unknown), and a security door to the entry (NETR, 1994). The glazing has been removed from the wood sash window adjacent to the entrance.

Exhibit E. 12623 Oak Knoll Road. Primary (north) elevation, looking southwest.



Source: DSC04599

Exhibit F. 12623 Oak Knoll Road. Primary (north) elevation and west elevation, looking southeast.



Source: DSC04597

Identified Alterations

The following list of known alterations to Property D was compiled through archival research and during the intensive survey. Unless indicated, the date of these alterations is unknown:

- Glazing removed from the wood sash window adjacent to the entrance (observed, no date)
- Addition of a rectangular ancillary building on the southeast side of the property (observed, 1994)
- Addition of security door to front entry door (observed, 2014)

Property History

There is one house presently on Property D: 12623 Oak Knoll Road. According to the San Diego County Assessor, the 625 square-foot single-family residence was constructed circa 1946 on the same rectangular parcel that exists today (ParcelQuest 2022). A building or structure appears on the earliest available aerial photographs of the area from 1939. There is no permit history available for the building and the precise year of construction for the extant building on the site could not be confirmed. The home has been altered. Ownership information prior to 1971 was

unobtainable from the San Diego County recorder, and could not be identified through research of historic newspapers or available documents on ancestry.com.

Table 8. List of Ownership for Property D*

Years owned/occupied	Name	Acquisition Date	Reference Source
1971	Terry L. and Verba Cruise	unknown	Haines Criss-Cross Directory, 1971
1975	Rhonda L. Esh	unknown	Haines Criss-Cross Directory, 1971
1979	vacant	unknown	Haines Criss-Cross Directory, 1971

*obtained from Haines Criss-Cross Directory and current owner's records

Architect and Builder

No architect or builder could be identified for Property D.

Previous Evaluations

Property D has been previously evaluated:

- 1991: Property D is listed on Poway's Historical Sites List (listed as PHS-112), where it is described as a House constructed of Lath and board constructed c. 1920 (Smith 1992: 6).

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5 SIGNIFICANCE EVALUATIONS

5.1 Property A: 12702 Oak Knoll Rd

Property A: 12702 Oak Knoll Road (APN: 317-500-14-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a eligible or designated historic district, as demonstrated below.

Subchapter 17.45.050 of the City of Poway Municipal Code states that for a historic/cultural resource to be designated as a Poway historic landmark, it must meet the requirements of a Category A or B historic/cultural resource. In addition, the Development Services Department shall find that the historic/cultural resource meets one of the eight criteria for local landmark designation. 12702 Oak Knoll Road does not meet the requirements of a Category A or B historic/cultural resource and further does not meet any of the criteria for landmark listing by the City of Poway as demonstrated below. Therefore, Property A is not eligible for listing as a local landmark and should not be considered a historical resource for the purposes of CEQA.

Although Property A is not eligible as a landmark, it appears to fulfill the minimum requirements of a Category C building as a good example of a period of architecture design or construction with a commonplace design and appears to be an important resource with substantial alterations that have severely compromised its historic, cultural, or architectural significance.

No evidence was found to support a finding of historical significance for the Harmon House; however, following consultation with the City of Poway and Brian Smith, as a Category C building, the Harmon House is CEQA historical resource.

NRHP/CRHR Evaluation of Significance

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research of Property A did not find any associations with events that made a significant contribution to the broad patterns of history. Although the date of construction for Property A could not be definitively confirmed, it appears to have been constructed circa 1940. The property's original owners, Joe and John Markwalder, were farmers who likely constructed the property themselves. Poway was a primarily agrarian area beginning circa 1859. While Property A appears to have been constructed by farmers during this agricultural period and prior to the real estate boom in the 1950s that contributed to the area's increased residential suburbanization following the establishment of a water district, there is no indication that the construction of this specific residence marked a pivotal movement in the history of the neighborhood or city. Rather, it appears to have been constructed as a continuation of the agricultural, ranching, and residential functions in Poway that existed for decades. Property A was neither the first nor the last rock house to be constructed in Poway. The property is not known to be directly associated with events that have made a significant contribution to the history of Poway, California, or the United States; therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate any such direct association between individuals that are known to be historic figures at the national or state, level. The earliest ownership information available identified John and Joe Markwalder, farmers who immigrated to the United States from Switzerland around 1919, as the original owners of Property A. While research did not identify substantive information on subsequent owners, it appears that the house was later owned by a Mrs. Caine, who passed ownership to her niece, Mrs. Cook. The dates of occupancy for these individuals are unknown. The most recent identified occupants, from 1974, were Mr. and Mrs. Richard Miller. The property is owned by the Harmon family, and known as the Harmon House. However, research did not indicate the house was historically the residence of anyone with the name Harmon. Research did not identify information on the lives of each of the property owners or residents that would indicate they are individuals considered significant. Due to a lack of identified significant associations with important persons in history, Property A does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That 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.

Property A is a vernacular rock house constructed circa 1933-1940 with a 1974 addition at its rear north elevation. The property still visually reads as a rock house when viewed from the public-right-of way on Oak Knoll Drive, retaining its character-defining rock exterior cladding on its south, east, and west elevations. The 1974 addition on its north elevation, however, has affected the property's integrity, as elaborated upon in the "Integrity Discussion" below. As a result of this addition and smaller alterations such as window replacements on the south and west elevations, Property A's ability to convey the distinctive characteristics of its type or period has been diminished as it no longer appears to be a rock house from all elevations. In contrast to some rock houses in Poway, which use large boulders as their structural system, Property A is of wood frame construction clad in stone and rocks and does not appear to be distinctive or represent an innovative or noteworthy method of construction for rock houses.

Although an original building permit was not located, there is no indication that a master architect or firm designed the property. The residence may have been built by its original owners, John and Joe Markwalder, who were farmers. The property further does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Other than its rock cladding, the residence does not have notable design elements and it does not appear to be a unique example of its type in Poway.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. Property A does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties of the same construction period or type in the area. Therefore, Property A does not appear eligible NRHP Criterion C or CRHP Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. For more information on the archaeological resources associated with this Project site, please see the *Cultural Resource Inventory Report for the Oak Knoll Property Project* prepared by DeCarlo in 2022.

Integrity Discussion

Property A has not been moved and retains integrity of location. The earliest identified aerial photograph of the property shows that there was agricultural development directly surrounding the property; by 1978, however, extensive residential development was extant to the north of the property and today there are many houses adjacent to Property A (NETR 2022). Consequently, the property's integrity of setting has been diminished. In 1974, an addition was added to the north rear elevation of the original rock house. The addition is clad in wood shake shingles rather than stone and this addition may have necessitated the demolition or removal of part of the property's original north wall and rock cladding. The windows on the property's primary south elevation and its east elevation have also been replaced. These alterations, most significantly the rear addition, have diminished the property's integrity of design, materials, and workmanship. These changes have also diminished the property's integrity of feeling. Research did not reveal that the property has an association with significant people or events in the City of Poway, thus it does not retain integrity of association. In summation, Property A retains its integrity of location, but lacks integrity of setting, design, materials, workmanship, feeling, and association.

City of Poway Statement of Significance

The property at Property B: 12650 Oak Knoll Road (APN: 317-500-13-00) does not meet any of the criteria for landmark listing by the City of Poway as demonstrated below.

Although Property A is not eligible as a landmark, it appears to still fulfill the minimum requirements of a Category C building. A Category C building must meet one of two minimum requirements (City of Poway, Subchapter 17.45.030, 1989):

- i. A good example of a period of architecture design or construction; however, the design is more commonplace and there are many similar structures, buildings, sites or objects in the City
- ii. It is an important resource; however, substantial alterations have severely compromised its historic, cultural, or architectural significance

In 1991, Smith & Associates identified Property A as meeting the minimum requirements of a Category C building. The report stated that Property A was an example of Big Stone architecture but was a "poor example" of its type (Smith 1991: 3). Dudek concurs with the finding that Property A meets the minimum requirements of a Category C building, as it does embody some the character-defining feature of the rock house typology but its integrity has been diminished due to the 1974 addition at the north rear and other smaller alterations, such as window replacements.

1 Its location is the site of a historic event having major significance to the City, State or United States.

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that Property A is related to historical events significant to the City of Poway and does not reflect elements associated with a historic event having major significance to the City of Poway, North San Diego County, the State of California or the United States. Therefore, Property A does not appear significant under City of Poway Criterion 1.

2 Its identification with a person or persons who have made a significant social, cultural or scientific contribution to the City, region, State or the United States.

As discussed in NRHP/CRHR Criterion B/2, archival research did not reveal that Property A was a location associated with a person or persons who made a significant social, cultural or scientific contribution to the City of Poway, North San Diego County, the State of California or United States. Therefore, Property A does not appear significant under City of Poway Criterion 2.

3 *Its quality as one of the finest examples in the City of the work of an architect of major importance.*

As discussed in NRHP/CRHR Criterion C/3, Property A does not appear to have been designed by an architect or firm of major importance; it appears the building was constructed by its original owners. Therefore, Property A does not appear significant under City of Poway Criterion 3.

4 *Its identification as the work of a person or persons whose work has exerted a major influence on the heritage of the City, region, State or the United States.*

As discussed in NRHP/CRHR Criteria A/1 and C/3, archival research did not reveal that Property A was identified with the work of a person or persons whose work has exerted a major influence on the heritage of the City of Poway, North San Diego County, the state of California or the United States. Therefore, Property A does not appear significant under City of Poway Criterion 4.

5 *Its exemplification of an extraordinary class of architectural design, detail, materials or craftsmanship.*

As discussed in NRHP/CRHR Criteria C/3, Property A does not appear to exhibit an extraordinary class of architectural design, detail, materials, or craftsmanship. Property A is an example of a vernacular rock house but has been substantially altered so that its integrity of design, materials, and craftsmanship have been diminished. Therefore, Property B does not appear significant under City of Poway Criterion 5.

6 *Its potential of yielding historic/cultural information of major importance.*

As discussed in NRHP/CRHR Criteria D/4, Property A does not appear to have the potential to yield historic/cultural information of major importance. However, for more information on the archaeological resources associated with this Project site, please see DeCarlo 2022. Therefore, Property A does not appear significant under City of Poway Criterion 6.

7 *Its integrity as a natural feature that has made a major contribution to the community.*

Property A is a man-made building and does not contain a natural feature, such as a historic tree or important natural landmark, which has made a major contribution to the community. Therefore, Property A does not appear significant under City of Poway Criterion 7.

8 *Other attributes of the historic/cultural resource which are consistent with the Secretary of the Interior's Standards.*

Property A does not exhibit elements of historic preservation practices that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This property does not appear to exhibit elements that

promote historic preservation best practices developed to protect our nation's irreplaceable cultural resources. Therefore, Property A does not appear significant under City of Poway Criterion 8.

Summary of Eligibility

12702 Oak Knoll Road (APN: 317-500-14-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a eligible or designated historic district. Subchapter 17.45.050 of the City of Poway Municipal Code states that for a historic/cultural resource to be designated as a Poway historic landmark, it must meet the requirements of a Category A or B historic/cultural resource. In addition, the Development Services Department shall find that the historic/cultural resource meets one of the eight criteria for local landmark designation. 12702 Oak Knoll Road does not meet the requirements of a Category A or B historic/cultural resource and further does not meet any of the criteria for landmark listing by the City of Poway.

Property A (12702 Oak Knoll Road) does not appear to meet NRHP, CRHR, or local City of Poway criteria for historical significance. As a previously identified Poway Historic Site, the property appears to meet the requirements to be eligible as a City of Poway Category C building that possesses one the following characteristics:

1. It is a good example of a period of architecture design or construction; however, the design is more commonplace and there are many similar structures, buildings, sites or objects in the City;
2. It is an important resource; however, substantial alterations have severely compromised its historic, cultural, or architectural significance.

Following consultation with the City of Poway and Brian Smith, as a Category C building, the Harmon House is CEQA historical resource.

5.2 Property B: 12650 Oak Knoll Rd

Property B: 12650 Oak Knoll Road (APN: 317-500-13-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a eligible or designated historic district, as demonstrated below.

Property B further does not meet any of the criteria for landmark listing by the City of Poway as demonstrated below. As a building constructed in 1957 (after 1940), it does not meet the minimum requirements for any category of historical resource within the City of Poway. The recommended status code is 6Z: Found ineligible for NRHP, CRHR or Local designation through survey evaluation.

NRHP/CRHR Evaluation of Significance

Criterion A/1: That are association with events that have made a significant contribution to the broad patterns of our history.

Archival research of Property B did not find any associations with events that made a significant contribution to the broad patterns of history. The property was completed in 1957, during a real estate boom brought on by a new sewer system that provided residences with access to a stable source of water. Despite the property reflecting the trend of Poway's residential growth during the late 1950s, there is no indication that the construction of this specific

residence marked a pivotal movement in the history of the neighborhood or city. It was neither the first nor the last type and was merely following a continuous pattern of residential development that continued through the 1980s after Poway became a city. The property is not known to be directly associated with events that have made a significant contribution to the history of Poway; therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and Property B. The earliest ownership information available identified Richard and Helen Wexberg as the owners of the property in 1964. The next known residents of the property were James and Joan French in 1971, Katie B. Carter in 1975, and Eugene and Barbara Pendell in 1976, followed by Thomas J. Kerr in 1998. Research found little additional information on the lives of each of the property owners that would indicate they are individuals considered significant in our past. Due to a lack of identified significant associations with important persons in history, Property B does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That 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.

Property B does not embody distinctive characteristics of a type, period or method of construction. It is a typical example of a 1950s Ranch-style residence. There is nothing notable or unique about its design; it does not possess the distinctive characteristics of the Minimal Ranch style and is executed in common materials. An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit for the property could not be found. There is no known architect or firm associated with the design or development of Property B. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of Ranch house design or single-family residential development. Property B does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. Property B does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. Therefore, Property B is not significant under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. For more information on the archaeological resources associated with this Project site, please see the *Cultural Resource Inventory Report for the Oak Knoll Property Project* prepared by DeCarlo 2022.

Integrity Discussion

Property B contains one residence that has not been moved or relocated, thus it retains integrity of location. However, the surrounding neighborhood and streetscape have been altered since the 1957 residence was

constructed. The integrity of setting has been diminished due to continued development in the area, particularly in the 1990s and early 2000s. The replacement of its original windows and the rear addition impact its integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the effect of these changes alterations. Research did not reveal that the property has an association with significant people or events in the City of Poway, thus it does not retain integrity of association. Property B retains integrity of location, but longer retains integrity of setting, design, materials, workmanship, feeling, and association.

City of Poway Statement of Significance

The property at Property B: 12650 Oak Knoll Road (APN: 317-500-13-00) does not meet any of the criteria for listing by the City of Poway as demonstrated below.

1 Its location is the site of a historic event having major significance to the City, State or United States.

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that Property B is related to historical events significant to the City of Poway and does not reflect elements associated with a historic event having major significance to the City of Poway, North San Diego County, the State of California or the United States. Therefore, Property B does not appear significant under City of Poway Criterion 1.

2 Its identification with a person or persons who have made a significant social, cultural or scientific contribution to the City, region, State or the United States.

As discussed in NRHP/CRHR Criterion B/2, archival research did not reveal that Property B was a location associated with a person or persons who made a significant social, cultural or scientific contribution to the City of Poway, North San Diego County, the State of California or United States. Therefore, Property B does not appear significant under City of Poway Criterion 2.

3 Its quality as one of the finest examples in the City of the work of an architect of major importance.

As discussed in NRHP/CRHR Criterion C/3, the building identified on Property B does not exemplify a fine example of the Minimal Ranch style in the City of Poway. No original building permit could be located for Property B. Property B does not appear to be the work of an architect of major importance. Therefore, Property B does not appear significant under City of Poway Criterion 3.

4 Its identification as the work of a person or persons whose work has exerted a major influence on the heritage of the City, region, State or the United States.

As discussed in NRHP/CRHR Criteria A/1 and C/3, archival research did not reveal that Property B was identified with the work of a person or persons whose work has exerted a major influence on the heritage of the City of Poway, North San Diego County, the state of California or the United States. Therefore, Property B does not appear significant under City of Poway Criterion 4.

5 Its exemplification of an extraordinary class of architectural design, detail, materials or craftsmanship.

As discussed in NRHP/CRHR Criteria C/3, Property B does not appear to exhibit an extraordinary class of architectural design, detail, materials, or craftsmanship. It is a typical example of a ubiquitous Minimal Ranch House design. Therefore, Property B does not appear significant under City of Poway Criterion 5.

6 *Its potential of yielding historic/cultural information of major importance.*

As discussed in NRHP/CRHR Criteria D/4, Property B does not appear to have the potential to yield historic/cultural information of major importance. However, for more information on the archaeological resources associated with this Project site, please see DeCarlo 2022. Therefore, Property B does not appear significant under City of Poway Criterion 6.

7 *Its integrity as a natural feature that has made a major contribution to the community.*

Property B is a man-made building and does not contain a natural feature, such as a historic tree or important natural landmark, which has made a major contribution to the community. Therefore, Property B does not appear significant under City of Poway Criterion 7.

8 *Other attributes of the historic/cultural resource which are consistent with the Secretary of the Interior's Standards.*

Property B does not exhibit elements of historic preservation practices that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This property does not appear to exhibit elements that promote historic preservation best practices developed to protect our nation's irreplaceable cultural resources. Therefore, Property B does not appear significant under City of Poway Criterion 8.

Summary of Eligibility

Property B (12650 Oak Knoll Road) does not appear to meet NRHP, CRHR, or local City of Poway criteria for historical significance. As such, the property is not considered a CEQA historical resource.

5.3 Property C: 12624 Oak Knoll Rd

Property C: 12624 Oak Knoll Road (APN: 317-500-11-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a eligible or designated historic district, as demonstrated below.

Property C further does not meet any of the criteria for landmark listing by the City of Poway as demonstrated below. As a building constructed in 1959 (after 1940), it does not meet the minimum requirements for any category of historical resource within the City of Poway. The recommended status code is 6Z: Found ineligible for NRHP, CRHR or Local designation through survey evaluation.

NRHP/CRHR Evaluation of Significance

Criterion A/1: That are association with events that have made a significant contribution to the broad patterns of our history.

Archival research of Property C did not reveal any associations with events that made a significant contribution to the broad patterns of history. The property was completed in 1959, during a real estate boom brought on by a new sewer system that provided residences with access to a stable source of water. Despite the property reflecting the trend of Poway's residential growth during the late 1950s, there is no indication that the construction of this specific residence marked a pivotal movement in the history of the neighborhood or city. It was neither the first nor the last type and was merely following a continuous pattern of residential development that continued through the 1980s

after Poway became a city. The property is not known to be directly associated with events that have made a significant contribution to the history of Poway, therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and Property C. The earliest ownership information identified that Mr. and Mrs. Everett P. McMahan owned the property in 1963. The next known owners of the property were Edward K. Harmon and Joyce Juanita Harmon. The property has been owned by the Harmon family since 1966. Edward K. Harmon was born in Arkansas in 1928. Joyce Juanita Harmon was born in Arkansas in 1931. The couple moved to Poway in 1966 and appear to have resided at 12624 Oak Knoll Road for several decades. Edward Harmon served in the US Navy, reaching the rank of Commander before retiring in 1978. Joyce and Edward Harmon worked in real estate and were active members of many local clubs and organizations. Joyce passed away in 2000 and Edward died in 2015. Despite the Harmons' role as prominent and active members of their community, research did not reveal information that would indicate Edward and Joyce Harmon are individuals considered significant in our past. Due to a lack of identified significant associations with important persons in history, Property C does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That 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.

Property C does not embody distinctive characteristics of a type, period or method of construction. It is a typical example of a 1950s Ranch-style residence. There is nothing notable or unique about its design; it does not possess the distinctive characteristics of any particular style, and is executed in common materials. An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit for the property could not be found. There is no known architect or firm associated with the design or development of Property C. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of Ranch house design or single-family residential development. Property C does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. Property C does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. Therefore, Property C is not significant under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. For more information on the archaeological resources associated with this Project site, please see the *Cultural Resource Inventory Report for the Oak Knoll Property Project* prepared by DeCarlo 2022.

Integrity Discussion

Property C contains one residence that has not been moved or relocated, thus it retains integrity of location. However, the surrounding neighborhood and streetscape have been by continued development in the area, particularly in the 1990s and early 2000s, changing the setting of the 1959 residence. The replacement of its original windows, addition of ancillary buildings, addition of a pool, and replacement of the garage door and fence impact its integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the effect of these changes alterations. Research did not reveal that the property has an association with significant people or events in the City of Poway, thus it does not retain integrity of association. Property C retains integrity of location, but longer retains integrity of setting, design, materials, workmanship, feeling, and association.

City of Poway Statement of Significance

The property at Property C: 12624 Oak Knoll Road (APN: 317-500-11-00) does not meet any of the criteria for listing by the City of Poway as demonstrated below.

1 Its location is the site of a historic event having major significance to the City, State or United States.

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that Property C was related to historical events significant to the City of Poway and does not reflect elements associated with a historic event having major significance to the City of Poway, North San Diego County, the State of California or the United States. Therefore, Property C does not appear significant under City of Poway Criterion 1.

2 Its identification with a person or persons who have made a significant social, cultural or scientific contribution to the City, region, State or the United States.

As discussed in NRHP/CRHR Criterion B/2, archival research did not reveal that Property C was identified with a person or persons who made a significant social, cultural or scientific contribution to the City of Poway, North San Diego County, the State of California or the United States. The earliest ownership information identified that Mr. and Mrs. Everett P. McMahan owned the property in 1963. The next known owners of the property were Edward K. Harmon and Joyce Juanita Harmon. The property has been owned by the Harmon family since 1966. Edward K. Harmon was born in Arkansas in 1928. Joyce Juanita Harmon was born in Arkansas in 1931. The couple moved to Poway in 1966 and appear to have resided at 12624 Oak Knoll Road for several decades. Edward Harmon served in the US Navy, reaching the rank of Commander before retiring in 1978. Joyce and Edward Harmon worked in real estate and were active members of many local clubs and organizations. Joyce passed away in 2000 and Edward died in 2015. Despite the Harmons' role as prominent and active members of their community, research did not reveal information that would indicate Edward and Joyce Harmon are individuals considered significant in our past. Therefore, Property C does not appear significant under City of Poway Criterion 2.

3 Its quality as one of the finest examples in the City of the work of an architect of major importance.

As discussed in NRHP/CRHR Criterion C/3, the building identified on Property C does not exemplify a fine example of the Minimal Ranch style in the City of Poway. No original building permit was found and there is no indication the residence is the work of an architect of major importance. Therefore, Property C does not appear significant under City of Poway Criterion 3.

4 *Its identification as the work of a person or persons whose work has exerted a major influence on the heritage of the City, region, State or the United States.*

As discussed in NRHP/CRHR Criteria A/1 and C/3, archival research did not reveal that Property C was identified with the work of a person or persons whose work has exerted a major influence on the heritage of the City of Poway, North San Diego County, the state of California or the United States. Therefore, Property C does not appear significant under City of Poway Criterion 4.

5 *Its exemplification of an extraordinary class of architectural design, detail, materials or craftsmanship.*

As discussed in NRHP/CRHR Criteria C/3, Property C does not appear to exhibit an extraordinary class of architectural design, detail, materials or craftsmanship. It is a typical example of a ubiquitous Minimal Ranch House design. Therefore, Property C does not appear significant under City of Poway Criterion 5.

6 *Its potential of yielding historic/cultural information of major importance.*

As discussed in NRHP/CRHR Criteria D/4, Property C does not appear to have the potential to yield historic/cultural information of major importance. However, for more information on the archaeological resources associated with this Project site, please see DeCarlo 2022. Therefore, Property C does not appear significant under City of Poway Criterion 6.

7 *Its integrity as a natural feature that has made a major contribution to the community.*

Property C is a man-made building and does not contain a natural feature, such as a historic tree or important natural landmark has made a major contribution to the community. Therefore, Property C does not appear significant under City of Poway Criterion 7.

8 *Other attributes of the historic/cultural resource which are consistent with the Secretary of the Interior's Standards.*

Property C does not exhibit elements of historic preservation practices that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This property does not appear to exhibit elements that promote historic preservation best practices developed to protect our nation's irreplaceable cultural resources. Therefore, Property C does not appear significant under City of Poway Criterion 8.

Summary of Eligibility

Property C (12624 Oak Knoll Road) does not appear to meet NRHP, CRHR, or local City of Poway criteria for historical significance. As such, the property is not considered a CEQA historical resource.

5.4 Property D: 12623 Oak Knoll Rd

Property D: 12623 Oak Knoll Road (APN: 317-501-02-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an eligible or designated historic district, as demonstrated below.

12623 Oak Knoll Road does not meet any of the criteria for landmark listing by the City of Poway as demonstrated below. The building was previously identified as Poway Historic Site 112 (Smith 1992: 6). In this identification, the

property is described as a house of lath and board construction from the 1920s. The building currently on the property is a wood, board-and-batten house, which indicates the building has been substantially altered since its identification on the Poway Historic Sites list.

The San Diego County Assessor recorded the year of construction as 1946, but a building appears on the earliest available historic aerial photographs of the property from 1939. It is not known if the building present in 1939 is the building currently present on the property. It is possible that the property fulfills the minimum requirements of a City of Poway Category D building, which includes properties built prior to 1940 that are clearly not significant in terms of architectural style, appearance, design, construction, or association with important persons or events in City history. Therefore, Property D is of historic age, but does not appear to have significance as a historical resource. The building does not appear eligible for listing as a historical resource. The recommended status code is 6Z: Found ineligible for NRHP, CRHR or Local designation through survey evaluation.

NRHP/CRHR Evaluation of Significance

Criterion A/1: That are association with events that have made a significant contribution to the broad patterns of our history.

Archival research of Property D did not find any associations with events that made a significant contribution to the broad patterns of history. The property is a nondescript wood frame building. There is no indication the property is associated with significant events in the City's early agricultural development, though it appears to have been constructed in the first half of the twentieth century when the area was primarily agricultural. There is no indication the property has an important association with an event or historic trends in Poway, such as post-World War II residential development. Therefore, Property D does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not identify any of the previous property owners and there is no indication the property has any direct association with individuals that are known to be historic figures at the national, state, or local level. Due to a lack of identified significant associations with important persons in history, Property D does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That 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.

Property D does not embody distinctive characteristics of a type, period or method of construction. It is a typical example of a single-family residence. There is nothing notable or unique about its design; it does not possess the distinctive characteristics of any particular style, and is executed in common materials. An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit for the property could not be found. There is no known architect or firm associated with the design or development of Property D. There is no indication that the property is a distinguished example of work

that was designed by an architect or firm recognized as unique in the field of house design or single-family residential development. Property D does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. Property D does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. Therefore, Property D is not significant under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. For more information on the archaeological resources associated with this Project site, please see the *Cultural Resource Inventory Report for the Oak Knoll Property Project* prepared by DeCarlo 2022.

Integrity Discussion

Property D contains one residence that has not been moved or relocated, thus it retains integrity of location. However, the surrounding neighborhood and streetscape have been altered since the 1946 residence was constructed with continued development in the area, particularly in the 1990s and early 2000s, so it does not retain integrity of setting. The replacement of its original windows, addition of an ancillary building, and addition of a security door to the front entry door impact its integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the effect of these changes alterations. Research did not reveal that the property has an association with people or events in the City of Poway, thus it does not retain integrity of association. Property D retains integrity of location, but longer retains integrity of setting, design, materials, workmanship, feeling, and association.

City of Poway Statement of Significance

The property at Property D: 12623 Oak Knoll Road (APN: 317-501-02-00) does not meet any of the criteria for listing by the City of Poway as demonstrated below.

1 Its location is the site of a historic event having major significance to the City, State or United States.

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that Property D was related to historical events significant to the City of Poway and does not reflect elements associated with a historic event having major significance to the City of Poway, North San Diego County, the State of California or the United States. Therefore, Property D does not appear significant under City of Poway Criterion 1.

2 Its identification with a person or persons who have made a significant social, cultural or scientific contribution to the City, region, State or the United States.

As discussed in NRHP/CRHR Criterion B/2, archival research did not reveal that Property D was identified with a person or persons who made a significant social, cultural or scientific contribution to the City of Poway, North San Diego County, the State of California or United States. Therefore, Property D does not appear significant under City of Poway Criterion 2.

3 Its quality as one of the finest examples in the City of the work of an architect of major importance.

As discussed in NRHP/CRHR Criterion C/3, the building identified on Property D does not exemplify a fine example of an architectural style in the City of Poway. No original building permit was found and the architect who designed the residence is unknown. There is no indication the property is the work of an architect of major importance. Therefore, Property D does not appear significant under City of Poway Criterion 3.

4 Its identification as the work of a person or persons whose work has exerted a major influence on the heritage of the City, region, State or the United States.

As discussed in NRHP/CRHR Criteria A/1 and C/3, archival research did not reveal that Property D was identified with the work of a person or persons whose work has exerted a major influence on the heritage of the City of Poway, North San Diego County, the state of California or the United States. Therefore, Property D does not appear significant under City of Poway Criterion 4.

5 Its exemplification of an extraordinary class of architectural design, detail, materials or craftsmanship.

As discussed in NRHP/CRHR Criteria C/3, Property D does not appear to exhibit an extraordinary class of architectural design, detail, materials or craftsmanship. It is not an example of an architectural style. Therefore, Property B does not appear significant under City of Poway Criterion 5.

6 Its potential of yielding historic/cultural information of major importance.

As discussed in NRHP/CRHR Criteria D/4, Property D does not appear to have the potential to yield historic/cultural information of major importance. However, for more information on the archaeological resources associated with this Project site, please see DeCarlo 2022. Therefore, Property D does not appear significant under City of Poway Criterion 6.

7 Its integrity as a natural feature that has made a major contribution to the community.

Property D is a man-made building and does not contain a natural feature, such as a historic tree or important natural landmark not a natural feature that has made a major contribution to the community. Therefore, Property B does not appear significant under City of Poway Criterion 7.

8 Other attributes of the historic/cultural resource which are consistent with the Secretary of the Interior's Standards.

Property D does not exhibit elements of historic preservation that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This property does not appear to exhibit elements that promote historic preservation best practices developed to protect our nation's irreplaceable cultural resources. Therefore, Property B does not appear significant under City of Poway Criterion 8.

Summary of Eligibility

Property D (12623 Oak Knoll Road) does not appear to meet NRHP, CRHR, or local City of Poway criteria for historical significance. As such, the property is not considered a CEQA historical resource.

6 CEQA Impacts Analysis

6.1 Built Environment

Table 9. Built Environment Historical Resources in Project Area

Property	Address	APN	Year Built	NRHP/CRHR/City of Poway Significance Criteria	City of Poway Category	CHRS Status Code
A	12702 Oak Knoll Road	317-500-14-00	c. 1933-1940s	Not Eligible	C	6Z
B	12650 Oak Knoll Road	317-500-13-00	1957	Not Eligible	Not Applicable	6Z
C	12624 Oak Knoll Road	APN 317-500-11-00	1959	Not Eligible	Not Applicable	6Z
D	12623 Oak Knoll Road	317-501-02-00	1946	Not Eligible	D	6Z

6.1.1 Historic-Age Properties Not CEQA Historical Resources

Property B: 12650 Oak Knoll Road does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an eligible or designated historic district. Property B further does not meet any of the criteria for landmark listing by the City of Poway. As a building constructed in 1957 (after 1940), it does not meet the minimum requirements for a category of historical resource within the City of Poway. Therefore, 12650 Oak Knoll Road is not a CEQA historical resource.

Property C: 12624 Oak Knoll Road does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an eligible or designated historic district. Property C further does not meet any of the criteria for landmark listing by the City of Poway. As a building constructed in 1959 (after 1940), it does not meet the minimum requirements for any category of historical resource within the City of Poway. Therefore, 12624 Oak Knoll Road is not a CEQA historical resource.

Property D: 12623 Oak Knoll Road does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an eligible or designated historic district. The property appears to meet the minimum requirements of a City of Poway Category D building, which includes properties built prior to 1940 that are clearly

not significant in terms of architectural style, appearance, design, construction, or association with important persons or events in City history. Property D is of historic age, but does not appear to have significance as a historical resource. Therefore, 12624 Oak Knoll Road is not a CEQA historical resource.

Properties and sites that are not considered historical resources under CEQA do not merit further consideration of potential impacts.

6.1.2 CEQA Historical Resources

Property A (12702 Oak Knoll Road) does not appear to meet NRHP, CRHR, or local City of Poway criteria for historical significance. As a previously identified Poway Historic Site, the property appears to meet the requirements to be eligible as a City of Poway Category C building that possesses one the following characteristics:

1. It is a good example of a period of architecture design or construction; however, the design is more commonplace and there are many similar structures, buildings, sites or objects in the City;
2. It is an important resource; however, substantial alterations have severely compromised its historic, cultural, or architectural significance.

Following consultation with the City of Poway and Brian Smith, as a Category C building, the Harmon House is CEQA historical resource.

The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that conveys its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. Such impacts are called substantial adverse changes. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (PRC § 5020.1(q)). Demolition and destruction are examples of the most visible significant impacts; however, changes, alterations and relocation of historical resources may also be considered substantial adverse change.

6.2 Physical Impacts of the Proposed Project

The Harmon House is located within the Project site and is potentially subject to:

1. Direct impacts to the historic setting as a result of changes to the original, undeveloped setting of area north of the Harmon House
2. Direct impacts to the structural stability of the Harmon House as a result of vibration from the blasting, grading, fill, and construction activities planned to the north and east of the Harmon House.

Should the project be implemented, the changes to the undeveloped setting, may result in a substantial adverse change to the Harmon House's setting. As a Category C building, the Harmon House has diminished integrity that has compromised its historic, cultural, or architectural significance. Construction to the east of the property diminished its integrity of setting. The project would further diminish the integrity of setting by developing vacant land to the north and west of the property. This land was not fully visible from the property due to a line of trees along the rear, northern boundary of the Harmon House's immediate vicinity.

The second potential impact of the proposed project are impacts from construction-related vibration. While excavation and grading will fall outside the immediate vicinity of the Harmon House and should not have any physical impact on stones that characterize the house as an example of a Rock Houses or Big Stone style, it is possible that the construction activities may result in vibration-related impacts to unreinforced structural systems of the Harmon House.

6.3 Analysis of Potential Adverse Changes

The proposed project activities were analyzed in consideration of the substantial adverse change examples provided in CEQA Guidelines Section 15064.5(b). Below is a discussion of the adverse changes that may result from the proposed project on the Harmon House, a Poway Historic Sites listed property and City of Poway Category C building.

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

No adverse change. The Harmon House is not eligible for include on the California Register. Property A: 12702 Oak Knoll Road (APN: 317-500-14-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a eligible or designated historic district. The property is a City of Poway Category C building that possesses one the following characteristics:

1. It is a good example of a period of architecture design or construction; however, the design is more commonplace and there are many similar structures, buildings, sites or objects in the City;
2. It is an important resource; however, substantial alterations have severely compromised its historic, cultural, or architectural significance.

Commonplace design and alterations that have compromised its historic, cultural, or architectural significance do not justify its inclusion in, or eligibility for, inclusion in the California Register.

2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant;

Potential adverse change. The Harmon House was included in the Poway Historic Sites list as an example of a Rock Houses style or Big Stone style. Potential vibration impacts to the stone cladding resulting in a loss of materials comprising the cladding of the Harmon House have the potential to cause an adverse change to the Harmon House by diminishing a physical characteristic that account for its inclusion in a local register. The project has the potential to materially alter the structure of the rock house through construction-related vibration impacts. Such changes would result in an adverse change to the physical characteristics of the historical resource, namely the materials, design, and workmanship of the Harmon House, that convey its diminished historical significance as a good

example of a commonplace period of architecture design or construction in the City of Poway and as an important resource with substantial alterations that have severely compromised its historic, cultural, or architectural significance. Therefore, the proposed project has the potential to cause a significant adverse change to Harmon House due to the potential change to the stone cladding material that conveys its historic significance.

The integrity of setting for the Harmon House has been diminished due to the changes caused by adjacent single-family home construction to the east, south, and west of the property; however, the relatively unaltered vacant area to the north was a visual component of the resource's integrity of setting since its construction c. 1933-1940. Due to the current diminished setting, maintaining or losing integrity of setting will not have an impact on the Harmon House's diminished ability to convey its historical significance.

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

No adverse change. The City of Poway is the lead agency for the purposes of CEQA. The Harmon House has not been identified as eligible for inclusion on the California Register by the City of Poway.

6.4 Mitigation Measures

California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for historical resources.

Vibration-Related Impacts Mitigation

Potential construction-related vibration impacts may be reduced to a less than significant level with the following mitigation incorporated. Dudek proposes the following mitigation measure to reduce project impacts from vibration to a less than significant level.

MM CUL-1 The project proponent shall inform construction personnel of the location and significance of Harmon House, and of the avoidance and protective measures that shall be implemented when working near the Harmon House. The Harmon House shall be avoided and protected during all phases of construction of the proposed project.

Prior to the start of work, a qualified architectural historian, meeting the Secretary of the Interior's Professional Qualifications Standards for architectural history (U.S. Department of the Interior, 2008) (Qualified Architectural Historian), shall be retained to develop a plan of action for avoidance and protection of the Harmon House, in coordination with the City of Poway, and the project proponent. The plan shall include at a minimum:

- (1) Procedure to review all construction plans to ensure there is a notation of the Harmon House's location on all construction plans;
- (2) Initial testing for potential vibration impacts. Should any potential vibration impacts to stone cladding materials be identified as part of the initial testing, construction

- methods and equipment uses will be reassessed to ensure that no element of the house is damaged due to construction related ground-borne vibration activities;
- (3) Details and timeline to conduct a preconstruction survey to document the existing condition of the Harmon House prior to the start of any ground disturbing work adjacent to the house;
 - (4) Procedures and timing for the placement and removal of a protective barrier(s) for the Harmon House property;
 - (5) A detailed plan for monitoring of the installation and removal of protective barriers, as well as notification procedures and monitoring for all project-related work within 20 feet of the Harmon House, by the Qualified Architectural Historian, or his or her designee;
 - (6) Details and timeline to conduct a post-construction survey to document the condition of the Harmon House after completion of work described in the project description

The plan shall include details and a deadline for the preparation of a technical memorandum documenting the pre-construction and post-construction conditions of the Harmon House and compliance with protective measures. The plan shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and shall be memorialized in a technical memorandum, which shall be submitted to the City of Poway for review and approval. The final approved plan shall be submitted to the City of Poway no later than 30 days prior to the start of work. The plan shall be provided to the construction foreman at a project kick-off meeting. The technical memorandum documenting the pre-construction and post-construction conditions shall be submitted to the City of Poway within 30 days of completion of work within 20 feet of the Harmon House and removal of the protective barriers.

View and Vista Impact Mitigation

Potential view and vista impacts and changes to setting may be reduced to a less than significant level with the following mitigation incorporated. Dudek proposes the following mitigation measure to reduce impacts to setting to a less than significant level.

- MM CUL-2 In consultation with a qualified architectural historian, meeting the Secretary of the Interior's Professional Qualifications Standards for architectural history (U.S. Department of the Interior, 2008) (Qualified Architectural Historian), the project proponent will develop and implement a landscape plan for the northern boundary of the Harmon House property. This landscape plan shall include trees that will create a visual screen between the Harmon House and the new development proposed to the north of the property. The implementation of this plan shall be documented in the technical memorandum documenting the pre-construction and post-construction conditions described in MM CUL-1.

6.5 Conclusions

The mitigation measures would ensure the proper treatment of any built environment historical resources. With the proper implementation of the prescribed measures, the potential impact to historical resources is considered to be less than significant. Therefore, impacts to historical resources would be **less than significant with mitigation**.

7 FINDINGS AND CONCLUSIONS

7.1 Findings

The Built Environment Study Area contains four historic age properties, three within the Project site and one historic age property immediately adjacent to the Project site. None of the properties have been previously found eligible for the NRHP and CRHR. Property A (12702 Oak Knoll Road) and Property D (12623 Oak Knoll Road) were previously identified on the Poway Historical Sites list as historic age buildings (Smith 1992). According to the introduction that accompanies the Poway Historical Sites list, additional research, survey, and thorough evaluation of historic age buildings on this list should be completed to determine if these properties are eligible for designation. Dudek prepared evaluations in consideration of NRHP, CRHR, and City of Poway criteria for all four historic age properties in the study area. All four properties were also assessed for integrity.

Property A: 12702 Oak Knoll Road does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an eligible or designated historic district. Property A was previously found to meet the minimum criteria as a City of Poway Category C building. As a Category C building, Property A is:

- A good example of a period of architecture design or construction; however, the design is more commonplace and there are many similar structures, buildings, sites or objects in the City;
- An important resource; however, substantial alterations have severely compromised its historic, cultural, or architectural significance.

Property A is a City of Poway Category C building that does not meet the criteria for listing as a landmark, which require a property to be Category A or B. However, following consultation with the City of Poway and Brian Smith, as a Category C building, the Harmon House is CEQA historical resource.

Property B: 12650 Oak Knoll Road does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an eligible or designated historic district. Property B further does not meet any of the criteria for landmark listing by the City of Poway. As a building constructed in 1957 (after 1940), it does not meet the minimum requirements for a category of historical resource within the City of Poway. Therefore, 12650 Oak Knoll Road is not a CEQA historical resource.

Property C: 12624 Oak Knoll Road does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of an eligible or designated historic district. Property C further does not meet any of the criteria for landmark listing by the City of Poway. As a building constructed in 1959 (after 1940), it does not meet the minimum requirements for any category of historical resource within the City of Poway. Therefore, 12624 Oak Knoll Road is not a CEQA historical resource.

Property D: 12623 Oak Knoll Road was not classified as a category A, B, C, or D previously as part of its inclusion on the Poway Historical Sites list. Research could not verify the year of construction for the property, but it appears likely that it was constructed prior to 1940. Therefore, Property D fulfills the minimum requirements of a Category D building, which includes properties built prior to 1940 that are clearly not significant in terms of architectural style, appearance, design, construction, or association with important persons or events in City history. Therefore,

Property D is of historic age, but does not appear to have significance as a historical resource. The building does not appear eligible for listing as a historical resource. Therefore, 12623 Oak Knoll Road is not a CEQA historical resource.

As a result of the current evaluation, Dudek found all four properties in the built environment study area ineligible for listing under NRHP, CRHR, and City of Poway designation criteria. The recommended status codes and categories are summarized in Table 9 below.

Table 10. Summary of Historic Built Environment Findings

Property	Address	APN	Year Built	NRHP/CRHR/City of Poway Significance Criteria	City of Poway Category	CHRS Status Code	CEQA Finding
A	12702 Oak Knoll Road	317-500-14-00	c. 1933-1940s	Not Eligible	C	6Z	Historical resource for the purposes of CEQA – less than significant impact with mitigation
B	12650 Oak Knoll Road	317-500-13-00	1957	Not Eligible	Not Applicable	6Z	Not considered a historical resource for the purposes of CEQA – no impact
C	12624 Oak Knoll Road	APN 317-500-11-00	1959	Not Eligible	Not Applicable	6Z	Not considered a historical resource for the purposes of CEQA - no impact
D	12623 Oak Knoll Road	317-501-02-00	1946	Not Eligible	D	6Z	Not considered a historical resource for the purposes of CEQA – no impact

7.2 Conclusions

No historical resources were identified within or adjacent to the Project site as a result of the BERD search, extensive archival research, an SCIC records search, field survey, and property evaluations of significance. Dudek evaluated four historic age properties in accordance with Section 15064.5 (a)(2)-(3) of California Environmental Quality Act (CEQA) Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code. Dudek concludes that none of the four properties appears to be eligible for listing in the NRHP, CRHR, or as a City of Poway landmark due to a lack of significance. However, following consultation with the City of Poway and Brian Smith, as a Category C building, the Harmon House is CEQA historical resource.

No other buildings on or immediately adjacent to the Project site appear to be historical resources under CEQA. Further, no potential indirect impacts to historical resources were identified as the proposed Project has no potential to impact the built environment beyond the three properties evaluated within this study.

Analysis of project-related impacts found that vibration-related impacts and view and vista impacts to the Harmon House could be mitigated to a less-than-significant level with mitigation incorporated. Therefore, the finding for the project related to built environment historical resources is that a **less-than-significant level with mitigation incorporated**.

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Appendix A

DPR forms

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

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

Other Listings _____
 Review Code _____

Reviewer _____

Date _____

Page 1 of 14 *Resource Name or #: (Assigned by recorder) 12702 Oak Knoll Road

P1. Other Identifier: Harmon House, Property A

*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 San Diego Date 2021 T 14S; R 2W; SW1/4 of SE1/4 of Sec 14; San Bernardino B.M.

c. Address 12702 Oak Knoll Road City Poway Zip 92064

d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 494744 mE/ 3645876 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN 317-500-14-00

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

12702 Oak Knoll Road is a one-story, single-family rock house constructed circa 1933-1940 (Smith 1991: 16). The residence has an L-shaped plan, with the original rectangular rock-clad portion to the south (facing Oak Knoll Road) and a 1974 single-story wood frame rectangular addition clad in wood shake shingles extending to the north. According to a 1990 structural report on the property, the original rock portion of the property is of wood frame construction with a concrete base; this report indicates that the rocks on the original portion of the house do not appear to be structural (Smith 1991: 14). [See Continuation Sheet]

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) View of the primary (south) elevation and east elevation, view to the northwest, 05/04/2022 (DSC01712)

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
 Circa 1933-1940 (Assessor; Smith 1991)

*P7. Owner and Address:
Harmon Family Trust
2806 Fauborough Ct.
Fort Collins, CO 80525

*P8. Recorded by: (Name, affiliation, and address)
Nicole Frank, MSHP
Dudek, 38 N Marengo Avenue,
Pasadena, CA 91101

*P9. Date Recorded: 05/04/22

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek, 2022. Historic Resources
Technical Report: Harmon Ranch,
Poway, California. Prepared July

2022.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 12702 Oak Knoll Road *NRHP Status Code 6Z

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B1. Historic Name: 12702 Oak Knoll Road

B2. Common Name: Harmon House, 12702 Oak Knoll Road

B3. Original Use: Single family residence B4. Present Use: Single family residence

*B5. Architectural Style: Vernacular, rock house

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

See Continuation Sheet for an alterations list based on archival research and on-site observation.

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

*B8. Related Features:

N/A

B9a. Architect: N/A b. Builder: Joe and John Markwalder (unconfirmed; original owners)

*B10. Significance: Theme Rock Houses or Big Stone style (1890 - 1940) Area N/A

Period of Significance Ca. 1933-1940 Property Type Single-family residence Applicable Criteria N/A

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

Property A: 12702 Oak Knoll Road (APN: 317-500-14-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a potential or existing historic district, as demonstrated below.

Subchapter 17.45.050 of the City of Poway Municipal Code states that for a historic/cultural resource to be designated as a Poway historic landmark, it must meet the requirements of a Category A or B historic/cultural resource. In addition, the Development Services Department shall find that the historic/cultural resource meets one of the eight criteria for local landmark designation. 12702 Oak Knoll Road does not meet the requirements of a Category A or B historic/cultural resource and further does not meet any of the criteria for landmark listing by the City of Poway as demonstrated below. Therefore, Property A is not eligible for listing as a local landmark and should not be considered a historical resource for the purposes of CEQA. Although Property A is not eligible as a landmark, it appears to fulfill the minimum requirements of a Category C building as a good example of a period of architecture design or construction with a commonplace design and appears to be an important resource with substantial alterations that have severely compromised its historic, cultural, or architectural significance. [See Continuation Sheet]

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

See Continuation Sheet for full list of references.

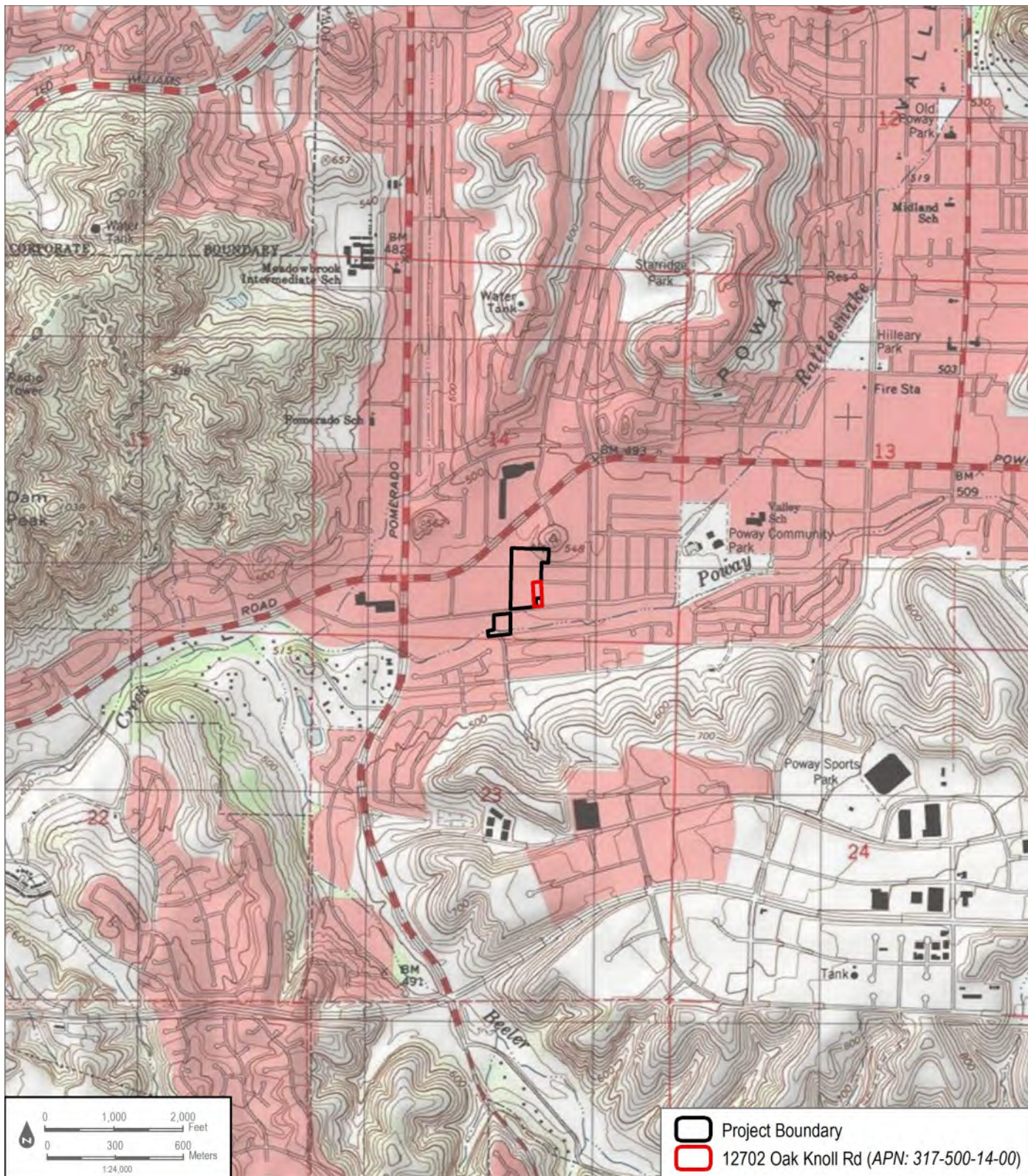
B13. Remarks:

*B14. Evaluator: Claire Cancilla, MSHP and Allison Lyons, MSHP

*Date of Evaluation: 7/22/2022

(This space reserved for official comments.)





CONTINUATION SHEET

Property Name: 12702 Oak Knoll Road (Property A)

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*P3a. Description:

The rocks are larger at the base of the wall, becoming smaller as the wall ascends. The property has a low-pitched cross-gabled roof clad in non-original composite shingles with slight overhanging wood eaves. Gable ends on multiple elevations of the original rock portion of the house are clad in stucco, separating the rock from the roof. There is a large stone chimney at the southeast corner of the residence.

12703 Oak Knoll's primary (south) elevation, facing Oak Knoll Road, has a single-leaf wood door with four raised panels flanked by identical replacement slider windows and covered by a projecting gabled overhang. Additional fenestration on the original rock portion of the house was largely obscured from view at the time of the intensive survey but appears to consist of a small rectangular wood frame single pane window and a four-light wood frame window on its east side elevation and a replacement slider window on its west side elevation. Fenestration on the 1974 addition is comprised of wood frame single-pane or slider windows and a partially glazed wood door. There is a concrete patio and non-original single-story ancillary shed clad in wood siding located several feet northwest of the house.

*B6. Construction History (continued from page 2):

The following list of known alterations to 12702 Oak Knoll Road was compiled through archival research, during the intensive survey, and from the previous 1991 report on the property by Brian S. Smith & Associates. Unless indicated, the date of these alterations is unknown:

- A 1974 single-story rectangular addition clad in wood shingles on the property's north elevation. The 1991 report notes that the date of the addition was inscribed in the concrete foundation outside the addition (1974; Smith 1991: 18).
- Replacement of wood roof shingles with composite shingles (observed, unknown date; Smith 1991: 15).
- Addition of an ancillary shed to the northwest of the residence (observed, the shed was present by 1991; Smith 1991: 17).
- Replacement of windows on the primary (south) and west side elevations (observed, no date)
- Likely replacement of main entrance door on primary (south) elevation (observed, no date)

*B10. Significance (continued from page 2):

Historic Context

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1846), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1821)

The Spanish colonization of Alta California began in 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an

CONTINUATION SHEET

Property Name: 12702 Oak Knoll Road (Property A)

Page 5 of 14

expedition of soldiers, settlers, and missionaries to occupy and secure the northwestern borderlands of New Spain through the establishment of a Presidio, Mission, and Pueblo. The Spanish explorers first camped on the shore of the Bay in the area that is now downtown San Diego. Lack of water at this location, however, led to moving the camp on May 14, 1769, to a small hill closer to the San Diego River and near the Kumeyaay village of Cosoy. Father Junípero Serra arrived in July of the same year to find the Presidio serving mostly as a hospital. The Spanish built a primitive mission and presidio structure on the hill near the river.

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in the construction of a stockade that, by 1772, included barracks for the soldiers; a storehouse for supplies; a house for the missionaries; and a chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired brick.

In August 1774, the Spanish missionaries moved the Mission San Diego de Alcalá to its present location 6 miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. Begun as a thatched chapel and compound built of willow poles, logs, and tules, the new mission was sacked and burned in the Kumeyaay uprising of November 5, 1775. The first adobe chapel was completed in October 1776, and the present church was begun the following year. A succession of building programs through 1813 resulted in the final plan that included the church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens, and cemetery. Orchards, reservoirs, and other agricultural installations were built to the south on the lower San Diego River alluvial terrace and were irrigated by a dam and aqueduct system. The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases.

As early as 1791, presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families, and sometime after 1800, soldiers and their families began to move down the hill near the San Diego River. Historian William Smythe noted that Don Blas Aguilar, who was born in 1811, remembered at least 15 such grants below Presidio Hill by 1821, of which only five were within the boundaries of what would become Old Town had houses in 1821. These were the retired commandant Francisco Ruiz's adobe (now known as the Carrillo Adobe), another building later owned by Henry Fitch on Calhoun Street, the Ybanes and Serrano houses on Juan Street near Washington Street, and a small adobe house on the main plaza owned by Juan Jose Maria Marron.

Mexican Period (1821-1846)

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants in the early 1820s, created the rancho system of large agricultural estates, secularized the Spanish missions in 1833, and oversaw the rise of the civilian pueblo. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. At this time, the town had a population of nearly 500 residents, later reaching a peak of roughly 600. By 1835 the presidio, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. However, the new Pueblo of San Diego did not prosper, as some other California towns did during the Mexican Period.

Secularization in what is now San Diego County triggered increased Native American hostilities against the Californios

CONTINUATION SHEET

Property Name: 12702 Oak Knoll Road (Property A)

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during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors, lead to San Diego's population decline to approximately 150 permanent residents by 1840. San Diego's official Pueblo status was removed by 1838, and it was made a subprefecture of the Los Angeles Pueblo. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations.

American Period (1846–Present)

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, but other prominent families opposed the United States' invasion. In December 1846, a group of Californios under Andres Pico engaged United States Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance was defeated in two small battles near Los Angeles, and effectively ended the resistance by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. In 1850, the Americanization of San Diego began to develop rapidly.

On February 18, 1850, the California State Legislature formally organized San Diego County. The first elections were held at San Diego and La Playa on April 1, 1850, for county officers. San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and development of a new town closer to the Bay. The failure of these plans, added to a severe drought that crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. These issues led to a drop in the town's population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town.

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "pre-fab" houses that were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown due to a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. During the Victorian Era of the late 1800s and early 1900s, the areas of Golden Hill, Uptown, Banker's Hill, and Sherman Heights were developed. Examples of the Victorian Era architectural styles remain in these communities, and in Little Italy, which developed at the same time. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing.

Development also spread to the greater North Park and Mission Hills areas during the early 1900s. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved. Barrio Logan began as a residential area, but because of proximity to rail freight and shipping freight docks, the area became more mixed, with conversion to industrial uses. This area was more suitable to industrial uses because land values were not

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Property Name: 12702 Oak Knoll Road (Property A)

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as high. Topographically, the area is more level, and it does not have views like the areas north of downtown. Various ethnic groups settled in the area because of the affordability of land ownership.

San Ysidro began to be developed around the turn of the twentieth century. The early settlers were followers of the Littlelanders colonies movement. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. Some of the prime citrus groves in California were in the Otay Mesa-Nestor area. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes.

San Diego State University was established in the 1920s, and the development of the State College area began, including development of the Navajo community as an outgrowth from the college area and from the west. There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. From Linda Vista, development spread north of Mission Valley to the Clairemont Mesa and Kearny Mesa areas. Development in these communities was mixed-use and residential on moderate-sized lots.

Tierrasanta, previously owned by the U.S. Navy, was developed in the 1970s. It was one of the first planned developments in the area with segregation of uses. Tierrasanta and many of the communities that have developed since, such as Rancho Penasquitos and Rancho Bernardo, represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks.

Historical Overview of the City of Poway

Poway was first recorded in 1828 as the valley of "Paguay" in documents from the Mission San Diego de Alcala. The valley owes its name to the tribes of San Diegueno Native Americans who inhabited the valley before the arrival of the Spanish in 1769. The native name of Paguay appeared on maps, such as the Rand McNally Atlases, as late as 1869. During Spanish rule, the valley was used for pasturing mission livestock, and its inhabitants were the Spanish Padres, Mission Indians, and nomadic bands of Native Americans (Poway Historical Book Committee 1981).

The first American settler believed to have established a homestead in Poway was Philip Crosthwaite, who built an adobe house and started a ranch in 1859. However, soon after, Crosthwaite sold his ranch to the Kerran Brothers and a woman known only Mrs. Anderson, who continued to maintain the ranch until 1874. Farmers had begun to settle within the valley and in 1874, the California State Legislature passed the "no-fence" law that required ranchers to keep cattle off farmers' property, even if the property is not bound by a fence. The Kerran ranch and others in the area were unable to comply with these rules and cattle disappeared from the landscape. Thus, the economy of the valley shifted to agriculture (Poway Historical Book Committee 1981; Granberry 1985).

By 1887, the population increased to 800 people, and the valley had a prosperous farming and dairying industry. The community had established a church, stores, school, and hotel, and there was the possibility two railroads would be built in the valley. This brought an increase in residents. The real-estate firm of Baird and Chapin was drawn to the prospects of the area. The firm planned residential communities around small parks in a subdivision plan called Piermont. However, the

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Property Name: 12702 Oak Knoll Road (Property A)

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railroad never materialized, settlers began to leave the valley, and the subdivision was never completed (Poway Historical Book Committee 1981).

Throughout the early 1900s, inhabitants faced drought and transportation difficulties, but Poway still thrived as a farming community. The valley was known for its peaches, vineyards, grain, and alfalfa. Transportation was limited to wagons and stagecoaches, so seeds were carried by wagon from San Diego using the old Pomerado Grade. The Poway Post Office was established in 1901 and received mail twice a day from two four-horse stagecoaches, one that traveled from Escondido every morning, and another from San Diego (Poway Historical Book Committee 1981; Stuart 1966).

Poway experienced periods of droughts that led to the decline of agriculture in the early 1900s. Although there was a local creek that supplied water fit for agriculture, the lack of easily available drinking water prevented the growth of the town until water districts formed after World War II. By 1954, the Poway Municipal Water District was created to utilize water from the Colorado River Aqueduct, and by 1957, the sewer system was completed and developers began building housing tracts. In 1971, the dam that created Lake Poway was constructed, and it became a stable source of water for the residents. At this time, Poway's economy was no longer supported by agriculture, and it instead became a residential community for people who worked throughout the San Diego Area (Poway City History).

In the 1970s, members of the community decided that Poway should become its own city. They wanted their own City Council so town decisions could be made by locals. A measure to incorporate Poway was put on a ballot in 1976, but voters were concerned that Poway would not have enough financial stability on its own, so they rejected the measure. By 1980, it was determined that Poway would be able to afford the cost of cityhood, and another election was held in November of that year. Over half the voters voted in favor of Poway becoming a city, and on December 1, 1980, it officially became the City of Poway under the motto, "The City in the Country." By 1981, Poway had its own City Council, City Hall, and Civic Center (Gorman 1985; Greeley 1981).

During the 2000s, the population of Poway steadily increased, reaching a peak in 2015 with about 50,000 citizens. Today, the population is comprised of 48,564 citizens, and Poway still maintains its rural identity as a small country city. Although the farming industry never returned, it is still a popular location for residents who work in San Diego (US Census Bureau 2022).

Rock Houses or Big Stone style (1890 - 1940)

Rock houses, either constructed of or clad in rocks, are present throughout California. The type of rock utilized for these homes is dependent on local geographic context, with the typology typically concentrated in areas with abundant accessible natural rocks, stones, and boulders. These residences are most obviously characterized by their simple, usually rectilinear forms with visible rocks on all elevations; rock houses frequently have few other decorative details. While it was common for rock houses to be built without the assistance of a formally trained architect, some of these residences were nonetheless constructed by skilled stonemasons or other tradespeople. Still other examples, like the rock houses of Poway, are more vernacular and utilitarian, often being built by their original owner out of readily available material. While rock houses can take on a variety of styles and forms depending on location, they are often both influenced by and representative of the Arts and Crafts movement, which emphasized the use of natural materials and harmony with nature. Some of these residences can take on elements of the Mission Revival style. Rock houses were constructed in California in beginning in the second half of the nineteenth century, with areas like Poway continuing to construct these homes until circa 1940. (Grimes 2016: 40; McAlester 2013; Smith 1991; Smith 1992; Emerson 2016).

There are numerous rock houses in Poway, largely due to the accessibility of rocks from area's many streams and hills.

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Property Name: 12702 Oak Knoll Road (Property A)

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Rock houses in Poway are generally referred to as being built in the Big Stone style. Frequently, Big Stone buildings were constructed using boulders and large rocks as their structural systems, but some buildings described as Big Stone in style, like the Harmon House on the Project Site, are simply clad in rock and stone. The 1992 Poway Historical Resources Inventory List includes approximately 21 buildings explicitly identified as Big Stone, including the Harmon House. In Poway, a notable concentration of Big Stone buildings is the Big Stone Lodge complex, a 1.7-acre former resort along Old Pomerado Road that was initially planned in 1920s, but abandoned during the Great Depression. Additional concentrations of Big Stone buildings are located in the Big Stone and Beeler Canyon areas of Poway, along Old Pomerado Road, and along Metate Lane. (Smith 2005; 1991; Smith 1992; SOHO 2018).

Character-defining features include:

- Built of stone or clad in stone (usually locally sourced)
- 1-2 stories in height
- Simple, usually rectilinear footprints
- Minimal decorative ornamentation
- Hipped or gabled roofs with overhanging eaves
- Small, recessed window openings

NRHP/CRHR Evaluation of Significance

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research of Property A did not find any associations with events that made a significant contribution to the broad patterns of history. Although the date of construction for Property A could not be definitively confirmed, it appears to have been constructed circa 1940. The property's original owners, Joe and John Markwalder, were farmers who likely constructed the property themselves. Poway was a primarily agrarian area beginning circa 1859. While Property A appears to have been constructed by farmers during this agricultural period and prior to the real estate boom in the 1950s that contributed to the area's increased residential suburbanization following the establishment of a water district, there is no indication that the construction of this specific residence marked a pivotal movement in the history of the neighborhood or city. Rather, it appears to have been constructed as a continuation of the agricultural, ranching, and residential functions in Poway that existed for decades. Property A was neither the first nor the last rock house to be constructed in Poway. The property is not known to be directly associated with events that have made a significant contribution to the history of Poway, California, or the United States; therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate any such direct association between individuals that are known to be historic figures at the national or state, level. The earliest ownership information available identified John and Joe Markwalder, farmers who immigrated to the United States from Switzerland around 1919, as the original owners of Property A. While research did not identify substantive information on subsequent owners, it appears that the house was later owned by a Mrs. Caine, who passed ownership to her niece, Mrs. Cook. The

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dates of occupancy for these individuals are unknown. The most recent identified occupants, from 1974, were Mr. and Mrs. Richard Miller. The property is owned by the Harmon family, and known as the Harmon House. However, research did not indicate the house was historically the residence of anyone with the name Harmon. Research did not identify information on the lives of each of the property owners or residents that would indicate they are individuals considered significant. Due to a lack of identified significant associations with important persons in history, Property A does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That 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.

Property A is a vernacular rock house constructed circa 1933-1940 with a 1974 addition at its rear north elevation. The property still visually reads as a rock house when viewed from the public-right-of way on Oak Knoll Drive, retaining its character-defining rock exterior cladding on its south, east, and west elevations. The 1974 addition on its north elevation, however, has affected the property's integrity, as elaborated upon in the "Integrity Discussion" below. As a result of this addition and smaller alterations such as window replacements on the south and west elevations, Property A's ability to convey the distinctive characteristics of its type or period has been diminished as it no longer appears to be a rock house from all elevations. In contrast to some rock houses in Poway, which use large boulders as their structural system, Property A is of wood frame construction clad in stone and rocks and does not appear to be distinctive or represent an innovative or noteworthy method of construction for rock houses.

Although an original building permit was not located, there is no indication that a master architect or firm designed the property. The residence may have been built by its original owners, John and Joe Markwalder, who were farmers. The property further does not appear to possess high artistic values by articulating a particular concept of design to the extent that it expresses an aesthetic ideal. Other than its rock cladding, the residence does not have notable design elements and it does not appear to be a unique example of its type in Poway.

The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. Property A does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties of the same construction period or type in the area. Therefore, Property A does not appear eligible NRHP Criterion C or CRHP Criterion 3.

Criterion D/4: That have yielded, or may be likely to yield information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. For more information on the archaeological resources associated with this Project site, please see the Cultural Resource Inventory Report for the Oak Knoll Property Project prepared by DeCarlo in 2022.

Integrity Discussion

Property A has not been moved and retains integrity of location. The earliest identified aerial photograph of the property shows that there was agricultural development directly surrounding the property; by 1978, however, extensive residential development was extant to the north of the property and today there are many houses adjacent to Property A (NETR 2022). Consequently, the property's integrity of setting has been diminished. In 1974, an addition was added to the north rear elevation of the original rock house. The addition is clad in wood shake shingles rather than stone and this addition may

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Property Name: 12702 Oak Knoll Road (Property A)

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have necessitated the demolition or removal of part of the property's original north wall and rock cladding. The windows on the property's primary south elevation and its east elevation have also been replaced. These alterations, most significantly the rear addition, have diminished the property's integrity of design, materials, and workmanship. These changes have also diminished the property's integrity of feeling. Research did not reveal that the property has an association with significant people or events in the City of Poway, thus it does not retain integrity of association. In summation, Property A retains its integrity of location, but lacks integrity of setting, design, materials, workmanship, feeling, and association.

City of Poway Statement of Significance

The property at Property B: 12650 Oak Knoll Road (APN: 317-500-13-00) does not meet any of the criteria for landmark listing by the City of Poway as demonstrated below.

Although Property A is not eligible as a landmark, it appears to still fulfill the minimum requirements of a Category C building. A Category C building must meet one of two minimum requirements (City of Poway, Subchapter 17.45.030, 1989):

- i. A good example of a period of architecture design or construction; however, the design is more commonplace and there are many similar structures, buildings, sites or objects in the City
- ii. It is an important resource; however, substantial alterations have severely compromised its historic, cultural, or architectural significance

In 1991, Smith & Associates identified Property A as meeting the minimum requirements of a Category C building. The report stated that Property A was an example of Big Stone architecture but was a "poor example" of its type (Smith 1991: 3). Dudek concurs with the finding that Property A meets the minimum requirements of a Category C building, as it does embody some the character-defining feature of the rock house typology but its integrity has been diminished due to the 1974 addition at the north rear and other smaller alterations, such as window replacements.

1 Its location is the site of a historic event having major significance to the City, State or United States.

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that Property A is related to historical events significant to the City of Poway and does not reflect elements associated with a historic event having major significance to the City of Poway, North San Diego County, the State of California or the United States. Therefore, Property A does not appear significant under City of Poway Criterion 1.

2 Its identification with a person or persons who have made a significant social, cultural or scientific contribution to the City, region, State or the United States.

As discussed in NRHP/CRHR Criterion B/2, archival research did not reveal that Property A was a location associated with a person or persons who made a significant social, cultural or scientific contribution to the City of Poway, North San Diego County, the State of California or United States. Therefore, Property A does not appear significant under City of Poway Criterion 2.

3 Its quality as one of the finest examples in the City of the work of an architect of major importance.

As discussed in NRHP/CRHR Criterion C/3, Property A does not appear to have been designed by an architect or firm of major importance; it appears the building was constructed by its original owners. Therefore, Property A does not appear significant under City of Poway Criterion 3.

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4 *Its identification as the work of a person or persons whose work has exerted a major influence on the heritage of the City, region, State or the United States.*

As discussed in NRHP/CRHR Criteria A/1 and C/3, archival research did not reveal that Property A was identified with the work of a person or persons whose work has exerted a major influence on the heritage of the City of Poway, North San Diego County, the state of California or the United States. Therefore, Property A does not appear significant under City of Poway Criterion 4.

5 *Its exemplification of an extraordinary class of architectural design, detail, materials or craftsmanship.*

As discussed in NRHP/CRHR Criteria C/3, Property A does not appear to exhibit an extraordinary class of architectural design, detail, materials, or craftsmanship. Property A is an example of a vernacular rock house but has been substantially altered so that its integrity of design, materials, and craftsmanship have been diminished. Therefore, Property B does not appear significant under City of Poway Criterion 5.

6 *Its potential of yielding historic/cultural information of major importance.*

As discussed in NRHP/CRHR Criteria D/4, Property A does not appear to have the potential to yield historic/cultural information of major importance. However, for more information on the archaeological resources associated with this Project site, please see DeCarlo 2022. Therefore, Property A does not appear significant under City of Poway Criterion 6.

7 *Its integrity as a natural feature that has made a major contribution to the community.*

Property A is a man-made building and does not contain a natural feature, such as a historic tree or important natural landmark, which has made a major contribution to the community. Therefore, Property A does not appear significant under City of Poway Criterion 7.

8 *Other attributes of the historic/cultural resource which are consistent with the Secretary of the Interior's Standards.*

Property A does not exhibit elements of historic preservation practices that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This property does not appear to exhibit elements that promote historic preservation best practices developed to protect our nation's irreplaceable cultural resources. Therefore, Property A does not appear significant under City of Poway Criterion 8.

Summary of Eligibility

Property A (12702 Oak Knoll Road) does not appear to meet NRHP, CRHR, or local City of Poway criteria for historical significance. As such, the property is not considered a CEQA historical resource.

12702 Oak Knoll Road (APN: 317-500-14-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a potential or existing historic district. Subchapter 17.45.050 of the City of Poway Municipal Code states that for a historic/cultural resource to be designated as a Poway historic landmark, it must meet the requirements of a Category A or B historic/cultural resource. In addition, the Development Services Department shall find that the

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Property Name: 12702 Oak Knoll Road (Property A)

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historic/cultural resource meets one of the eight criteria for local landmark designation. 12702 Oak Knoll Road does not meet the requirements of a Category A or B historic/cultural resource and further does not meet any of the criteria for landmark listing by the City of Poway.

Although 12702 Oak Knoll Road is not eligible as a landmark, it appears to fulfill the minimum requirements of a Category C building as a good example of a period of architecture design or construction with a commonplace design and appears to be an important resource with substantial alterations that have severely compromised its historic, cultural, or architectural significance

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

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

Other Listings _____
 Review Code _____

Reviewer _____

Date _____

Page 1 of 13 *Resource Name or #: (Assigned by recorder) 12650 Oak Knoll Road

P1. Other Identifier: Property B

*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 San Diego Date 2021 T 14S; R 2W; SW1/4 of SE1/4 of Sec 14; San Bernardino B.M.

c. Address 12650 Oak Knoll Road City Poway Zip 92064

d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 494712 mE/ 3645869 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN 317-500-13-00

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

12650 Oak Knoll Road is a one-story, single-family house constructed in 1957 (San Diego County Assessor). The house has elements of the Minimal Ranch style. The building has an L-shaped plan with a low-pitched, cross-hipped roof clad in composition shingles, with open eaves and exposed rafters. The main (south) elevation features a two-bay wide projection (west side). Cladding on the main elevation is divided along a horizontal line. On the east side, this is vertical wood board cladding along the top half of the wall and horizontal wood board cladding on the bottom half. [See Continuation Sheet]

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Primary (south) elevation, looking northeast (DSC04607), 05/04/2022

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1957 (San Diego County Assessor)

*P7. Owner and Address: Harmon Family Trust
2806 Fauborough Ct.
Fort Collins, CO 80525

*P8. Recorded by: (Name, affiliation, and address)
Nicole Frank, MSHP
Dudek, 38 N Marengo Avenue,
Pasadena, CA 91101

*P9. Date Recorded: 05/04/22

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2022. Historic Resources
Technical Report: Harmon Ranch,
Poway, California. Prepared July
2022.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 12650 Oak Knoll Road *NRHP Status Code 6Z

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B1. Historic Name: 12650 Oak Knoll Road

B2. Common Name: 12650 Oak Knoll Road

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Ranch

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

See Continuation Sheet for an alterations list based on archival research and on-site observation.

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

*B8. Related Features:

N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Ranch Style (1930-1975) Area N/A

Period of Significance 1957 Property Type Single-family residence Applicable Criteria N/A

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

Significance summary

12650 Oak Knoll Road (APN: 317-500-13-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a potential or existing historic district. It further does not meet any of the criteria for landmark listing by the City of Poway. As a building constructed in 1957 (after 1940), it does not meet the minimum requirements for any category of historical resource within the City of Poway. The recommended status code is 6Z: Found ineligible for NR, CR or Local designation through survey evaluation. [See Continuation Sheet]

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See Continuation Sheet for full list of references.

B13. Remarks:

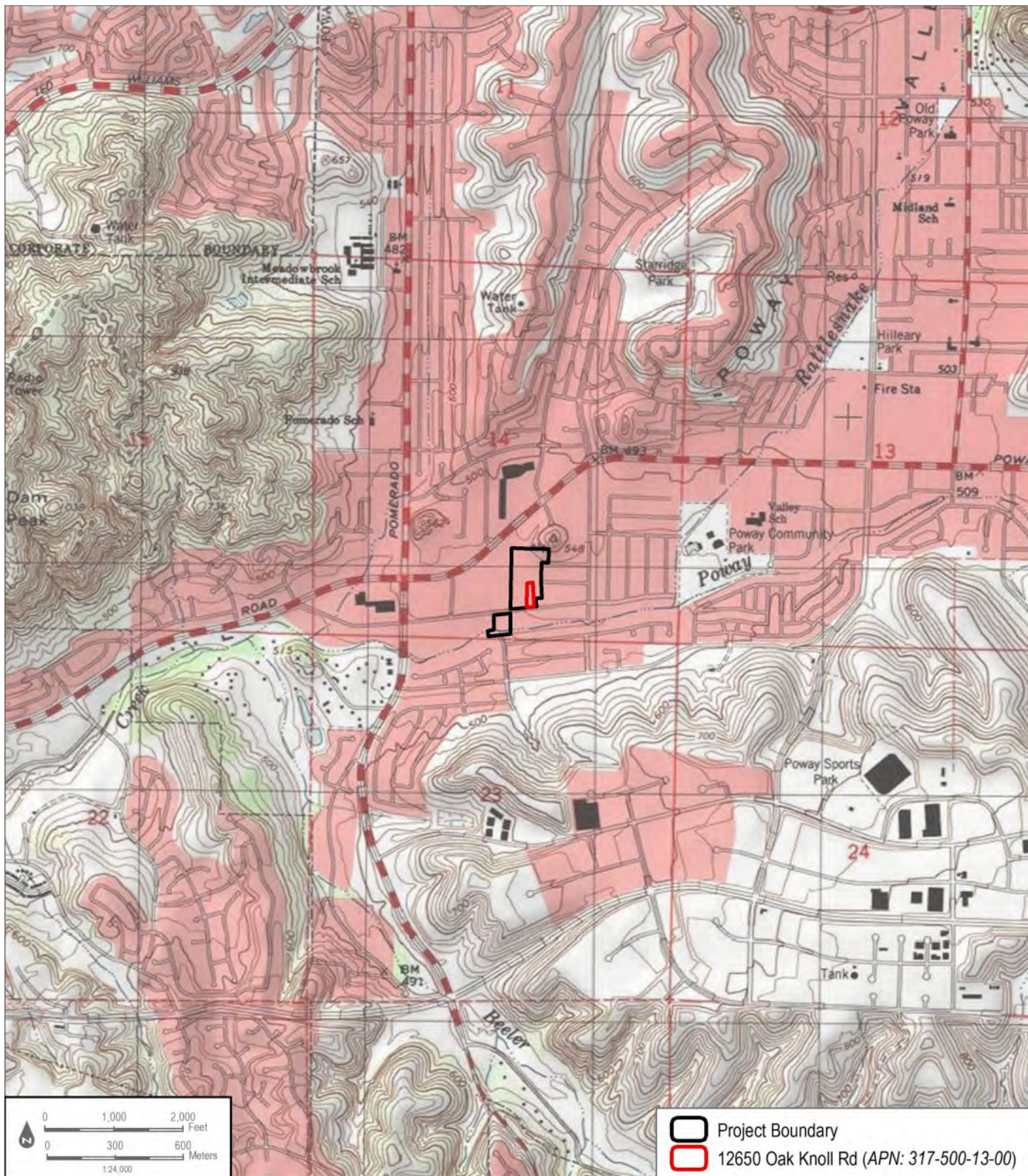
*B14. Evaluator: Katie Ahmanson, MHC and Allison Lyons, MSHP

*Date of Evaluation: 7/22/2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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*P3a. Description:

Fenestration is a sliding, aluminum sash window. A recessed entrance is centrally located at the intersection of the two masses of the L-shape plan. The entrance is a single panel door. The second, or western, mass of the L-shape is two bays wide and protrudes south with vertical wood board cladding along the top half of the wall and smooth stucco along the bottom half. A sliding aluminum frame entrance is on the east side of the elevation. The two-material cladding continues on the east side elevation. The east side elevation features two sliding windows with aluminum sash. The west side elevation is clad in smooth stucco and includes a multi-light casement window. The property is located in the middle of the block and is set back on its parcel with a grass lawn and concrete driveway. Alterations to the appear to include the replacement of the original window sash with vinyl (dates unknown).

*B6. Construction History *(continued from page 2)*:

The following list of known alterations to 12650 Oak Knoll Road was compiled through archival research, during the intensive survey. Unless indicated, the date of these alterations is unknown:

- Replacement vinyl windows, multiple elevations (observed, no date)
- Addition to the rear (observed, 2002)

*B10. Significance *(continued from page 2)*:

Historic Context

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1846), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1821)

The Spanish colonization of Alta California began in 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers, and missionaries to occupy and secure the northwestern borderlands of New Spain through the establishment of a Presidio, Mission, and Pueblo. The Spanish explorers first camped on the shore of the Bay in the area that is now downtown San Diego. Lack of water at this location, however, led to moving the camp on May 14, 1769, to a small hill closer to the San Diego River and near the Kumeyaay village of Cosoy. Father Junípero Serra arrived in July of the same year to find the Presidio serving mostly as a hospital. The Spanish built a primitive mission and presidio structure on the hill near the river.

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in the construction of a stockade

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that, by 1772, included barracks for the soldiers; a storehouse for supplies; a house for the missionaries; and a chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired brick.

In August 1774, the Spanish missionaries moved the Mission San Diego de Alcalá to its present location 6 miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. Begun as a thatched chapel and compound built of willow poles, logs, and tules, the new mission was sacked and burned in the Kumeyaay uprising of November 5, 1775. The first adobe chapel was completed in October 1776, and the present church was begun the following year. A succession of building programs through 1813 resulted in the final plan that included the church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens, and cemetery. Orchards, reservoirs, and other agricultural installations were built to the south on the lower San Diego River alluvial terrace and were irrigated by a dam and aqueduct system. The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases.

As early as 1791, presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families, and sometime after 1800, soldiers and their families began to move down the hill near the San Diego River. Historian William Smythe noted that Don Blas Aguilar, who was born in 1811, remembered at least 15 such grants below Presidio Hill by 1821, of which only five were within the boundaries of what would become Old Town had houses in 1821. These were the retired commandant Francisco Ruiz's adobe (now known as the Carrillo Adobe), another building later owned by Henry Fitch on Calhoun Street, the Ybanes and Serrano houses on Juan Street near Washington Street, and a small adobe house on the main plaza owned by Juan Jose Maria Marron.

Mexican Period (1821-1846)

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants in the early 1820s, created the rancho system of large agricultural estates, secularized the Spanish missions in 1833, and oversaw the rise of the civilian pueblo. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. At this time, the town had a population of nearly 500 residents, later reaching a peak of roughly 600. By 1835 the presidio, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. However, the new Pueblo of San Diego did not prosper, as some other California towns did during the Mexican Period.

Secularization in what is now San Diego County triggered increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors, lead to San Diego's population decline to approximately 150 permanent residents by 1840. San Diego's official Pueblo status was removed by 1838, and it was made a subprefecture of the Los Angeles Pueblo. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations.

American Period (1846-Present)

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The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, but other prominent families opposed the United States' invasion. In December 1846, a group of Californios under Andres Pico engaged United States Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance was defeated in two small battles near Los Angeles, and effectively ended the resistance by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. In 1850, the Americanization of San Diego began to develop rapidly.

On February 18, 1850, the California State Legislature formally organized San Diego County. The first elections were held at San Diego and La Playa on April 1, 1850, for county officers. San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and development of a new town closer to the Bay. The failure of these plans, added to a severe drought that crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. These issues led to a drop in the town's population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town.

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "pre-fab" houses that were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown due to a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. During the Victorian Era of the late 1800s and early 1900s, the areas of Golden Hill, Uptown, Banker's Hill, and Sherman Heights were developed. Examples of the Victorian Era architectural styles remain in these communities, and in Little Italy, which developed at the same time. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing.

Development also spread to the greater North Park and Mission Hills areas during the early 1900s. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved. Barrio Logan began as a residential area, but because of proximity to rail freight and shipping freight docks, the area became more mixed, with conversion to industrial uses. This area was more suitable to industrial uses because land values were not as high. Topographically, the area is more level, and it does not have views like the areas north of downtown. Various ethnic groups settled in the area because of the affordability of land ownership.

San Ysidro began to be developed around the turn of the twentieth century. The early settlers were followers of the Littlelanders colonies movement. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. Some of the prime citrus groves in California were in the Otay Mesa-Nestor area. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes.

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San Diego State University was established in the 1920s, and the development of the State College area began, including development of the Navajo community as an outgrowth from the college area and from the west. There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. From Linda Vista, development spread north of Mission Valley to the Clairemont Mesa and Kearny Mesa areas. Development in these communities was mixed-use and residential on moderate-sized lots.

Tierrasanta, previously owned by the U.S. Navy, was developed in the 1970s. It was one of the first planned developments in the area with segregation of uses. Tierrasanta and many of the communities that have developed since, such as Rancho Penasquitos and Rancho Bernardo, represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks.

Historical Overview of the City of Poway

Poway was first recorded in 1828 as the valley of "Paguay" in documents from the Mission San Diego de Alcalá. The valley owes its name to the tribes of San Diegueno Native Americans who inhabited the valley before the arrival of the Spanish in 1769. The native name of Paguay appeared on maps, such as the Rand McNally Atlases, as late as 1869. During Spanish rule, the valley was used for pasturing mission livestock, and its inhabitants were the Spanish Padres, Mission Indians, and nomadic bands of Native Americans (Poway Historical Book Committee 1981).

The first American settler believed to have established a homestead in Poway was Philip Crosthwaite, who built an adobe house and started a ranch in 1859. However, soon after, Crosthwaite sold his ranch to the Kerran Brothers and a woman known only Mrs. Anderson, who continued to maintain the ranch until 1874. Farmers had begun to settle within the valley and in 1874, the California State Legislature passed the "no-fence" law that required ranchers to keep cattle off farmers' property, even if the property is not bound by a fence. The Kerran ranch and others in the area were unable to comply with these rules and cattle disappeared from the landscape. Thus, the economy of the valley shifted to agriculture (Poway Historical Book Committee 1981; Granberry 1985).

By 1887, the population increased to 800 people, and the valley had a prosperous farming and dairying industry. The community had established a church, stores, school, and hotel, and there was the possibility two railroads would be built in the valley. This brought an increase in residents. The real-estate firm of Baird and Chapin was drawn to the prospects of the area. The firm planned residential communities around small parks in a subdivision plan called Piermont. However, the railroad never materialized, settlers began to leave the valley, and the subdivision was never completed (Poway Historical Book Committee 1981).

Throughout the early 1900s, inhabitants faced drought and transportation difficulties, but Poway still thrived as a farming community. The valley was known for its peaches, vineyards, grain, and alfalfa. Transportation was limited to wagons and stagecoaches, so seeds were carried by wagon from San Diego using the old Pomerado Grade. The Poway Post Office was established in 1901 and received mail twice a day from two four-horse stagecoaches, one that traveled from Escondido every morning, and another from San Diego (Poway Historical Book Committee 1981; Stuart 1966).

Poway experienced periods of droughts that led to the decline of agriculture in the early 1900s. Although there was a local

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creek that supplied water fit for agriculture, the lack of easily available drinking water prevented the growth of the town until water districts formed after World War II. By 1954, the Poway Municipal Water District was created to utilize water from the Colorado River Aqueduct, and by 1957, the sewer system was completed and developers began building housing tracts. In 1971, the dam that created Lake Poway was constructed, and it became a stable source of water for the residents. At this time, Poway's economy was no longer supported by agriculture, and it instead became a residential community for people who worked throughout the San Diego Area (Poway City History).

In the 1970s, members of the community decided that Poway should become its own city. They wanted their own City Council so town decisions could be made by locals. A measure to incorporate Poway was put on a ballot in 1976, but voters were concerned that Poway would not have enough financial stability on its own, so they rejected the measure. By 1980, it was determined that Poway would be able to afford the cost of cityhood, and another election was held in November of that year. Over half the voters voted in favor of Poway becoming a city, and on December 1, 1980, it officially became the City of Poway under the motto, "The City in the Country." By 1981, Poway had its own City Council, City Hall, and Civic Center (Gorman 1985; Greeley 1981).

During the 2000s, the population of Poway steadily increased, reaching a peak in 2015 with about 50,000 citizens. Today, the population is comprised of 48,564 citizens, and Poway still maintains its rural identity as a small country city. Although the farming industry never returned, it is still a popular location for residents who work in San Diego (US Census Bureau 2022).

Ranch Style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing in the mid-twentieth century. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes and Gardens*, and *House Beautiful*. Ranch houses were also popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans.

Ranch style houses are usually a one-story, single-family residence. Houses designed in this architectural style include several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dove-cotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009; Horak et.al. 2015; McAlester 2013).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Free-flowing interior spaces
- Designed connection to the outdoors

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- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimney details
- Attached garages often linked to residence by breezeways
- Combinations of stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window

NRHP/CRHR Evaluation of Significance

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research of 12650 Oak Knoll Road did not find any associations with events that made a significant contribution to the broad patterns of history. The property was completed in 1957, during a real estate boom brought on by a new sewer system that provided residences with access to a stable source of water. Despite the property reflecting the trend of Poway's residential growth during the late 1950s, there is no indication that the construction of this specific residence marked a pivotal movement in the history of the neighborhood or city. It was neither the first nor the last type and was merely following a continuous pattern of residential development that continued through the 1980s after Poway became a city. The property is not known to be directly associated with events that have made a significant contribution to the history of Poway; therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and 12650 Oak Knoll Road. The earliest ownership information available identified Richard and Helen Wexeberg as the owners of the property in 1964. The next known residents of the property were James and Joan French in 1971, Katie B. Carter in 1975, and Eugene and Barbara Pendell in 1976, followed by Thomas J. Kerr in 1998. Research found little additional information on the lives of each of the property owners that would indicate they are individuals considered significant in our past. Due to a lack of identified significant associations with important persons in history, 12650 Oak Knoll Road does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That 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.

12650 Oak Knoll Road does not embody distinctive characteristics of a type, period or method of construction. It is a typical example of a 1950s Ranch-style residence. There is nothing notable or unique about its design; it does not possess the distinctive characteristics of the Minimal Ranch style, and is executed in common materials. An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit for the property could not be found. There is no known architect or firm associated with the design or development of 12650 Oak Knoll Road. There is no indication that the property is a distinguished

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example of work that was designed by an architect or firm recognized as unique in the field of Ranch house design or single-family residential development. 12650 Oak Knoll Road does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 12650 Oak Knoll Road does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. Therefore, 12650 Oak Knoll Road is not significant under Criterion C/3.

Criterion D/4: That have yielded or may be likely to yield information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. For more information on the archaeological resources associated with this Project Site, please see the *Cultural Resource Inventory Report for the Oak Knoll Property Project* prepared by DeCarlo in 2022.

Integrity Discussion

12650 Oak Knoll Road contains one residence that has not been moved or relocated, thus it retains integrity of location. However, the surrounding neighborhood and streetscape have been altered since the 1957 residence was constructed. The integrity of setting has been diminished due to continued development in the area, particularly in the 1990s and early 2000s. The replacement of its original windows and the rear addition impact its integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the effect of these changes alterations. Research did not reveal that the property has an association with significant people or events in the City of Poway, thus it does not retain integrity of association. 12650 Oak Knoll Road retains integrity of location, but longer retains integrity of setting, design, materials, workmanship, feeling, and association.

City of Poway Statement of Significance

The property at 12650 Oak Knoll Road (APN: 317-500-13-00) does not meet any of the criteria for listing by the City of Poway as demonstrated below.

1. *Its location is the site of a historic event having major significance to the City, State or United States.*

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that 12650 Oak Knoll Road is related to historical events significant to the City of Poway and does not reflect elements associated with a historic event having major significance to the City of Poway, North San Diego County, the State of California or the United States. Therefore, 12650 Oak Knoll Road does not appear significant under City of Poway Criterion 1.

2. *Its identification with a person or persons who have made a significant social, cultural or scientific contribution to the City, region, State or the United States.*

As discussed in NRHP/CRHR Criterion B/2, archival research did not reveal that 12650 Oak Knoll Road was a location associated with a person or persons who made a significant social, cultural or scientific contribution to the City of Poway, North San Diego County, the State of California or United States. Therefore, 12650 Oak Knoll Road does not appear significant under City of Poway Criterion 2.

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- 3. Its quality as one of the finest examples in the City of the work of an architect of major importance.*

As discussed in NRHP/CRHR Criterion C/3, the building identified on 12650 Oak Knoll Road does not exemplify a fine example of the Minimal Ranch style in the City of Poway. No original building permit could be located for 12650 Oak Knoll Road. 12650 Oak Knoll Road does not appear to be the work of an architect of major importance. Therefore, 12650 Oak Knoll Road does not appear significant under City of Poway Criterion 3.

- 4. Its identification as the work of a person or persons whose work has exerted a major influence on the heritage of the City, region, State or the United States.*

As discussed in NRHP/CRHR Criteria A/1 and C/3, archival research did not reveal that 12650 Oak Knoll Road was identified with the work of a person or persons whose work has exerted a major influence on the heritage of the City of Poway, North San Diego County, the state of California or the United States. Therefore, 12650 Oak Knoll Road does not appear significant under City of Poway Criterion 4.

- 5. Its exemplification of an extraordinary class of architectural design, detail, materials or craftsmanship.*

As discussed in NRHP/CRHR Criteria C/3, 12650 Oak Knoll Road does not appear to exhibit an extraordinary class of architectural design, detail, materials, or craftsmanship. It is a typical example of a ubiquitous Minimal Ranch House design. Therefore, 12650 Oak Knoll Road does not appear significant under City of Poway Criterion 5.

- 6. Its potential of yielding historic/cultural information of major importance.*

As discussed in NRHP/CRHR Criteria D/4, 12650 Oak Knoll Road does not appear to have the potential to yield historic/cultural information of major importance. However, for more information on the archaeological resources associated with this Project Site, please see DeCarlo 2022. Therefore, 12650 Oak Knoll Road does not appear significant under City of Poway Criterion 6.

- 7. Its integrity as a natural feature that has made a major contribution to the community.*

12650 Oak Knoll Road is a man-made building and does not contain a natural feature, such as a historic tree or important natural landmark, which has made a major contribution to the community. Therefore, 12650 Oak Knoll Road does not appear significant under City of Poway Criterion 7.

- 8. Other attributes of the historic/cultural resource which are consistent with the Secretary of the Interior's Standards.*

12650 Oak Knoll Road does not exhibit elements of historic preservation practices that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This property does not appear to exhibit elements that promote historic preservation best practices developed to protect our nation's irreplaceable cultural resources. Therefore, 12650 Oak Knoll Road does not appear significant under City of Poway Criterion 8.

Summary of Findings

12650 Oak Knoll Road (APN: 317-500-13-00) does not meet any of the criteria for listing in the NRHP or CRHR, either

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individually or as part of a potential or existing historic district. It further does not meet any of the criteria for landmark listing by the City of Poway. As a building constructed in 1957 (after 1940), it does not meet the minimum requirements for any category of historical resource within the City of Poway. The recommended status code is 6Z: Found ineligible for NR, CR or Local designation through survey evaluation.

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

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

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 14 *Resource Name or #: (Assigned by recorder) 12624 Oak Knoll Road

P1. Other Identifier: Property C

- *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 San Diego Date 2021 T 14S; R 2W; SW1/4 of SE1/4 of Sec 14; San Bernardino B.M.
- c. Address 12624 Oak Knoll Road City Poway Zip 92064
- d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 494637 mE/ 3645844 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
 APN 317-500-11-00

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

12624 Oak Knoll Road is a one-story, single-family house constructed in 1959, with two ancillary buildings on the rear of the parcel (San Diego County Assessor). The house has elements of the Minimal Ranch style. The building has a rectangular plan with a low-pitched, side-gabled roof clad in composition shingles, with open eaves, exposed rafters, and an overhang that extends above the entry porch. Cladding is rough textured stucco with vertical wood board cladding along the central entrance porch. The main (south) elevation is divided into five bays. [See Continuation Sheet]

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Primary (south) elevation, looking northwest (DSC04603), 05/04/2022

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1959 (San Diego County Assessor)

*P7. Owner and Address: Harmon Family Trust
2806 Fauborough Ct.
Fort Collins, CO 80525

*P8. Recorded by: (Name, affiliation, and address)
Nicole Frank, MSHP
Dudek, 38 N Marengo Avenue,
Pasadena, CA 91101

*P9. Date Recorded: 05/04/22

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2022. Historic Resources
Technical Report: Harmon Ranch,
Poway, California. Prepared July
2022.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 12624 Oak Knoll Road *NRHP Status Code 6Z

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B1. Historic Name: 12624 Oak Knoll Road

B2. Common Name: 12624 Oak Knoll Road

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: Minimal Ranch

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

See Continuation Sheet for an alterations list based on archival research and on-site observation.

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

*B8. Related Features:

N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Ranch Style (1930-1975) Area N/A

Period of Significance 1959 Property Type Single-family residence Applicable Criteria N/A

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

Significance summary

12624 Oak Knoll Road (APN: 317-500-11-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a potential or existing historic district. It further does not meet any of the criteria for landmark listing by the City of Poway. As a building constructed in 1959 (after 1940), it does not meet the minimum requirements for any category of historical resource within the City of Poway. The recommended status code is 6Z: Found ineligible for NR, CR or Local designation through survey evaluation. [See Continuation Sheet]

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See Continuation Sheet for full list of references.

B13. Remarks:

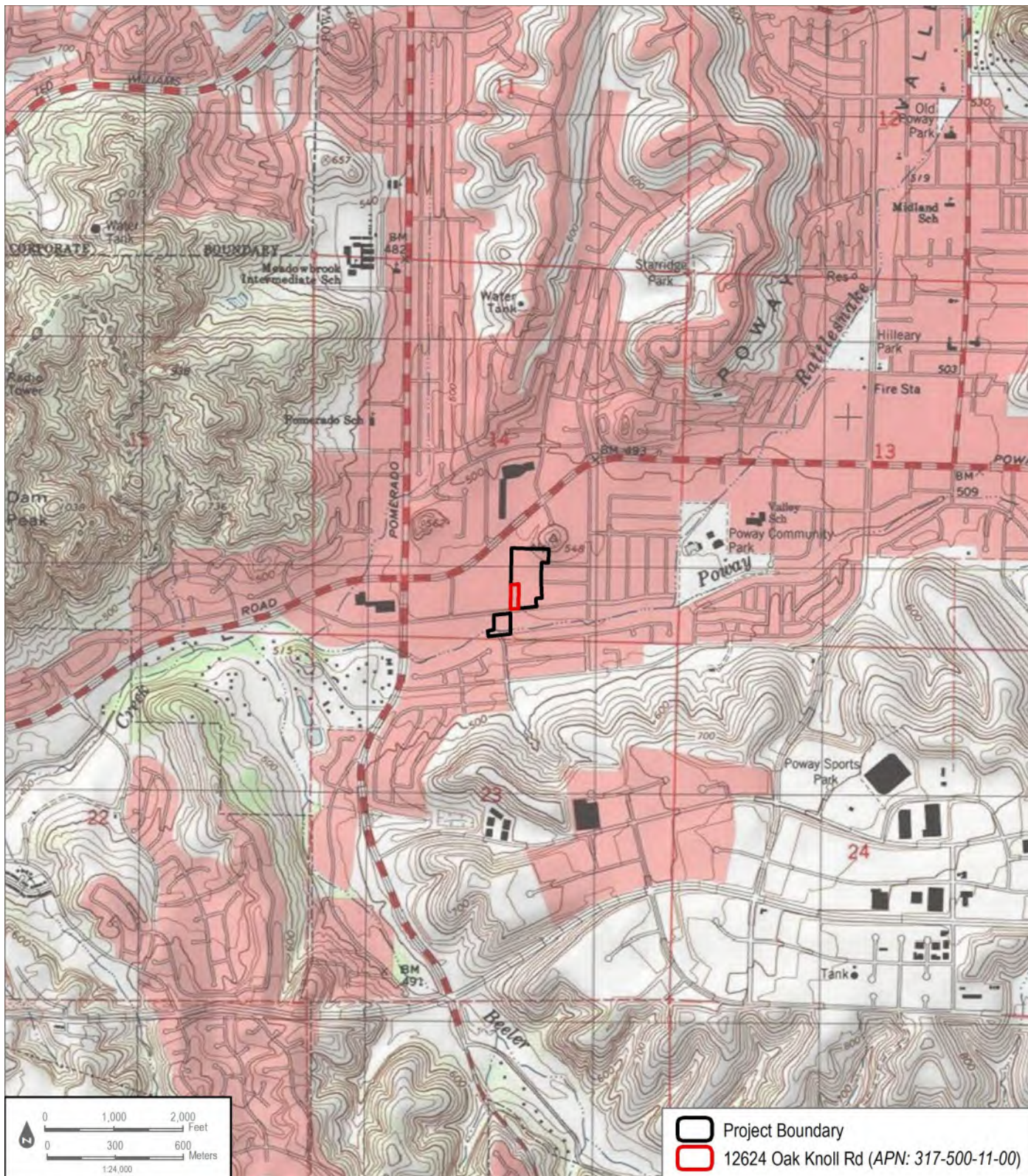
*B14. Evaluator: Katie Ahmanson, MHC and Allison Lyons, MSHP

*Date of Evaluation: 7/22/2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





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Property Name: 12624 Oak Knoll Road

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*P3a. Description:

A double-light sliding window is featured within the first bay. A brick-clad chimney with a concrete cap extends above the roofline in the second bay where the roofline extends over the porch. Within the porch, there is a large centrally placed, five-over-five square light wood sash window and single main entry door, obscured by a security door. The entrance porch is accessed by stone concrete to the east of the porch foundation. Wood posts along the perimeter of the porch support the overhang above. To the east of the entrance is a small double-hung window and multi-light sliding window, in the fourth and fifth bays, respectively. A multipaneled wood garage door is featured on the far east side of the main elevation and leads to the attached garage. A wood picket fence extends from the west side of the main elevation to the property line. The west side elevation is clad in rough textured stucco and includes two double light sliding windows, as well as a centrally located decorative vent beneath the pitch of the gable. On the east side elevation is a single, central multi-light fixed window. The two ancillary buildings sit on the east side of the northeast rear of the property. One furthest south features a vertical wood board clad rectangular mass topped by a side gable, wood shingle roof with open eaves, exposed rafters, and a wide overhang supported by wood posts to cover a surrounding porch. The other is just north of the first ancillary building and has a modular composition with a side gable and shed roof. The property is located in the center of a primarily residential block and set back on its parcel with an open lawn, and a concrete driveway leading to the attached garage. Alterations to the residence appear to be the replacement of the original garage door, and the replacement of the original window sash with vinyl (dates unknown).

*B6. Construction History *(continued from page 2)*:

The following list of known alterations to 12624 Oak Knoll Road was compiled through archival research and during the intensive survey. Unless indicated, the date of these alterations is unknown:

- Replacement vinyl windows, multiple elevations (observed, no date)
- Addition of a rectangular ancillary building on the northeast side of the property (observed, 1978)
- Addition of a rectangular ancillary building on the northwest side (observed, 1978)
- Addition of a pool on the southwest side of the backyard, directly behind the residence (observed, 1978)
- Replacement of original garage door (observed, 2014)
- Front addition to the ancillary building on the northeast side of the property (observed, 2014)
- Replacement of wood fence (observed, 2015)

*B10. Significance *(continued from page 2)*:

Historic Context

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1846), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period

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when California became a territory of the United States.

Spanish Period (1769-1821)

The Spanish colonization of Alta California began in 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers, and missionaries to occupy and secure the northwestern borderlands of New Spain through the establishment of a Presidio, Mission, and Pueblo. The Spanish explorers first camped on the shore of the Bay in the area that is now downtown San Diego. Lack of water at this location, however, led to moving the camp on May 14, 1769, to a small hill closer to the San Diego River and near the Kumeyaay village of Cosoy. Father Junípero Serra arrived in July of the same year to find the Presidio serving mostly as a hospital. The Spanish built a primitive mission and presidio structure on the hill near the river.

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in the construction of a stockade that, by 1772, included barracks for the soldiers; a storehouse for supplies; a house for the missionaries; and a chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired brick.

In August 1774, the Spanish missionaries moved the Mission San Diego de Alcalá to its present location 6 miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. Begun as a thatched chapel and compound built of willow poles, logs, and tules, the new mission was sacked and burned in the Kumeyaay uprising of November 5, 1775. The first adobe chapel was completed in October 1776, and the present church was begun the following year. A succession of building programs through 1813 resulted in the final plan that included the church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens, and cemetery. Orchards, reservoirs, and other agricultural installations were built to the south on the lower San Diego River alluvial terrace and were irrigated by a dam and aqueduct system. The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases.

As early as 1791, presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families, and sometime after 1800, soldiers and their families began to move down the hill near the San Diego River. Historian William Smythe noted that Don Blas Aguilar, who was born in 1811, remembered at least 15 such grants below Presidio Hill by 1821, of which only five were within the boundaries of what would become Old Town had houses in 1821. These were the retired commandant Francisco Ruiz's adobe (now known as the Carrillo Adobe), another building later owned by Henry Fitch on Calhoun Street, the Ybanes and Serrano houses on Juan Street near Washington Street, and a small adobe house on the main plaza owned by Juan Jose Maria Marron.

Mexican Period (1821-1846)

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants in the early 1820s, created the rancho system of large agricultural estates, secularized the Spanish missions in 1833, and oversaw the rise of the civilian pueblo. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. At this time, the town had a population of nearly 500 residents,

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later reaching a peak of roughly 600. By 1835 the presidio, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. However, the new Pueblo of San Diego did not prosper, as some other California towns did during the Mexican Period.

Secularization in what is now San Diego County triggered increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors, led to San Diego's population decline to approximately 150 permanent residents by 1840. San Diego's official Pueblo status was removed by 1838, and it was made a subprefecture of the Los Angeles Pueblo. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents. The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations.

American Period (1846–Present)

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, but other prominent families opposed the United States' invasion. In December 1846, a group of Californios under Andres Pico engaged United States Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance was defeated in two small battles near Los Angeles, and effectively ended the resistance by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. In 1850, the Americanization of San Diego began to develop rapidly.

On February 18, 1850, the California State Legislature formally organized San Diego County. The first elections were held at San Diego and La Playa on April 1, 1850, for county officers. San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and development of a new town closer to the Bay. The failure of these plans, added to a severe drought that crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. These issues led to a drop in the town's population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town.

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "pre-fab" houses that were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown due to a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. During the Victorian Era of the late 1800s and early 1900s, the areas of Golden Hill, Uptown, Banker's Hill, and Sherman Heights were developed. Examples of the Victorian Era architectural styles remain in these communities, and in Little Italy, which developed at the same time. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing.

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Development also spread to the greater North Park and Mission Hills areas during the early 1900s. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved. Barrio Logan began as a residential area, but because of proximity to rail freight and shipping freight docks, the area became more mixed, with conversion to industrial uses. This area was more suitable to industrial uses because land values were not as high. Topographically, the area is more level, and it does not have views like the areas north of downtown. Various ethnic groups settled in the area because of the affordability of land ownership.

San Ysidro began to be developed around the turn of the twentieth century. The early settlers were followers of the Littlelanders colonies movement. There, the pattern of development was designed to accommodate small plots of land for each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. Some of the prime citrus groves in California were in the Otay Mesa-Nestor area. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes.

San Diego State University was established in the 1920s, and the development of the State College area began, including development of the Navajo community as an outgrowth from the college area and from the west. There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. From Linda Vista, development spread north of Mission Valley to the Clairemont Mesa and Kearny Mesa areas. Development in these communities was mixed-use and residential on moderate-sized lots.

Tierrasanta, previously owned by the U.S. Navy, was developed in the 1970s. It was one of the first planned developments in the area with segregation of uses. Tierrasanta and many of the communities that have developed since, such as Rancho Penasquitos and Rancho Bernardo, represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks.

Historical Overview of the City of Poway

Poway was first recorded in 1828 as the valley of "Paguay" in documents from the Mission San Diego de Alcalá. The valley owes its name to the tribes of San Diegueno Native Americans who inhabited the valley before the arrival of the Spanish in 1769. The native name of Paguay appeared on maps, such as the Rand McNally Atlases, as late as 1869. During Spanish rule, the valley was used for pasturing mission livestock, and its inhabitants were the Spanish Padres, Mission Indians, and nomadic bands of Native Americans (Poway Historical Book Committee 1981).

The first American settler believed to have established a homestead in Poway was Philip Crosthwaite, who built an adobe house and started a ranch in 1859. However, soon after, Crosthwaite sold his ranch to the Kerran Brothers and a woman known only Mrs. Anderson, who continued to maintain the ranch until 1874. Farmers had begun to settle within the valley and in 1874, the California State Legislature passed the "no-fence" law that required ranchers to keep cattle off farmers' property, even if the property is not bound by a fence. The Kerran ranch and others in the area were unable to comply with these rules and cattle disappeared from the landscape. Thus, the economy of the valley shifted to agriculture (Poway

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Historical Book Committee 1981; Granberry 1985).

By 1887, the population increased to 800 people, and the valley had a prosperous farming and dairying industry. The community had established a church, stores, school, and hotel, and there was the possibility two railroads would be built in the valley. This brought an increase in residents. The real-estate firm of Baird and Chapin was drawn to the prospects of the area. The firm planned residential communities around small parks in a subdivision plan called Piermont. However, the railroad never materialized, settlers began to leave the valley, and the subdivision was never completed (Poway Historical Book Committee 1981).

Throughout the early 1900s, inhabitants faced drought and transportation difficulties, but Poway still thrived as a farming community. The valley was known for its peaches, vineyards, grain, and alfalfa. Transportation was limited to wagons and stagecoaches, so seeds were carried by wagon from San Diego using the old Pomerado Grade. The Poway Post Office was established in 1901 and received mail twice a day from two four-horse stagecoaches, one that traveled from Escondido every morning, and another from San Diego (Poway Historical Book Committee 1981; Stuart 1966).

Poway experienced periods of droughts that led to the decline of agriculture in the early 1900s. Although there was a local creek that supplied water fit for agriculture, the lack of easily available drinking water prevented the growth of the town until water districts formed after World War II. By 1954, the Poway Municipal Water District was created to utilize water from the Colorado River Aqueduct, and by 1957, the sewer system was completed and developers began building housing tracts. In 1971, the dam that created Lake Poway was constructed, and it became a stable source of water for the residents. At this time, Poway's economy was no longer supported by agriculture, and it instead became a residential community for people who worked throughout the San Diego Area (Poway City History).

In the 1970s, members of the community decided that Poway should become its own city. They wanted their own City Council so town decisions could be made by locals. A measure to incorporate Poway was put on a ballot in 1976, but voters were concerned that Poway would not have enough financial stability on its own, so they rejected the measure. By 1980, it was determined that Poway would be able to afford the cost of cityhood, and another election was held in November of that year. Over half the voters voted in favor of Poway becoming a city, and on December 1, 1980, it officially became the City of Poway under the motto, "The City in the Country." By 1981, Poway had its own City Council, City Hall, and Civic Center (Gorman 1985; Greeley 1981).

During the 2000s, the population of Poway steadily increased, reaching a peak in 2015 with about 50,000 citizens. Today, the population is comprised of 48,564 citizens, and Poway still maintains its rural identity as a small country city. Although the farming industry never returned, it is still a popular location for residents who work in San Diego (US Census Bureau 2022).

Ranch Style (1930-1975)

Ranch-style houses in California reflect a national trend of fascination with the "Old West" and were a building style of choice for tract housing in the mid-twentieth century. Ranch homes were originally developed in the western and southwestern United States, but quickly gained national popularity through the dissemination of do-it-yourself manuals and plans in national magazines such as *Sunset*, *Better Homes and Gardens*, and *House Beautiful*. Ranch houses were also popular as a custom-built type of housing, which was especially popular in the later 1940s and 1950s. Ranch houses were typically built between 1930 and 1975, but peaked in the 1950s, as the most prevalent type of post-World War II suburban tract-style housing, often housing veterans who secured housing with FHA loans.

Ranch style houses are usually a one-story, single-family residence. Houses designed in this architectural style include

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several identifying characteristics such as rambling, elongated plans; a horizontal emphasis; general asymmetry; free-flowing interior spaces; and a designed connection to the outdoors. Features such as low-pitched roofs with wide eaves, a combination of cladding materials including board-and-batten siding, brick and stone chimneys, and large picture windows were commonly applied and evoked an aesthetic that was reminiscent of these past architectural traditions. Decorative features such as wood shutters and dovescotes were often added to enhance the rusticated appearance of Ranch houses (Grimes and Chiang 2009; Horak et.al. 2015; McAlester 2013).

Character-defining features include:

- Rambling, elongated plans with a horizontal emphasis
- 1-2 stories in height
- Low-pitched gabled or hipped roofs with overhanging, open eaves
- General asymmetry
- Free-flowing interior spaces
- Designed connection to the outdoors
- Cladding featuring stucco, board and batten, shingles, clapboard, or a combination of materials
- Brick or stone chimney details
- Attached garages often linked to residence by breezeways
- Combinations of stone, brick, board and batten, clapboard, or horizontal wood siding used for accent on walls, secondary cladding types, and planters
- Functional and non-functional shutters details as trim around windows
- Fenestration may include a picture window

NRHP/CRHR Evaluation of Significance

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

Archival research of 12624 Oak Knoll Road did not reveal any associations with events that made a significant contribution to the broad patterns of history. The property was completed in 1959, during a real estate boom brought on by a new sewer system that provided residences with access to a stable source of water. Despite the property reflecting the trend of Poway's residential growth during the late 1950s, there is no indication that the construction of this specific residence marked a pivotal movement in the history of the neighborhood or city. It was neither the first nor the last type and was merely following a continuous pattern of residential development that continued through the 1980s after Poway became a city. The property is not known to be directly associated with events that have made a significant contribution to the history of Poway, therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and 12624 Oak Knoll Road. The earliest ownership information identified that Mr. and Mrs. Everett P. McMahan owned the property in 1963. The next known owners of the property were Edward K. Harmon and Joyce Juanita Harmon. The property has been owned by the

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Harmon family since 1966. Edward K. Harmon was born in Arkansas in 1928. Joyce Juanita Harmon was born in Arkansas in 1931. The couple moved to Poway in 1966 and appear to have resided at 12624 Oak Knoll Road for several decades. Edward Harmon served in the US Navy, reaching the rank of Commander before retiring in 1978. Joyce and Edward Harmon worked in real estate and were active members of many local clubs and organizations. Joyce passed away in 2000 and Edward died in 2015. Despite the Harmons' role as prominent and active members of their community, research did not reveal information that would indicate Edward and Joyce Harmon are individuals considered significant in our past. Due to a lack of identified significant associations with important persons in history, 12624 Oak Knoll Road does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That 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.

12624 Oak Knoll Road does not embody distinctive characteristics of a type, period or method of construction. It is a typical example of a 1950s Ranch-style residence. There is nothing notable or unique about its design; it does not possess the distinctive characteristics of any particular style, and is executed in common materials. An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit for the 12624 Oak Knoll Road could not be found. There is no known architect or firm associated with the design or development of 12624 Oak Knoll Road. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of Ranch house design or single-family residential development. 12624 Oak Knoll Road does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. 12624 Oak Knoll Road does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. Therefore, 12624 Oak Knoll Road is not significant under Criterion C/3.

Criterion D/4: That have yielded or may be likely to yield information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. For more information on the archaeological resources associated with this Project Site, please see the *Cultural Resource Inventory Report for the Oak Knoll Property Project* prepared by DeCarlo in 2022.

Integrity Discussion

12624 Oak Knoll Road contains one residence that has not been moved or relocated, thus it retains integrity of location. However, the surrounding neighborhood and streetscape have been by continued development in the area, particularly in the 1990s and early 2000s, changing the setting of since the 1959 residence. The replacement of its original windows, addition of ancillary buildings, addition of a pool, and replacement of the garage door and fence impact its integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the effect of these changes alterations. Research did not reveal that the property has an association with significant people or events in the City of Poway, thus it does not retain integrity of association. 12624 Oak Knoll Road retains integrity of location, but longer retains integrity of setting, design, materials, workmanship, feeling, and association.

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City of Poway Statement of Significance

The property 12624 Oak Knoll Road (APN: 317-500-13-00) does not meet any of the criteria for listing by the City of Poway as demonstrated below.

1. *Its location is the site of a historic event having major significance to the City, State or United States.*

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that 12624 Oak Knoll Road was related to historical events significant to the City of Poway and does not reflect elements associated with a historic event having major significance to the City of Poway, North San Diego County, the State of California or the United States. Therefore, 12624 Oak Knoll Road does not appear significant under City of Poway Criterion 1.

2. *Its identification with a person or persons who have made a significant social, cultural or scientific contribution to the City, region, State or the United States.*

As discussed in NRHP/CRHR Criterion B/2, archival research did not reveal that 12624 Oak Knoll Road was identified with a person or persons who made a significant social, cultural or scientific contribution to the City of Poway, North San Diego County, the State of California or the United States. The earliest ownership information identified that Mr. and Mrs. Everett P. McMahan owned the property in 1963. The next known owners of the property were Edward K. Harmon and Joyce Juanita Harmon. The property has been owned by the Harmon family since 1966. Edward K. Harmon was born in Arkansas in 1928. Joyce Juanita Harmon was born in Arkansas in 1931. The couple moved to Poway in 1966 and appear to have resided at 12624 Oak Knoll Road for several decades. Edward Harmon served in the US Navy, reaching the rank of Commander before retiring in 1978. Joyce and Edward Harmon worked in real estate and were active members of many local clubs and organizations. Joyce passed away in 2000 and Edward died in 2015. Despite the Harmons' role as prominent and active members of their community, research did not reveal information that would indicate Edward and Joyce Harmon are individuals considered significant in our past. Therefore, 12624 Oak Knoll Road does not appear significant under City of Poway Criterion 2.

3. *Its quality as one of the finest examples in the City of the work of an architect of major importance.*

As discussed in NRHP/CRHR Criterion C/3, the building identified on 12624 Oak Knoll Road does not exemplify a fine example of the Minimal Ranch style in the City of Poway. No original building permit was found and there is no indication the residence is the work of an architect of major importance. Therefore, 12624 Oak Knoll Road does not appear significant under City of Poway Criterion

4. *Its identification as the work of a person or persons whose work has exerted a major influence on the heritage of the City, region, State or the United States.*

As discussed in NRHP/CRHR Criteria A/1 and C/3, archival research did not reveal that 12624 Oak Knoll Road was identified with the work of a person or persons whose work has exerted a major influence on the heritage of the City of Poway, North San Diego County, the state of California or the United States. Therefore, 12624 Oak Knoll Road does not appear significant under City of Poway Criterion 4.

5. *Its exemplification of an extraordinary class of architectural design, detail, materials or craftsmanship.*

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As discussed in NRHP/CRHR Criteria C/3, 12624 Oak Knoll Road does not appear to exhibit an extraordinary class of architectural design, detail, materials or craftsmanship. It is a typical example of a ubiquitous Minimal Ranch House design. Therefore, 12624 Oak Knoll Road does not appear significant under City of Poway Criterion 5.

6. *Its potential of yielding historic/cultural information of major importance.*

As discussed in NRHP/CRHR Criteria D/4, 12624 Oak Knoll Road does not appear to have the potential to yield historic/cultural information of major importance. However, for more information on the archaeological resources associated with this Project Site, please see DeCarlo 2022. Therefore, 12624 Oak Knoll Road does not appear significant under City of Poway Criterion 6.

7. *Its integrity as a natural feature that has made a major contribution to the community.*

12624 Oak Knoll Road is a man-made building and does not contain a natural feature, such as a historic tree or important natural landmark has made a major contribution to the community. Therefore, 12624 Oak Knoll Road does not appear significant under City of Poway Criterion 7.

8. *Other attributes of the historic/cultural resource which are consistent with the Secretary of the Interior's Standards.*

12624 Oak Knoll Road does not exhibit elements of historic preservation practices that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This property does not appear to exhibit elements that promote historic preservation best practices developed to protect our nation's irreplaceable cultural resources. Therefore, 12624 Oak Knoll Road does not appear significant under City of Poway Criterion 8.

Summary of Findings

12624 Oak Knoll Road (APN: 317-500-11-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a potential or existing historic district. It further does not meet any of the criteria for landmark listing by the City of Poway. As a building constructed in 1959 (after 1940), it does not meet the minimum requirements for any category of historical resource within the City of Poway. The recommended status code is 6Z: Found ineligible for NR, CR or Local designation through survey evaluation.

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

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

Other Listings _____
Review Code _____

Reviewer _____

Date _____

Page 1 of 13 *Resource Name or #: (Assigned by recorder) 12623 Oak Knoll Road

P1. Other Identifier: Property D

*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 San Diego Date 2021 T 14S; R 2W; SW1/4 of SE1/4 of Sec 14; San Bernardino B.M.

c. Address 12623 Oak Knoll Road City Poway Zip 92064

d. UTM: (Give more than one for large and/or linear resources) Zone 11N, 494603 mE/ 3645797 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 317-501-02-00

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

12623 Oak Knoll Road is a one-story, single-family residence with an ancillary building to the rear of the property. It was constructed in 1946 (San Diego County Assessor). The residence is divided into two masses with an L-shaped plan. The front mass (long side of the L) is clad with a vertical wood board and batten. The front mass is topped by a flat roof with closed eaves. A side gable roof clad in corrugated metal with open eaves tops the second mass. [See Continuation Sheet]

*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Primary (north) elevation, looking southwest (DSC04599), 05/04/2022

*P6. Date Constructed/Age and Source: Historic Prehistoric Both 1959 (San Diego County Assessor)

*P7. Owner and Address: Harmon Family Trust
2806 Fauborough Ct.
Fort Collins, CO 80525

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

Nicole Frank, MSHP
Dudek, 38 N Marengo Avenue,
Pasadena, CA 91101

*P9. Date Recorded: 05/04/22

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Dudek. 2022. Historic Resources
Technical Report: Harmon Ranch,
Poway, California. Prepared July
2022.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 12624 Oak Knoll Road *NRHP Status Code 6Z

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B1. Historic Name: 12624 Oak Knoll Road

B2. Common Name: 12624 Oak Knoll Road

B3. Original Use: Single-family residence B4. Present Use: Single-family residence

*B5. Architectural Style: N/A

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

See Continuation Sheet for an alterations list based on archival research and on-site observation.

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

*B8. Related Features:

N/A

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance 1939 Property Type N/A Applicable Criteria N/A

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

Property D: 12623 Oak Knoll Road (APN: 317-501-02-00) does not meet any of the criteria for listing in the NRHP or CRHR, either individually or as part of a potential or existing historic district, as demonstrated below. 12623 Oak Knoll Road further does not meet any of the criteria for landmark listing by the City of Poway as demonstrated below. The building was previously identified as Poway Historic Site 112 (Smith 1992: 6). In this identification, the property is described as a house of lath and board construction from the 1920s. The building currently on the property is a wood, board-and-batten house, which indicates the building has been substantially altered since its identification on the Poway Historic Sites list. The San Diego County Assessor recorded the year of construction as 1946, but a building appears on the earliest available historic aerial photographs of the property from 1939. It is not known if the building present in 1939 is the building currently present on the property. It is possible that the property fulfills the minimum requirements of a Category D building, which includes properties built prior to 1940 that are clearly not significant in terms of architectural style, appearance, design, construction, or association with important persons or events in City history. Therefore, Property D is of historic age, but does not appear to have significance as a historical resource. The building does not appear eligible for listing as a historical resource. The recommended status code is 6Z: Found ineligible for NRHP, CRHR or Local designation through survey evaluation. [See Continuation Sheet]

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See Continuation Sheet for full list of references.

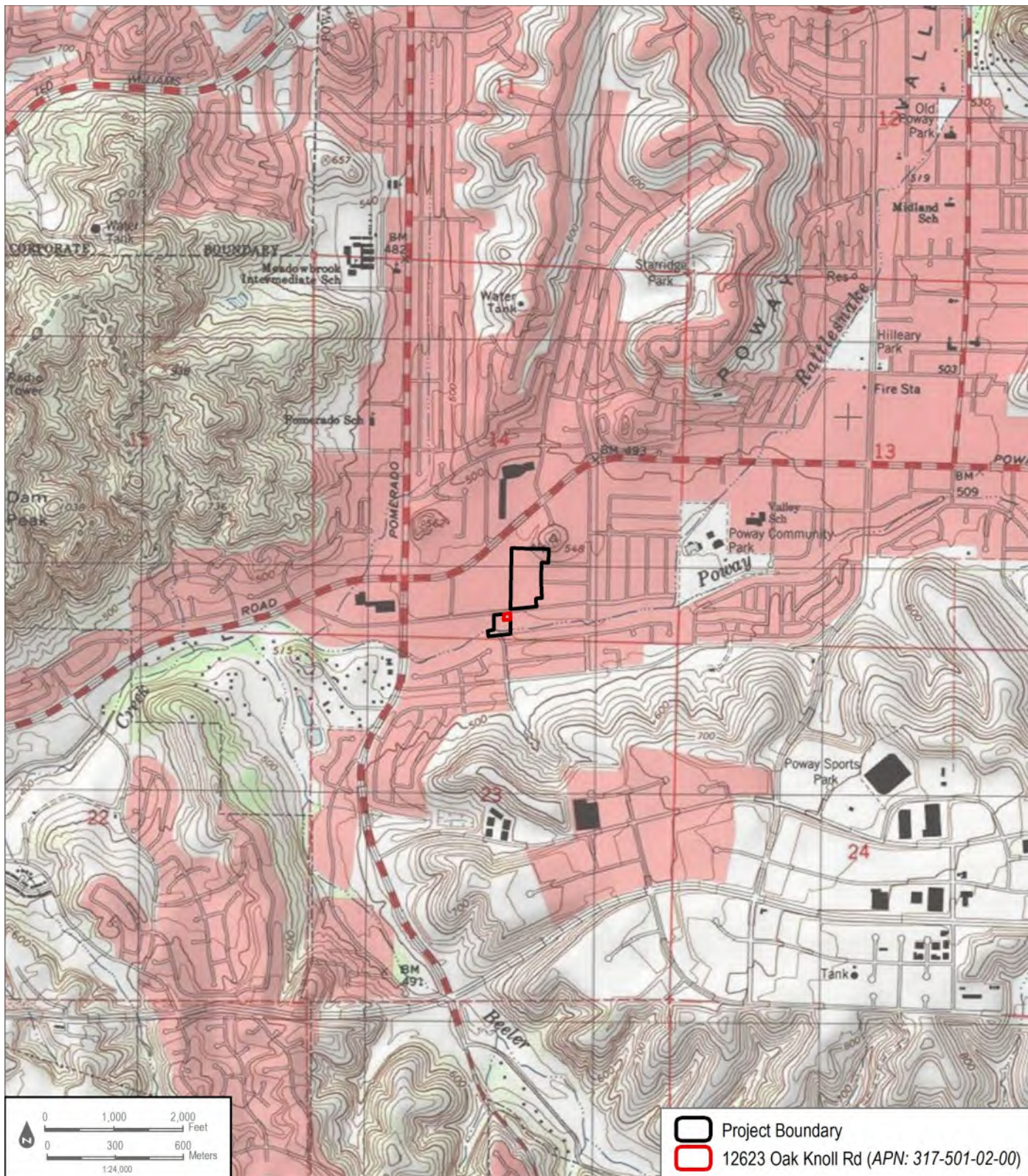
B13. Remarks:

*B14. Evaluator: Katie Ahmanson, MHC and Allison Lyons, MSHP

*Date of Evaluation: 7/22/2022

(This space reserved for official comments.)





CONTINUATION SHEET

Property Name: 12623 Oak Knoll Road Road

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*P3a. Description:

The main (north) elevation is seven bays wide and features three wood sash multilight double casement windows; a centrally located entry door obscured by an iron security door accessed by two concrete steps; and a single wood sash multilight double casement window in the sixth bay, centered between the fifth and seventh bays. The west side elevation spans four bays and includes three sliding windows in the second and fourth bays, while the east side elevation does not have fenestration. Side elevations are clad in wood board and batten. The residence is slightly raised on a concrete block foundation. A chain-link fence surrounds the property, and an unpaved driveway leads from the street to another chain-link fence that encompasses the backyard (east of the residence). The ancillary building sits on the southeast side of the property with a shed roof clad with composition shingles and double doors on the main (north) elevation (NETR, 1994). The property is in the middle of the block and the residence is set back on its parcel with an open grass lawn. Alterations to the residence appear to include the addition of fencing (date unknown), and a security door to the entry (NETR, 1994). The glazing has been removed from the wood sash window adjacent to the entrance.

*B6. Construction History *(continued from page 2)*:

The following list of known alterations to 12623 Oak Knoll Road was compiled through archival research and during the intensive survey. Unless indicated, the date of these alterations is unknown:

- Glazing removed from the wood sash window adjacent to the entrance (observed, no date)
- Addition of a rectangular ancillary building on the southeast side of the property (observed, 1994)
- Addition of security door to front entry door (observed, 2014)

*B10. Significance *(continued from page 2)*:

Historic Context

Post-Contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1821), Mexican Period (1821–1846), and American Period (1846–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769–1821)

The Spanish colonization of Alta California began in 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers, and missionaries to occupy and secure the northwestern borderlands of New Spain through the establishment of a Presidio, Mission, and Pueblo. The Spanish explorers first camped on the shore of the Bay in the area that is now downtown San Diego. Lack of water at this location, however, led to moving the camp on May 14, 1769, to a small hill closer to the San Diego River and near the Kumeyaay village of Cosoy. Father Junípero Serra arrived in July of

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Property Name: 12623 Oak Knoll Road Road

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the same year to find the Presidio serving mostly as a hospital. The Spanish built a primitive mission and presidio structure on the hill near the river.

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in the construction of a stockade that, by 1772, included barracks for the soldiers; a storehouse for supplies; a house for the missionaries; and a chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired brick.

In August 1774, the Spanish missionaries moved the Mission San Diego de Alcalá to its present location 6 miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. Begun as a thatched chapel and compound built of willow poles, logs, and tules, the new mission was sacked and burned in the Kumeyaay uprising of November 5, 1775. The first adobe chapel was completed in October 1776, and the present church was begun the following year. A succession of building programs through 1813 resulted in the final plan that included the church, bell tower, sacristy, courtyard, residential complex, workshops, corrals, gardens, and cemetery. Orchards, reservoirs, and other agricultural installations were built to the south on the lower San Diego River alluvial terrace and were irrigated by a dam and aqueduct system. The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases.

As early as 1791, presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families, and sometime after 1800, soldiers and their families began to move down the hill near the San Diego River. Historian William Smythe noted that Don Blas Aguilar, who was born in 1811, remembered at least 15 such grants below Presidio Hill by 1821, of which only five were within the boundaries of what would become Old Town had houses in 1821. These were the retired commandant Francisco Ruiz's adobe (now known as the Carrillo Adobe), another building later owned by Henry Fitch on Calhoun Street, the Ybanes and Serrano houses on Juan Street near Washington Street, and a small adobe house on the main plaza owned by Juan Jose Maria Marron.

Mexican Period (1821-1846)

In 1822, the political situation changed as Mexico won its independence from Spain, and San Diego became part of the Mexican Republic. The Mexican government opened California to foreign trade, began issuing private land grants in the early 1820s, created the rancho system of large agricultural estates, secularized the Spanish missions in 1833, and oversaw the rise of the civilian pueblo. By 1827, as many as 30 homes existed around the central plaza, and in 1835, Mexico granted San Diego official pueblo (town) status. At this time, the town had a population of nearly 500 residents, later reaching a peak of roughly 600. By 1835 the presidio, once the center of life in Spanish San Diego, had been abandoned and lay in ruins. Mission San Diego de Alcalá fared little better. The town and the ship landing area at La Playa were now the centers of activity in Mexican San Diego. However, the new Pueblo of San Diego did not prosper, as some other California towns did during the Mexican Period.

Secularization in what is now San Diego County triggered increased Native American hostilities against the Californios during the late 1830s. The attacks on outlying ranchos, along with unstable political and economic factors, led to San Diego's population decline to approximately 150 permanent residents by 1840. San Diego's official Pueblo status was removed by 1838, and it was made a subprefecture of the Los Angeles Pueblo. When the Americans took over after 1846, the situation had stabilized somewhat, and the population had increased to roughly 350 non-Native American residents.

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The Native American population continued to decline, as Mexican occupation brought about continued displacement and acculturation of Native American populations.

American Period (1846–Present)

The American Period began in 1846 when United States military forces occupied San Diego; this period continues today. When United States military forces occupied San Diego in July 1846, the town's residents split on their course of action. Many of the town's leaders sided with the Americans, but other prominent families opposed the United States' invasion. In December 1846, a group of Californios under Andres Pico engaged United States Army forces under General Stephen Kearney at the Battle of San Pasqual and inflicted many casualties. However, the Californio resistance was defeated in two small battles near Los Angeles, and effectively ended the resistance by January 1847. The Americans assumed formal control with the Treaty of Guadalupe-Hidalgo in 1848, and introduced Anglo culture and society, American political institutions, and American commerce. In 1850, the Americanization of San Diego began to develop rapidly.

On February 18, 1850, the California State Legislature formally organized San Diego County. The first elections were held at San Diego and La Playa on April 1, 1850, for county officers. San Diego grew slowly during the next decade. San Diegans attempted to develop the town's interests through a transcontinental railroad plan and development of a new town closer to the Bay. The failure of these plans, added to a severe drought that crippled ranching and the onset of the Civil War, left San Diego as a remote frontier town. These issues led to a drop in the town's population from 650 in 1850 to 539 in 1860. Not until land speculator and developer Alonzo Horton arrived in 1867 did San Diego begin to develop fully into an active American town.

Alonzo Horton's development of a New San Diego (modern downtown) in 1867 began to swing the community's focus away from Old Town and began the urbanization of San Diego. Expansion of trade brought an increase in the availability of building materials. Wood buildings gradually replaced adobe structures. Some of the earliest buildings to be erected in the American Period were "pre-fab" houses that were built on the east coast of the United States and shipped in sections around Cape Horn and reassembled in San Diego. Development spread from downtown due to a variety of factors, including the availability of potable water and transportation corridors. Factors such as views and access to public facilities affected land values, which in turn affected the character of neighborhoods that developed. During the Victorian Era of the late 1800s and early 1900s, the areas of Golden Hill, Uptown, Banker's Hill, and Sherman Heights were developed. Examples of the Victorian Era architectural styles remain in these communities, and in Little Italy, which developed at the same time. At the time downtown was being built, there began to be summer cottage/retreat development in what are now the beach communities and La Jolla area. The early structures in these areas were not of substantial construction since they were primarily built for temporary vacation housing.

Development also spread to the greater North Park and Mission Hills areas during the early 1900s. The neighborhoods were built as small lots, a single lot at a time; there was no large tract housing development in these neighborhoods. This provided affordable housing away from the downtown area, and development expanded as transportation improved. Barrio Logan began as a residential area, but because of proximity to rail freight and shipping freight docks, the area became more mixed, with conversion to industrial uses. This area was more suitable to industrial uses because land values were not as high. Topographically, the area is more level, and it does not have views like the areas north of downtown. Various ethnic groups settled in the area because of the affordability of land ownership.

San Ysidro began to be developed around the turn of the twentieth century. The early settlers were followers of the Littlelanders colonies movement. There, the pattern of development was designed to accommodate small plots of land for

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each homeowner to farm as part of a farming/residential cooperative community. Nearby Otay Mesa-Nestor began to be developed by farmers of Germanic and Swiss backgrounds. Some of the prime citrus groves in California were in the Otay Mesa-Nestor area. In addition, there were grape growers of Italian heritage who settled in the Otay River Valley and tributary canyons who produced wine for commercial purposes.

San Diego State University was established in the 1920s, and the development of the State College area began, including development of the Navajo community as an outgrowth from the college area and from the west. There was farming and ranching in Mission Valley until the middle portion of the twentieth century when the uses were converted to commercial and residential. There were dairy farms and chicken ranches adjacent to the San Diego River where now there are motels, restaurants, office complexes, and regional shopping malls. There was little development north of the San Diego River until Linda Vista was developed as military housing in the 1940s, when the federal government improved public facilities and extended water and sewer pipelines to the area. From Linda Vista, development spread north of Mission Valley to the Clairemont Mesa and Kearny Mesa areas. Development in these communities was mixed-use and residential on moderate-sized lots.

Tierrasanta, previously owned by the U.S. Navy, was developed in the 1970s. It was one of the first planned developments in the area with segregation of uses. Tierrasanta and many of the communities that have developed since, such as Rancho Penasquitos and Rancho Bernardo, represent the typical development pattern in San Diego in the last 25 to 30 years: uses are well segregated, with commercial uses located along the main thoroughfares and residential uses located beyond that. Industrial uses are located in planned industrial parks.

Historical Overview of the City of Poway

Poway was first recorded in 1828 as the valley of "Paguay" in documents from the Mission San Diego de Alcalá. The valley owes its name to the tribes of San Diegueno Native Americans who inhabited the valley before the arrival of the Spanish in 1769. The native name of Paguay appeared on maps, such as the Rand McNally Atlases, as late as 1869. During Spanish rule, the valley was used for pasturing mission livestock, and its inhabitants were the Spanish Padres, Mission Indians, and nomadic bands of Native Americans (Poway Historical Book Committee 1981).

The first American settler believed to have established a homestead in Poway was Philip Crosthwaite, who built an adobe house and started a ranch in 1859. However, soon after, Crosthwaite sold his ranch to the Kerran Brothers and a woman known only Mrs. Anderson, who continued to maintain the ranch until 1874. Farmers had begun to settle within the valley and in 1874, the California State Legislature passed the "no-fence" law that required ranchers to keep cattle off farmers' property, even if the property is not bound by a fence. The Kerran ranch and others in the area were unable to comply with these rules and cattle disappeared from the landscape. Thus, the economy of the valley shifted to agriculture (Poway Historical Book Committee 1981; Granberry 1985).

By 1887, the population increased to 800 people, and the valley had a prosperous farming and dairying industry. The community had established a church, stores, school, and hotel, and there was the possibility two railroads would be built in the valley. This brought an increase in residents. The real-estate firm of Baird and Chapin was drawn to the prospects of the area. The firm planned residential communities around small parks in a subdivision plan called Piermont. However, the railroad never materialized, settlers began to leave the valley, and the subdivision was never completed (Poway Historical Book Committee 1981).

Throughout the early 1900s, inhabitants faced drought and transportation difficulties, but Poway still thrived as a farming community. The valley was known for its peaches, vineyards, grain, and alfalfa. Transportation was limited to wagons and

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Property Name: 12623 Oak Knoll Road Road

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stagecoaches, so seeds were carried by wagon from San Diego using the old Pomerado Grade. The Poway Post Office was established in 1901 and received mail twice a day from two four-horse stagecoaches, one that traveled from Escondido every morning, and another from San Diego (Poway Historical Book Committee 1981; Stuart 1966).

Poway experienced periods of droughts that led to the decline of agriculture in the early 1900s. Although there was a local creek that supplied water fit for agriculture, the lack of easily available drinking water prevented the growth of the town until water districts formed after World War II. By 1954, the Poway Municipal Water District was created to utilize water from the Colorado River Aqueduct, and by 1957, the sewer system was completed and developers began building housing tracts. In 1971, the dam that created Lake Poway was constructed, and it became a stable source of water for the residents. At this time, Poway's economy was no longer supported by agriculture, and it instead became a residential community for people who worked throughout the San Diego Area (Poway City History).

In the 1970s, members of the community decided that Poway should become its own city. They wanted their own City Council so town decisions could be made by locals. A measure to incorporate Poway was put on a ballot in 1976, but voters were concerned that Poway would not have enough financial stability on its own, so they rejected the measure. By 1980, it was determined that Poway would be able to afford the cost of cityhood, and another election was held in November of that year. Over half the voters voted in favor of Poway becoming a city, and on December 1, 1980, it officially became the City of Poway under the motto, "The City in the Country." By 1981, Poway had its own City Council, City Hall, and Civic Center (Gorman 1985; Greeley 1981).

During the 2000s, the population of Poway steadily increased, reaching a peak in 2015 with about 50,000 citizens. Today, the population is comprised of 48,564 citizens, and Poway still maintains its rural identity as a small country city. Although the farming industry never returned, it is still a popular location for residents who work in San Diego (US Census Bureau 2022).

NRHP/CRHR Evaluation of Significance

Criterion A/1: That are association with events that have made a significant contribution to the broad patterns of our history.

Archival research of Property D did not find any associations with events that made a significant contribution to the broad patterns of history. The property is a nondescript wood frame building. There is no indication the property is associated with significant events in the City's early agricultural development, though it appears to have been constructed in the first half of the twentieth century when the area was primarily agricultural. There is no indication the property has an important association with an event or historic trends in Poway, such as post-World War II residential development. Therefore, Property D does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not identify any of the previous property owners and there is no indication the property has any direct association with individuals that are known to be historic figures at the national, state, or local level. Due to a lack of identified significant associations with important persons in history, Property D does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

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Criterion C/3: That 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.

Property D does not embody distinctive characteristics of a type, period or method of construction. It is a typical example of a single-family residence. There is nothing notable or unique about its design; it does not possess the distinctive characteristics of any particular style, and is executed in common materials. An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit for the property could not be found. There is no known architect or firm associated with the design or development of Property D. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of house design or single-family residential development. Property D does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. Property D does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. Therefore, Property D is not significant under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. For more information on the archaeological resources associated with this Project site, please see the *Cultural Resource Inventory Report for the Oak Knoll Property Project* prepared by DeCarlo 2022.

Integrity Discussion

Property D contains one residence that has not been moved or relocated, thus it retains integrity of location. However, the surrounding neighborhood and streetscape have been altered since the 1946 residence was constructed with continued development in the area, particularly in the 1990s and early 2000s, so it does not retain integrity of setting. The replacement of its original windows, addition of an ancillary building, and addition of a security door to the front entry door impact its integrity of design, materials, and workmanship. The property no longer retains integrity of feeling due to the effect of these changes alterations. Research did not reveal that the property has an association with people or events in the City of Poway, thus it does not retain integrity of association. Property D retains integrity of location, but longer retains integrity of setting, design, materials, workmanship, feeling, and association.

City of Poway Statement of Significance

The property at Property D: 12623 Oak Knoll Road (APN: 317-501-02-00) does not meet any of the criteria for listing by the City of Poway as demonstrated below.

1 *Its location is the site of a historic event having major significance to the City, State or United States.*

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that Property D was related to historical events significant to the City of Poway and does not reflect elements associated with a historic event having major significance to the City of Poway, North San Diego County, the State of California or the United States. Therefore, Property D does not appear significant under City of Poway Criterion 1.

2 *Its identification with a person or persons who have made a significant social, cultural or scientific contribution to the City, region, State or the United States.*

As discussed in NRHP/CRHR Criterion B/2, archival research did not reveal that Property D was identified with a person or persons who made a significant social, cultural or scientific contribution to the City of Poway, North San Diego County, the State of California or United States. Therefore, Property D does not appear significant under City of Poway Criterion 2.

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3 *Its quality as one of the finest examples in the City of the work of an architect of major importance.*

As discussed in NRHP/CRHR Criterion C/3, the building identified on Property D does not exemplify a fine example of an architectural style in the City of Poway. No original building permit was found and the architect who designed the residence is unknown. There is no indication the property is the work of an architect of major importance. Therefore, Property D does not appear significant under City of Poway Criterion 3.

4 *Its identification as the work of a person or persons whose work has exerted a major influence on the heritage of the City, region, State or the United States.*

As discussed in NRHP/CRHR Criteria A/1 and C/3, archival research did not reveal that Property D was identified with the work of a person or persons whose work has exerted a major influence on the heritage of the City of Poway, North San Diego County, the state of California or the United States. Therefore, Property D does not appear significant under City of Poway Criterion 4.

5 *Its exemplification of an extraordinary class of architectural design, detail, materials or craftsmanship.*

As discussed in NRHP/CRHR Criteria C/3, Property D does not appear to exhibit an extraordinary class of architectural design, detail, materials or craftsmanship. It is not an example of an architectural style. Therefore, Property B does not appear significant under City of Poway Criterion 5.

6 *Its potential of yielding historic/cultural information of major importance.*

As discussed in NRHP/CRHR Criteria D/4, Property D does not appear to have the potential to yield historic/cultural information of major importance. However, for more information on the archaeological resources associated with this Project site, please see DeCarlo 2022. Therefore, Property D does not appear significant under City of Poway Criterion 6.

7 *Its integrity as a natural feature that has made a major contribution to the community.*

Property D is a man-made building and does not contain a natural feature, such as a historic tree or important natural landmark not a natural feature that has made a major contribution to the community. Therefore, Property B does not appear significant under City of Poway Criterion 7.

8 *Other attributes of the historic/cultural resource which are consistent with the Secretary of the Interior's Standards.*

Property D does not exhibit elements of historic preservation that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This property does not appear to exhibit elements that promote historic preservation best practices developed to protect our nation's irreplaceable cultural resources. Therefore, Property B does not appear significant under City of Poway Criterion 8.

Summary of Eligibility

Property D (12623 Oak Knoll Road) does not appear to meet NRHP, CRHR, or local City of Poway criteria for historical significance. As such, the property is not considered a CEQA historical resource.

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Exhibit 1. 12623 Oak Knoll Road. Primary (north) elevation and west elevation, looking southeast (DSC04597)



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Appendix B

Preparers' Qualifications

Katie Ahmanson, MA

ARCHITECTURAL HISTORIAN

Katie Ahmanson (*KAY-tee AH-mun-son; she/her*) is an architectural historian with two years' experience in the field of architectural history and heritage conservation. She has experience with Historic Cultural Monument and National Register of Historic Places (NRHP) nominations, historic context statements, building descriptions, and California Department of Parks and Recreation (DPR) 523 forms. Ms. Ahmanson has familiarity with environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

Project Experience

Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement and conduct a Historic Resources Survey for the Community Plan Area of Florence-Firestone. The goal of the project is to document the development history of the community from the rancho period to the present, identify important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. As an architectural historian, Ms. Ahmanson completed field work and contributed to a Historic Resources Survey report. (2022)

Oak Knoll Road, Poway, San Diego County, California. Dudek was retained to complete a historical resources evaluation for a residential development project in the City of Poway. The Project proposes the development of the 10.72-acre property into a residential development within an existing residential neighborhood. As an architectural historian, Ms. Ahmanson co-authored the technical report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

Relevant Previous Experience

Preservation Intern, Hollywood Heritage, Hollywood, California. As an intern, managed general office administrative work, maintained and regularly updated the Preservation Sub-Committee to-do and watch lists, set the weekly Admin meeting and monthly Preservation Committee meeting and agendas, and recorded the meeting minutes. Additionally, organized developer and resident meetings, monitored and tracked relevant public hearings and schedules for Hollywood Heritage issues, and attended public hearings and meetings on behalf of Hollywood Heritage. Assisted residents and concerned parties seeking to designate historic resources and helped prepare nominations for city, state and national designations, such as the Historic Cultural Monument nomination for the Home Savings and Loans on 1500 Vine St. in Hollywood, which passed as a designated monument June 2, 2022. (2021–2022)



Education

University of Southern
California School of
Architecture
MA, Heritage
Conservation, 2022
Claremont McKenna
College
BA, Art History, 2019

Architecture Research Assistant, SPF: Architects, Culver City, California. As a research assistant, researched and collected information about projects and wrote for the company website. In addition, organized content about past and ongoing projects, digitally archived old plans and documents, organized contact lists, and composed press releases for new projects and firm announcements. Aided in making architecture models and model accessories. (2019–2020)

Intern, Frederick Fisher and Partners, Los Angeles, California. As the office intern, archived old plans and documents and scanned documents and digitally archived published materials. In addition, worked with the marketing team to organize contact lists and research competing firms. Also assisted the front desk with answering the phone, welcoming guests, and office cleanup and organization. (2018)

Claire Cancilla, MSHP

ARCHITECTURAL HISTORIAN

Claire Cancilla (KLAIR *Kan-sil-uh; she/her*) is an Architectural Historian with 3 years' professional experience that encompasses a wide variety of project types in varied geographic locations, including Los Angeles, Laguna Beach, Agoura Hills, Baldwin Park, Poway, Riverside, San Diego, Glendale, Pasadena, Sequoia National Park, New York City, and Venice, Italy. She has completed historic significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria for single-family residences, commercial properties, educational institutions, warehouse and industrial properties, and municipal facilities. Additional project experience includes writing national register and local register nominations, conducting historic archival research, performing conditions assessments and reconnaissance surveys, conducting CEQA impacts analyses, preparing environmental impact report (EIR) sections, and conducting design reviews under the Secretary of the Interior's Standards. She meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.



Education

Columbia University
MS, Historic Preservation,
2020

Occidental College
BA, History, 2016

Dudek Project Experience

Los Angeles County Metro Area Plan Project, Los Angeles County, California. Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement (HCS) in support of the Metro Area Plan (MAP) project. The goal of the HCS component of the project is to inform, enhance, and streamline the larger MAP project as it pertains to historical resources. The communities included within the MAP HCS include East Los Angeles, East Rancho Dominguez, Florence–Firestone, Walnut Park, West Athens–Westmont, West Rancho Dominguez–Victoria, and Willowbrook. The HCS documents the development history of the communities from the rancho period to the present; identifies important themes, events, and patterns of development; and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. Responsibilities include report section preparation and archival research. (2021–Present)

Kaiser Baldwin Park Medical Center Project, Top Commercial Realty, Baldwin Park California. Dudek was retained to complete a Built Environment Inventory and Evaluation Report for a proposed project involving the development of the Kaiser Baldwin Park Medical Center. Ms. Cancilla co-authored a Built Environment Inventory and Evaluation Report for a 1970s vernacular commercial building. (2022).

Arlington Avenue Historic Resources Technical Report, Foulger Pratt, Riverside, California. Dudek was retained to complete a Historic Resources Technical Report on a Mid-Century Modern former Sears Department Store in the city of Riverside, California for a proposed redevelopment. Ms. Cancilla contributed to the significance evaluation and historic contexts for the technical report. (2022).

Oak Knoll Road, Poway, San Diego County, California. Dudek was retained to complete a historical resources evaluation for a residential development project in the City of Poway. The Project proposes the development of the 10.72-acre property into a residential development within an existing residential neighborhood. As an architectural historian, Ms. Cancilla contributed to the significance evaluation and historic contexts for the technical report. (2022)

Relevant Previous Experience

Mayfield Junior School Historic Resource Assessment, City of Pasadena, California. Primary author of a historic resource assessment (HRA) for two mid-century educational buildings on the Mayfield Junior School campus. Work involved archival research, survey and documentation of the buildings and campus, and an evaluation of both buildings' eligibility under local, state, and federal criteria. (2022)

Silver Lake Reservoir Complex Master Plan EIR, City of Los Angeles, California. Conducted a site survey of the Silver Lake Reservoir, documenting character-defining features of the complex and conducting a direct, indirect, and cumulative impacts analysis for a proposed master plan. Work involved identifying all previously recorded historic built environment resources within 0.25-mile of the complex's perimeter for the impacts analysis. (2022)

Project Crossings Redevelopment HRA and EIR Section, Apple Inc., Los Angeles and Culver City, California. Primary author of an HRA for three industrial buildings, located on the boundary between Los Angeles and Culver City. All buildings were evaluated under both cities' local evaluation criteria. Conducted a direct, indirect, and cumulative impacts analysis, analyzing potential effects of the proposed redevelopment on adjacent built environment resources and prepared an EIR section for the project (2021–2022)

Heritage Park Rehabilitation Project, City of San Diego, California. Conducted research and updated Department of Parks and Recreation (DPR) forms for seven Victorian-era buildings located in San Diego's Heritage Park in anticipation of a forthcoming rehabilitation project. The residences were moved to the park in the 1970s and 1980s due to their impending demolition. (2022)

446 26th Street DPR Form, San Diego Unified School District, San Diego California. Conducted research and completed DPR forms for a 1970 vacant former hospital facility in San Diego. Documented the history of the building and its various owners and functions and analyzed the building within the context of the federal Model Cities Program, which provided funding for the building's original construction. (2022)

2720 Monte Mar Terrace Historical Consulting Services, Confidential Client, Los Angeles, California. Conducted research on the history and development of 1920s Tudor Revival residence and provided consulting services to the homeowners to help guide a potential new addition to the residence. (2022)

7 Oakmont Drive Character-Defining Features Analysis, Confidential Client, Los Angeles, California. Conducted a site visit at the Paul Revere Williams Los Angeles Historic-Cultural Monument (LAHCM) residence, photographically documenting all elevations to identify character-defining features of the residence. Compiled a table of character-defining features and provided preservation recommendations and treatments in anticipation of a rehabilitation and exterior addition to the residence. (2021)

Kun House II LAHCM, Confidential Client, Los Angeles, California. Co-authored an LAHCM nomination for a Richard Neutra-designed residence. Kun House II is located across the street from Kun House I, another Neutra-deigned home for the same client. Work involved conducting archival research at the University of California Los Angeles, surveying the residence, and contextualizing the home within the body of Neutra's residential work to argue for the home being an excellent example of Neutra's small-scale residential design. (2021)

989 Cliff Drive HRA and Impacts Analysis, Confidential Client, Laguna Beach, California. Authored an HRA for a 1920s Mediterranean Revival beach house that was identified in Laguna Beach’s historic resources survey. Research involved an extensive alteration history using plans from renovations and historic photographs, a site visit, and research on the development of the area and the house’s inhabitants. Further conducted a direct and indirect impacts analysis for a proposed garage renovation and addition on the project site. (2021)

28307 Agoura Road HRA and HABS III Documentation, Confidential Client, Agoura Hills, California. Authored an HRA on a 1940s vernacular commercial property in Agoura Hills. Researched the rural character and history of Agoura Hills, conducted research at the Agoura Hills Library and Building Division, identified occupants, and assessed eligibility. Upon completion of the HRA, assisted HABS III documentation for the property prior to its redevelopment. (2021)

Marine Drive HRA and Impacts Analysis, Confidential Client, Laguna Beach, California. Authored an HRA for a single-family 1920s Craftsman residence on Marine Drive. Researched the original property owner, who was a founder of the Orange County Register, and the early beachfront development of Laguna Beach, and conducted an integrity analysis of the home using historic photographs and on-site observation. (2021)

Edgemont Street Los Angeles Historic Cultural Monument Nomination, Confidential Client, Los Angeles, California. Drafted an LAHCM nomination for an American Colonial Revival courtyard garden apartment complex located on the boundary between Los Feliz and East Hollywood. Contextualized the apartment complex within the courtyard apartment typology and as an example of the work of a prolific construction company that designed several other courtyard apartment buildings in Los Angeles. (2021).

5654 Fountain Avenue HRA, Confidential Client, Los Angeles, California. Primary author of an HRA for an American Colonial Revival residential duplex in Hollywood constructed in 1919. Documented the building’s history; conducted extensive research on the building, its site, and neighborhood development; and analyzed the building’s material and design integrity. (2021)

Powers Street Mosque National Register Nomination, Williamsburg, Brooklyn, New York. Authored a National Register nomination for the Powers Street Mosque, the oldest extant mosque in New York City. The mosque, originally constructed as an Episcopalian church, was founded in 1931 by the American Mohammed Society, formed by Lipka Tatar Muslims, many of whom immigrated to Brooklyn from Lithuania. Researched the property’s history, both before its use as a mosque and after; interviewed the mosque’s caretaker whose family was involved in the mosque’s founding; and conducted photographic documentation. (2020)

Victoria Theatre Historic Resource Report, Confidential Client, Harlem, New York. Authored a historic resource report documenting the development history of the Victoria Theatre, located on 125th Street in Harlem, New York and designed by architect Thomas Lamb. Conducted research trips to archival repositories to document the theater’s history, analyzed the theater within the context of Harlem’s historical development, and identified additional theaters in the area designed by Lamb. The report provided the basis for an interpretive exhibit in the theater’s lobby. (2020)

Awards

Zabar Family Scholarship, Preservation League of New York State, 2020.

Cleo and James Marston Fitch Prize, Columbia University Preservation Alumni, 2019.

Avery Scholarship, Columbia University Graduate School of Architecture, Planning, and Preservation, 2018–2020.

Nicole Frank, MSHP

ARCHITECTURAL HISTORIAN

Nicole Frank (*nih-COHL FRAYNK; she/her*) is an architectural historian with 4 years' experience in the historic preservation field. Ms. Frank's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas. Projects have included reconnaissance-level surveys, preparation of resource-appropriate and citywide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Ms. Frank has experience conducting historic research, writing landmark designations, performing conditions assessments, and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department.

Ms. Frank meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

Selected Experience

Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek will develop a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek will also conduct a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered) Acting as architectural historian, authored the historic context statement and conducted reconnaissance-level surveys of properties within City limits. (2019–Present)

As-Needed Historic Research Consulting Services, City of Coronado, California. Dudek was retained by the City of Coronado to provide as-needed historic consulting services for various projects. Each evaluation involved the creation of an occupancy timeline, supplemental research on occupants, building development research (including architects, builders, and property), a pedestrian survey of the project area, creation of a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements. Acting as project manager and architectural historian, authored



Education

*The School of the Art Institute of Chicago
MS, Historic Preservation, 2018*

*The College of Charleston
BA, Historic Preservation and Art History, 2016*

Professional Affiliations

California Preservation Foundation

Association for Preservation Technology (APT)

Encinitas Preservation Association

historical resource evaluation reports for the following properties: 936 J Avenue, 310 2nd Street, 718 B Avenue, 1027-1029 Orange Avenue, 735 Margarita Avenue, 519 Ocean Boulevard, 1901 Monterey Avenue, 269 Palm Avenue, 1113 Adella Avenue, 1519 4th Street, 745 A Avenue, 451-55 Alameda Boulevard, 503 10th Street, 121 G Avenue, 1152 Glorietta Boulevard, 711 Tolita Avenue, 951 G Avenue, 817 A Avenue, 625 B Avenue, 260 D Avenue, 761 I Avenue, and 816 1st Street. (2019–Present)

Senior Residences at Hillcrest Project, DFA Development, San Diego, California. Dudek was retained by DFA Development to prepare a Historic Properties Inventory Report for the project, which proposes to develop a 68-unit, affordable senior housing community located in the Hillcrest neighborhood of San Diego. The project site is partially developed with existing buildings for preschool services associated with the adjacent University Christian Church and a parking lot. The project is proposing to receive U.S. Department of Housing and Urban Development project vouchers issued to the San Diego Housing Commission and is therefore required to undergo a National Environmental Policy Act (NEPA) analysis for receiving federal funding. Acting as architectural historian, co-authored the technical report and conducted a pedestrian survey of the site. (2020–2021)

Sycuan Fee to Trust Project, Sycuan Band of the Kumeyaay Nation Reservation, Unincorporated San Diego County, California. The Sycuan Band of the Kumeyaay Nation Reservation retained Dudek to complete a Historic Properties Inventory and Evaluation Report for the proposed project, located within the vicinity of El Cajon, California, in unincorporated San Diego County. The project proposes a fee-to-trust transfer of five parcels that cumulatively total approximately 40 acres. The transfer of land from the Sycuan Band to the Bureau of Indian Affairs (the federal lead agency) would include several parcels. Dudek's report included development of a project APE map; the relevant results of a California Historical Resources Information Systems records search and background research; a pedestrian survey of the APE for built environment resources; and a historical significance evaluation of all properties more than 50 years of age within the APE, in consideration of potential adverse effects to historic properties under Section 106 of the National Historic Preservation Act. The evaluation found that Properties 1, 2, 4, and 5 were not eligible for the NRHP at the individual level or as part of a larger historic district. As a result, no historic properties were identified within the APE, and Dudek recommends a finding of No Historic Properties Affected. As architectural historian, conducted background research and a pedestrian survey. (2021)

Southern First Aqueduct Structures Rehabilitation Project, San Diego County Water Authority, California. Dudek was retained by the San Diego County Water Authority to conduct a Phase I Cultural Resources (including both archaeological and built environment) Inventory for the Southern First Aqueduct Rehabilitation Project, located along a 21-mile stretch of the First San Diego Aqueduct, east of Interstate 15 from the City of Escondido in the north to the Goodan Ranch/Sycamore Canyon County Preserve west of San Vicente Reservoir. As part of this effort, the San Diego Water Authority will be applying for a Letter of Permission under its Programmatic Master Plan Permit with the United States Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act. The United States Army Corps of Engineers is the federal lead agency responsible for overseeing compliance with Section 106 of the National Historic Preservation Act, as this project is exempt from review under CEQA. Acting as architectural historian, co-authored the Phase I Cultural Resources Inventory Report and authored the analysis of potential adverse effects. (2021)

Enclave at Ivanhoe Ranch Project, Vance & Associates, Rancho San Diego, California. Dudek was retained by Vance & Associates to complete a Historical Resources Technical Report in support of the proposed project, a residential development project. The project site totals approximately 121.9 acres in Rancho San Diego. Included in the project site is a historic-era complex of horse ranch buildings and accompanying residences, located at 3256, 3261, 3263, 3267, and 3269 Ivanhoe Ranch Road (APNs 518-030-41, 518-030-43, 518-030-44, and 518-030-45), which were evaluated for historical significance. This study was conducted in accordance with Section 15064.5(a)(2)-(3) of CEQA guidelines, and the project site was evaluated in consideration of NRHP, CRHR,

and County of San Diego Historic Preservation Ordinance and resource protection ordinance requirements. Acting as architectural historian, co-authored the technical report and conducted a pedestrian survey of the site. (2020)

Shawnee/CG7600 Master Plan Redevelopment Project, Palmer Mission Gorge Properties, LP, San Diego, California. Dudek was retained by Palmer Mission Gorge Properties, LP, to conduct a Potential Historical Resource Review (in accordance with Information Bulletin 580) for four properties more than 45 years old within the City of San Diego. Acting as architectural historian, conducted a photographic survey of the four properties within the project site. Updated three 2011 DPR Series 523 Forms and created a new DPR form for a previously unrecorded property within the project site. (2020)

University of California (UC) San Diego, Future College Living and Learning Neighborhood, UC San Diego Campus Planning Office, California. Dudek was retained by UC San Diego Campus Planning Office to conduct a visual analysis for the proposed project, which would consist of five housing buildings providing an additional 2,000 beds to serve the student population of the UC San Diego campus. As architectural historian, conducted a field visit to gain a better understanding of the visual environment of the project site and surrounding area. (2020)

Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California. Dudek was retained by the City of San Diego Public Utilities Department to complete a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by the Department of Safety of Dams. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements. The evaluation required extensive archival research and a pedestrian survey. Acting as architectural historian, evaluated five resources, including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. (2020)

Mira Mesa Community Plan Area Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California. Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Acting as architectural historian, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

University CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California. Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of the University CPA, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. This study was completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s. Acting as architectural historian, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

Allison Lyons, MSHP

SENIOR ARCHITECTURAL HISTORIAN

Allison Lyons (*AL-ih-suhn LYE-ons; she/her*) is an architectural historian with 12 years' experience throughout the western United States in all elements of cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, focusing on the evaluation of historical resources and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a wide variety of projects and property types throughout California. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements for local governments.



Education

*Columbia University,
MS, Historic Preservation,
2010*

*Scripps College,
BA, European Studies,
2006*

Ms. Lyons meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

Selected Experience

City of Coronado Historic Context Statement and Historic Resources Inventory, City of Coronado, California. Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. Acting as senior architectural historian, reviewed and authored sections of the historic context statement. (2019–Present)

As-Needed Historic Research Consultant On Call Services, Coronado, California. Dudek is currently working with the City of Coronado Community Development Department to provide historic preservation services on an as-needed basis. Services scoped under the current contract include historic resources surveys; archival research; preparation of evaluation reports in consideration of National Register of Historic Places, California Register of Historical Resources, and City of Coronado designation criteria; attendance at Historic Resource Commission and City Council hearings; and review of projects for conformance with the Secretary of the Interior's Standards for Rehabilitation. Since January 2019, Dudek has completed 20 work orders for the city. Ms. Lyons serves as a

senior architectural historian for the historical resource evaluation task orders and is responsible for quality assurance/quality control of specific deliverables. (2021–Present)

Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California. Dudek was retained by Los Angeles Department of Water and Power to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and California Register of Historical Resources and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is a historical resource under CEQA. Ms. Lyons is serving as a senior architectural historian, providing quality assurance/quality control for the Post-Construction Monitoring Report. (2021–Present)

8730 Sunset Boulevard Billboard Project Historical Resource Assessment Report, City of West Hollywood, California. The 8730 Sunset Boulevard Billboard Project consists of installation and operation of a new billboard and associated façade improvements at the existing “Sunset Towers” building. The Sunset Towers building at 8730 Sunset Boulevard was constructed in the 1950s and 1960s over the course of two phases. A smaller building was constructed on the northern portion of the parcel between 1957 and 1959. Dudek was retained by the City of West Hollywood to complete this Historic Resource Assessment, an intensive-level evaluation, as part of the environmental review of the proposed project in compliance with CEQA. This study included an intensive survey of the exterior of the Sunset Towers building by a qualified architectural historian; building development and archival research; development of an appropriate historic context; and evaluation of the Sunset Towers building for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Ms. Lyons served as a senior architectural historian and main author of the Historic Resource Assessment of the Sunset Towers building. (2021)

676 Moss Street Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Chula Vista, California. Ms. Lyons completed a historical resource evaluation and impacts analysis for a redevelopment site of industrial buildings in Chula Vista. She also identified the potential for the project to cause indirect and/or cumulative impacts to adjacent historical resources. (2020)

North Beach Historic District National Register of Historic Places Nomination and Plaque Program, San Clemente, California. Founded in 1925, San Clemente was one of the first new master-planned towns in California. The North Beach Historic District occupies a prominent location as the historic northern tip of the City of San Clemente along North El Camino Real. The North Beach Historic District was listed on the National Register of Historic Places at the local level of significance under Criterion A in the areas of Community Planning and Development and Entertainment/Recreation. The district features five historic contributing resources designed in the Spanish Colonial Revival style with a period of significance between 1927-1946. Ms. Lyons served as project manager for the National Register of Historic Places nomination of the district and a concurrent, Certified Local Government (CLG) grant-funded project with the City of San Clemente to create content and designs for signage across the district and informational postcards featuring historic images. (2020)

Athens Park Aquatics Facility Renovation Project Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior’s Standards Compliance Review), Los Angeles, California. The County of Los Angeles proposed a rehabilitation project at the Aquatics Facility at Athens Park, a park determined eligible for listing in the National Register of Historic Places. Ms. Lyons worked with the architect for the project on two phases of work. In advance of the development of project plans, Ms. Lyons prepared a Preservation Plan for the Aquatics Facility to establish the opportunities and constraints for the rehabilitation. After project plans were prepared, Ms. Lyons reviewed the project plans for compliance with the Secretary of the Interior’s Standards for Rehabilitation and made recommendations for modifications to ensure the project plans complied with the Standards. (2020–2021)

Long Beach Airport Section 106 Review, Historic Property Evaluation Report, Long Beach, California. The Long Beach Airport Terminal Area Improvement Project is a multi-phase project that includes the construction of buildings and structures surrounding the existing passenger Terminal Building. The project includes the rehabilitation of the Terminal Building in compliance with the Secretary's Standards for the Treatment of Historic Properties. Ms. Lyons prepared a Historic Property Evaluation Report for Long Beach Airport Terminal Building, seeking State Historic Preservation Officer concurrence on the Area of Potential Effects (APE) for airport and assessment of impacts for the rehabilitation of the historic Terminal Building. Additional work in subsequent phases of the project included additional assessment of impacts for the Quick-Turnaround rental car lot. (2018–2020)

SurveyLA, Los Angeles Citywide Historic Context Statement, Los Angeles, California. Los Angeles's citywide historic context statement provides the framework for identifying and evaluating the City's historic resources. The document, created as part of SurveyLA, identifies important themes in the City's history and development. In addition to work on the fieldwork surveys, Ms. Lyons conducted research and authored several themes within the context. She was the lead author for two themes addressing architectural styles and all sub-themes: "Period Revival, 1919-1950" and "Late 19th and Early 20th Century Residential Architecture, 1865-1950." She also contributed to themes developed for two ethnic and cultural communities in Los Angeles. For the "African-Americans in Los Angeles" theme she wrote sub-themes on "Health and Medicine" and "Social Clubs." For the theme addressing "Jews in Los Angeles," she wrote sub-themes on "Religion and Spirituality," "Social Clubs," and the "Entertainment Industry." Ms. Lyons also peer-reviewed "American Colonial Revival, 1895-1960." During Group 1 surveys she identified and named a sub-theme "Asian Eclectic, 1920-1980," which was later developed for the "Exotic Revival, 1900-1980" theme. (2015–2019)

Angel's Landing Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California. Ms. Lyons worked with attorneys for the development team behind Angel's Landing, a proposed 64-story skyscraper and a 42-story high-rise located between Bunker Hill and the Historic Core of downtown Los Angeles. Ms. Lyons prepared a historic resource evaluation and impacts analysis for the vacant project site. The evaluation involved the identification of historical resources in the vicinity and assessment of impacts on numerous adjacent historical resources and historic districts listed on the NRHP, including Angel's Flight funicular railway and the Broadway Theater and Commercial District. (2018–2020)

Artisan, 1520 Ivar Avenue Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California. The Artisan project involved the construction of a 25-story residential and commercial tower in the center of Hollywood. The project site was mostly a vacant surface parking lot. Ms. Lyons verified that the project site did not contain historic resources and would not have a significant impact on adjacent properties identified as historic resources. Ms. Lyons prepared a Historic Resource Evaluation Report and analysis of project impacts using the Secretary of the Interior's Standards. She also participated in public outreach with Hollywood Heritage. (2018–2021)

Vista Irrigation District Reservoirs E2 and F Historical Resource Evaluation Historical Resource Evaluation Report, Vista, California. Ms. Lyons evaluated components of a historic irrigation district in northern San Diego County. Two concrete reservoirs dating to the early twentieth century were recorded and evaluated for historical significance. The significance evaluation included conducting fieldwork and archival research for the reservoirs and completion of a historic context. The reservoirs were evaluated for historical significance and determined not eligible for inclusion in the National Register of Historic Places, California Register of Historic Resources, or the County Register. (2015)

James K. Van de Kamp (La Loma Road) Bridge Rehabilitation Historic American Engineering Record (HAER)-like documentation, Pasadena, California. Ms. Lyons prepared a Historic American Engineering Record (HAER) report

for the historic La Loma Road bridge in the Arroyo Parks and Recreation National Register Historic District. The report was completed as mitigation in compliance with Section 106. Ms. Lyons' contributions included the preparation of a written historical and descriptive data report as well as coordinating the photographic documentation. Since renamed the John K. Van de Kamp Bridge, the project received a Preservation Design Award from the California Preservation Foundation and a Historic Preservation Awards from the City of Pasadena's Historic Preservation Commission. (2015)

Sunkist Building Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior's Standards Compliance Review), Los Angeles, California. The Sunkist Building was designed by the master architecture firm A.C. Martin and Associates in 1970. The distinctive brutalist building is shaped like an inverted pyramid and surrounded by expansive surface parking lots. As part of a proposed residential development for the parking lots, Ms. Lyons completed a historic resource evaluation of the Sunkist Building and analyzed the impacts of new buildings proposed as part of the site redevelopment plan. Ms. Lyons participated in substantial design collaboration with the development team. (2013–2015)

Appendix C

Consultation with Brian Smith

Allison Lyons

From: BRIAN SMITH <bsmith@bfsa-ca.com>
Sent: Wednesday, December 7, 2022 5:27 PM
To: Allison Lyons
Cc: Ranie Hunter; Vanessa Scheidel; David Shepherd; Chuck Cater
Subject: Re: Historical Resources Impacts for 12702 Oak Knoll Rd, Poway

Hello Allison, nice to meet you. (And Hello again to Ranie and Chuck — have not talked with you two in a long time!)

Of course, I am not a branch of the Poway Planning Department, but I am flattered that David directed you to me for an opinion. Based on the historic structure inventory we did for the City 30 + years ago, we know that the Big Stone and Cobblestone architectural styles are significant to the historic fabric of Poway. Even in a modified state, most cobblestone structures built following the Great Depression have sufficient commonality in characteristics that they contribute to a poorly-defined historical district in the southwest portion of the City. I'm not sure I understand if you have made a determination about the historic significance of the structure, but I would certainly regard it as important and a contributing element to the City's history. Regarding the question about sufficient buffer between the historic structure and a new development, the key is the potential to impact the integrity of setting. If another multi-story apartment complex is planned directly behind the residence, then you would need to address the loss of integrity of setting. Any proposed buffer is subjective, but I would suggest that a visual buffer of trees might separate the structure from the new mass of building that I assume is planned.

If Lennar (David Shepherd) would like to retain BFSA to assist with any City discussions or provide additional assistance with the historic issue, just let me know. Always glad to help.

Regards,

Brian

Brian F. Smith, President

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On Dec 6, 2022, at 4:13 PM, Allison Lyons <alyons@dudek.com> wrote:

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Brian,

David De Vries asked Dudek to reach out to you about next steps for a project that includes a Poway Historic Site List property: the Harmon House or Stone House, located at 12702 Oak Knoll Rd. The building was constructed 1933-1940. A rear addition was constructed c. 1974. We are trying to determine an appropriate buffer or distance from the rear addition to proposed new construction.

Dudek evaluated the property and found that it meets City of Poway **Category C**: Structures, buildings, sites, or objects in this category must have one of the following characteristics:

1. It is a good example of a period of architecture design or construction; however, the design is more commonplace and there are many similar structures, buildings, sites or objects in the City;
2. It is an important resource; however, substantial alterations have severely compromised its historic, cultural, or architectural significance.

David De Vries has advised us to notify you and the Poway Historical Society of our finding.

Our understanding is that Category C corresponds to a status code of **6Z**. If so, we do not need to review project plans for impacts to a historical resource (as there are no historical resources). Can you please let us know if you have availability to discuss next steps for our project review?

Thank you,

Allison Lyons

Senior Architectural Historian, Historic Built Environment

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