

APPENDIX D

Historic Report

HISTORIC STRUCTURE ASSESSMENT FOR THE PALOMAR HEALTH DOWNTOWN CAMPUS AND MEDICAL OFFICES

ESCONDIDO, CALIFORNIA

**APNs 229-442-01 to -04 and -18, 229-450-05
and -06, 230-163-01 to -05, and 760-169-27**

Submitted to:

**City of Escondido
201 North Broadway
Escondido, California 92025**

Prepared for:

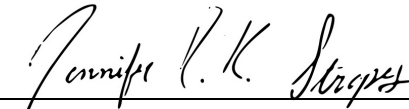
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<i>Report Title:</i>	Historic Structure Assessment for the Palomar Health Downtown Campus and Medical Offices, Escondido, California (APNs 229-442-01 to -04 and -18, 229-450-05 and -06, 230-163-01 to -05, and 760-169-27)
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<i>USGS Quadrangles:</i>	<i>Valley Center and Escondido, California</i> (7.5 minute)
<i>Study Area:</i>	Palomar Health Downtown Campus at 555 East Valley Parkway and associated medical offices at 451-453 East Valley Parkway, 456 East Grand Avenue, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street
<i>Key Words:</i>	USGS <i>Valley Center and Escondido, California</i> topographic quadrangles; City of Escondido; historic structure evaluation; the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, and 640-660 East Grand Avenue buildings lack architectural and historic significance and no mitigation measures are required; the 121-141 North Fig Street building has been determined to be eligible for listing on the CRHR under Criterion 3 and City of Escondido Register under Criteria 2 and 5 and preservation or Level I or II HABS documentation is recommended.

Table of Contents

	<u>Page</u>
I. EXECUTIVE SUMMARY	1
II. INTRODUCTION	2
<i>Report Organization</i>	2
<i>Project Area</i>	3
<i>Project Personnel</i>	3
III. PROJECT SETTING	3
<i>Physical Project Setting</i>	3
<i>Historical Overview</i>	3
IV. METHODS AND RESULTS	4
<i>Archival Research</i>	4
<i>History of Escondido Hospitals</i>	4
<i>History of the Property: Ownership and Development</i>	11
<i>555 East Valley Parkway</i>	11
<i>451-453 East Valley Parkway</i>	40
<i>456 East Grand Avenue</i>	46
<i>624 East Grand Avenue</i>	47
<i>640-660 East Grand Avenue</i>	49
<i>121-141 North Fig Street</i>	54
<i>Field Survey</i>	55
<i>Description of Surveyed Resources</i>	55
<i>555 East Valley Parkway</i>	56
<i>451-453 East Valley Parkway</i>	89
<i>624 East Grand Avenue</i>	104
<i>640-660 East Grand Avenue</i>	109
<i>121-141 North Fig Street</i>	127
V. SIGNIFICANCE EVALUATIONS	127
<i>CRHR Criteria</i>	146
<i>CRHR Evaluation</i>	147

Table of Contents (continued)

	<u>Page</u>
<i>City of Escondido Register Criteria</i>	153
<i>City of Escondido Register Evaluation</i>	156
VI. FINDINGS AND CONCLUSIONS	159
VII. BIBLIOGRAPHY	161
VIII. APPENDICES	176
Appendix A: Site Record Forms	
Appendix B: Building Development Information	
Appendix C: Ownership and Occupant Information	
Appendix D: Maps	
Appendix E: Preparers' Qualifications	

Plates

	<u>Page</u>
Plate 1 Rock Ledge Sanitarium in 1913	5
Plate 2 Escondido Hospital at 143 West Grand Avenue Circa 1924	7
Plate 3 Robinson & Schilder Shows advertisement.....	8
Plate 4 Escondido Community Hospital at 123 South Broadway	8
Plate 5 The Escondido Hotel in 1886	11
Plate 6 Alfred Taft	12
Plate 7 Dedication Ceremony for the Palomar Memorial Hospital	16
Plate 8 Circa 1950s Nursery at Palomar Memorial Hospital	17
Plate 9 Surgery Room at Palomar Hospital	18
Plate 10 1952 View of the West Façade of the Laundry and Boiler Rooms (Left), the West Façade of the Kitchen (Center), and the North Façade of the Nursing Unit Wing (Right), Facing East	19
Plate 11 1953 Aerial Photograph	21

Plates (continued)

Page

Plate 12	Original west façade of the 1959 Adams Medical Wing addition.....	22
Plate 13	Original south (left) and east (right) façades of the 1959 Adams Medical Wing addition.....	22
Plate 14	Interior View of a Two-Bed Room in the 1959 Adams Medical Wing Addition	23
Plate 15	1964 Aerial Photograph	27
Plate 16	1967 Aerial Photograph	28
Plate 17	1970 view of the west façade of the McLeod Tower addition prior to its completion in 1972	29
Plate 18	Roderick McLeod in 1974	32
Plate 19	1980 Aerial Photograph	34
Plate 20	1985 Helistop Constructed Southwest of the Palomar Memorial Hospital	35
Plate 21	Proposed 1983 drawing for the west side of the hospital	37
Plate 22	1996 Aerial Photograph	38
Plate 23	2002 Aerial Photograph	39
Plate 24	The Simpson family	41
Plate 25	1946 Aerial View of the North Façade of the Steen & Sanders Motors Dealership at 453 East Ohio Avenue (East Valley Parkway), Facing South.....	42
Plate 26	Alan and Mary Grice with their daughter Heather circa 1947.....	43
Plate 27	View of the 1970 Modified Service Entrance Door Opening on the North Façade of the 451-453 East Valley Parkway Building, Facing East	44
Plate 28	Dr. William Letsch in 1959	47
Plate 29	View of the Main Entrance on the North Façade of the 1989 “New Tower/ Garage” Addition, Facing South.....	57
Plate 30	View of the International/Brutalist-Inspired, Post Modern Details on the North Façade of the 1989 “New Tower/Garage” Addition, Facing South	58

Plates (continued)

Page

Plate 31	View of the “Wavy” Detailing on the North Façade of the 1989 “New Tower/ Garage” Addition, Facing Southeast.....	59
Plate 32	Close-Up View of the Main Entrance on the North Façade of the 1989 “New Tower/Garage” Addition, Facing Southwest.....	60
Plate 33	Close-Up View of the International/Brutalist-Inspired, Post Modern Details on the North Façade of the 1989 “New Tower/Garage” Addition, Facing West	61
Plate 34	View of the Sidewalk Leading to the Main Entrance on the North Façade of the 1989 “New Tower/Garage” Addition, Facing West	62
Plate 35	View of the North Façade of the 1985 Parking Garage, Facing South.....	63
Plate 36	View of the Northwest Corner of the 1985 Parking Garage, Facing Southeast	64
Plate 37	View of the Southwest Corner of the 1985 Parking Garage, Facing Northeast	65
Plate 38	View of the South Façade of the 1985 Parking Garage, Facing North.....	66
Plate 39	View of the West Façade of the 1985 Parking Garage, Facing East	67
Plate 40	View of the West Façade of the 1985 Helistop, South of the Parking Garage, Facing East.....	68
Plate 41	View of the West Façade of the 1985 Helistop, Facing Northeast.....	69
Plate 42	View of the South Façade of the 1985 Helistop, Facing North	70
Plate 43	View From the Roof of the 1985 Helistop, Facing North	72
Plate 44	View of the Southwest Corner of the West-Projecting Portion of the 1989 “New Tower/Garage” Addition, Facing Northeast.....	73
Plate 45	View of the 1985 Parking Garage South of the West-Projecting Portion of the 1989 “New Tower/Garage” Addition, Facing East	74
Plate 46	View of the South Façade of the West-Projecting Portion (Left) and the West Façade of the Emergency Entrance (Right) on the 1989 “New Tower/Garage” Addition, Facing North	75
Plate 47	View of the West Façade of the Emergency Entrance on the 1989 “New Tower/Garage” Addition, Facing East.....	76

Plates (continued)

Page

Plate 48	View of the West Façade of the 1990 South Wing Addition, Facing East.....	77
Plate 49	View of the Retaining Wall at the Southwest Corner of the 1990 South Wing Addition, Facing North	78
Plate 50	View of the South Façade of the 1990 South Wing Addition, Facing North	79
Plate 51	View of the West Façade of the 1990 South Wing Addition (Right) and the South Façade of the 1989 “New Tower/Garage” Addition (Left), Facing Northeast	80
Plate 52	View of the East Façade of the 1990 South Wing Addition, Facing Southwest ...	81
Plate 53	View of the North Façade of the 1990 South Wing Addition, Facing South	82
Plate 54	View of the East Façade of the 1989 “New Tower/Garage” Addition, Facing Northwest	83
Plate 55	View of the South Façade of the 1987 Utility Tunnel Addition (Left) and the 1959 Adams Medical Wing Addition (Right), Facing North	84
Plate 56	View of the South Façade of the 1987 Utility Tunnel Addition (Lower Left) and the 1959 Adams Medical Wing Addition (Upper Left and Right), Facing Northwest	85
Plate 57	View Above the 1959 Adams Medical Wing Addition, Facing Southwest	86
Plate 58	View of the South Façade of the 1959 Adams Medical Wing Addition (Right), Facing North	87
Plate 59	View of the East Façade of the 1959 Adams Medical Wing Addition, Facing West	88
Plate 60	View of the East Façade of the 1968 to 1972 Utilities and Storage Addition (Left) and 1984 Cogeneration Plant (Right), Facing Southwest.....	90
Plate 61	View Above the 1984 Cogeneration Plant (Left), 1968 to 1972 Utilities and Storage Addition (Middle), and 1959 Adams Medical Wing Addition (Right), Facing East.....	91

Plates (continued)

Page

Plate 62	View of the North Façade of the 1984 Cogeneration Plant, Facing South.....	92
Plate 63	View of the West Façade of the 1984 Cogeneration Plant, Facing Southeast.....	93
Plate 64	View of the North Façade of the 1968 to 1972 Utilities and Storage Addition, Facing South	94
Plate 65	View Between the 1984 Cogeneration Plant (Left), 1968 to 1972 Utilities and Storage Addition (Middle), and 1972 McLeod Tower Addition (Right), Facing South	95
Plate 66	View of the North Façade of the 1972 McLeod Tower Addition, Facing South ..	96
Plate 67	View of the West Façade of the 1972 McLeod Tower Addition, Facing East.....	97
Plate 68	View of the Floor-to-Ceiling Windows on the West Façade of the 1972 McLeod Tower Addition, Facing Southeast.....	98
Plate 69	View of the South Façade of the 1972 McLeod Tower Addition, Facing North ..	99
Plate 70	View of the West Façade of the 1972 McLeod Tower Addition, Facing East....	100
Plate 71	View of the 451-453 East Valley Parkway Building From the 1972 McLeod Tower Addition, Facing Southwest	101
Plate 72	View of the North Façade of the 451-453 East Valley Parkway Building, Facing East.....	102
Plate 73	View of the North Façade of the 451-453 East Valley Parkway Building, Facing Southwest.....	103
Plate 74	View of the North Façade Entrance to 451 East Valley Parkway, Facing South	105
Plate 75	View of the South Façade of the 451-453 East Valley Parkway Building, Facing North	106
Plate 76	View of the East Façade of the 451-453 East Valley Parkway Building, Facing Southwest.....	107

Plates (continued)

Page

Plate 77	View of the Non-Original Roof Covering on the 451-453 East Valley Parkway Building, Facing North	108
Plate 78	View of the Southwest Corner of the 624 East Grand Avenue Building, Facing Northeast	110
Plate 79	View of the West (Left) and South (Right) Façades of the 624 East Grand Avenue Building, Facing Northeast.....	111
Plate 80	View of the North (Left) and West (Right) Façades of the 624 East Grand Avenue Building, Facing Southeast.....	112
Plate 81	View of the North Façade of the 624 East Grand Avenue Building, Facing South	113
Plate 82	View of the East Façade of the 624 East Grand Avenue Building, Facing West	114
Plate 83	View of the South Façade of the 624 East Grand Avenue Building, Facing Northwest.....	115
Plate 84	View of the East Façade of the 660 East Grand Avenue Building, Facing Southwest.....	116
Plate 85	View of the East Façade of the 660 East Grand Avenue Building, Facing Northwest.....	117
Plate 86	View of the Southeast Corner of the 660 East Grand Avenue Building, Facing Northwest.....	118
Plate 87	View of the West Façade of the 660 East Grand Avenue Building, Facing North	119
Plate 88	View of the West Façade of the 660 East Grand Avenue Building, Facing Northeast.....	120
Plate 89	View of the Southeast Corner of the 644-646 East Grand Avenue Building, Facing Northwest	121

Plates (continued)

Page

Plate 90	View of the East Façade of the 644-646 East Grand Avenue Building, Facing Northwest.....	122
Plate 91	View of the South Façade of the 640-642 East Grand Avenue Addition, Facing Northwest.....	123
Plate 92	View of the West Façade of the 640-642 East Grand Avenue Addition, Facing East.....	124
Plate 93	View of the 1961 Pedestrian Ramp Extending Across the 644-646 East Grand Avenue Building and 640-642 East Grand Avenue Addition, Facing Northeast.....	125
Plate 94	View of the North Façade of the 660 East Grand Avenue (Left) and 644-646 East Grand Avenue (Right) Buildings, Facing South.....	126
Plate 95	View of the Northeast Corner of the 121-141 North Fig Street Building, Facing Southwest.....	128
Plate 96	View of the Southeast Corner of the 121-141 North Fig Street Building, Facing Northwest.....	129
Plate 97	View of the Entryway on the East Façade of the 121-141 North Fig Street Building, Facing West	130
Plate 98	View of the Entryway on the West Façade of the 121-141 North Fig Street Building, Facing East.....	131
Plate 99	View of the Windows on the West Façade of the 121-141 North Fig Street Building, Facing South	132
Plate 100	View of the West Façade of the 121-141 North Fig Street Building, Facing Northeast	133
Plate 101	View of a Vertical Wood Screen in Front of the Windows on the West Façade of the 121-141 North Fig Street Building, Facing East	134

Plates (continued)

Page

Plate 102 View of the North Façade of the 121-141 North Fig Street Building, Facing East	135
Plate 103 Examples of Architect Russell Forester’s Previous International-Style Residences	154

Tables

Page

Table 1 Title Records for 555 East Valley Parkway (APN 229-450-05)	40
Table 2 Title Records for 451-453 East Valley Parkway (APN 229-442-01)	45
Table 3 Title Records for 456 East Grand Avenue (APN 229-442-18).....	46
Table 4 Title Records for 624 East Grand Avenue (APN 230-163-04).....	49
Table 5 Title Records for 640-660 East Grand Avenue (APN 230-163-03)	54
Table 6 Title Records for 121-141 North Fig Street (APNs 230-163-02 and 761-169-27).....	55
Table 7 Contemporary- and International-Style Structures Located in Escondido	158
Table 8 Summary of Findings and Proposed Mitigation Measures.....	160

I. EXECUTIVE SUMMARY

Integral Communities is seeking to redevelop the former Palomar Health Downtown Campus site located at 555 East Valley Parkway and associated medical offices located at 451-453 East Valley Parkway, 456 East Grand Avenue, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street in the city of Escondido. Because of concerns regarding the potential historic sensitivity of the structures, which were constructed between 1934 and 2002, Brian F. Smith and Associates, Inc. (BFSA) was contracted to complete a historic evaluation of the Palomar Health Downtown Campus and associated medical offices in order to determine if they are significant historic resources and whether or not their proposed demolition will constitute an adverse impact, as defined by the California Environmental Quality Act (CEQA). As the 456 East Grand Avenue building, located within Assessor's Parcel Number (APN) 229-442-18, was constructed in 1973, it does not meet the minimum age threshold to be considered a historic structure and was not evaluated as part of this study.

The Palomar Health Downtown Campus and associated medical offices are located in the city of Escondido, San Diego County, California, within APNs 229-442-01 to -04 and -18, 229-450-05 and -06, 230-163-01 to -05, and 760-169-27. The location of the property is further described as being within the Rincon del Diablo Land Grant in Township 12 South, Range 2 West (projected) of the USGS *Valley Center and Escondido, California* topographic quadrangles. The legal description of the combined properties is described as:

All that portion of Lots 6, 7, 8, 9, 10, and 11 of Block 34, of Palomar Memorial Hospital Subdivision, Lots 6, 7, 8, 9, 10, 18, 19 and 20 of Block 64 of Escondido, and Block 339 of Palomar Memorial Hospital Subdivision, in the city of Escondido, county of San Diego, state of California, according to Maps Thereof Nos. 2574 and 336, filed in the office of the county recorder of said San Diego County, July 1, 1949, July 10, 1886, and July 1, 1949 (further described in Parcel No. 1 of document recorded November 1, 1984).

The existing Palomar Health Downtown Campus building at 555 East Valley Parkway, located within APN 229-450-06, was constructed between 1959 and 2002. Although the original Palomar Memorial Hospital building was completed at this location in 1950, all original portions of the building were demolished between 1968 and 1990 during various expansions.

The 451-453 East Valley Parkway building, located within APN 229-442-01, was constructed in 1934 as an auto service garage. In 1970, the garage portion of the building was rehabilitated, modifying the original service entrance door. Tenant improvements were conducted in 1984 and 1999 and repairs were made in 1989; however, it is unknown if this work resulted in the modifications to the original entrance or if this work was undocumented.

The 624 East Grand Avenue building, located within APN 230-163-04, was constructed in

1953 as a church. Circa 1954, an addition was constructed onto the building and in April of that year, a new roof was installed, replacing the original flat roof (*Times-Advocate* 1954). The building underwent repairs, an alteration, and an addition in 1959 that converted the building into medical offices. Another addition was constructed in 1971 and the building was further remodeled in 1991.

The 640-660 East Grand Avenue buildings, located within APN 230-163-03, were originally constructed as medical offices in 1960 (660 East Grand Avenue building) and 1961 (644-646 East Grand Avenue). In 1969, an addition (640-642 East Grand Avenue) was constructed onto the west façade of the 644-646 East Grand Avenue building.

The 121-141 North Fig Street building, located within APNs 230-163-02 and 760-169-27, was constructed as a medical office building in 1965. No known modifications have been made to the building since its initial construction.

All buildings except for 456 East Grand Avenue meet the minimum age threshold (50 years old) to be considered historic structures subject to further evaluation of their integrity and architectural and historic significance. BFSa evaluated the architectural and historic significance of the five historic buildings in conformance with CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria. As a result of the current evaluation, City of Escondido Municipal Code and CEQA criteria indicate that the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, and 640-660 East Grand Avenue structures lack architectural and historic significance; therefore, their removal will not have an adverse impact upon the built environment and they will not require any mitigation program or preservation measures. The 121-141 North Fig Street building has been determined to be eligible for listing on the California Register of Historical Resources (CRHR) under Criterion 3 and the City of Escondido Local Register of Historic Places (City of Escondido Register) under Criteria 2 and 5. Because the building is planned for demolition as part of the proposed project, it is recommended that the building be relocated, if feasible. If relocation is not feasible, it is recommended that Level I or II Historic American Buildings Survey (HABS) documentation (or equivalent) be conducted in order to achieve mitigation by thoroughly documenting the resource prior to its demolition using the guidelines provided by the National Park Service.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the structures located at the Palomar Health Downtown Campus in the city of Escondido, California. The project proposes to demolish the campus building and six medical office buildings for redevelopment as a mixed-use residential and commercial community. As part of the environmental review for the project, the City of Escondido required an evaluation of the existing structures to determine if they are historically important and to determine whether or not they should be listed as historic resources. Because this

project requires approval from the City of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and City of Escondido Register were used to measure the significance of the structures that will be affected by the proposed project. As the 456 East Grand Avenue building was constructed in 1973, it does not meet the minimum age threshold to be considered a historic structure and was not evaluated as part of this study.

Project Area

The resources evaluated in this study are entirely within APNs 229-442-01 and -18, 229-450-06, 230-163-02 to -04, and 760-169-27. The parcels are located east of the intersection of East Grand Avenue and Ivy Street and west of Fig Street and East Grand Avenue in the city of Escondido. The lots include the Palomar Health Downtown Campus building, five surrounding medical office buildings, and associated hardscape and landscaping.

Project Personnel

This evaluation was conducted by Jennifer Stropes and Brian Smith (Appendix E). Word processing, editing, and graphics production services were provided by BFSa staff.

III. PROJECT SETTING

Physical Project Setting

Geographically, this general area is part of the coastal foothills physiographic unit. The area is geologically mapped as older Pleistocene alluvial river deposits (younger than 500,000 years) of moderately consolidated sediments composed of silty sand with gravel and clay (Tan and Kennedy 1999). Prehistorically, the Escondido area was occupied by Native Americans associated with Luiseño and Kumeyaay tribes. Escondido Creek and its associated streams have been sources of fresh water for humans in the Escondido area for thousands of years. The most important food source for prehistoric Native American groups in the area were acorns and hunted animal species included deer, rabbit, hare, woodrat, ground squirrel, antelope, quail, duck, and freshwater fish. The area was used for ranching and farming following the Spanish occupation of the region. Native American cultures that have been identified in the general vicinity of the project consist of a possible Paleo Indian manifestation of the San Dieguito Complex, the Archaic and Early Milling Stone Horizons represented by the La Jolla Complex, and the Late Prehistoric Luiseño and Kumeyaay cultures.

Historical Overview

The subject property is located inside the Rincón del Diablo Land Grant issued to Juan Bautista Alvarado by Mexican Governor Manuel Micheltorena in 1843. Bautista Alvarado was a prominent man in Los Angeles and San Diego, holding office as a councilman in both cities in the

1830s. When Bautista Alvarado died in 1850, the rancho was sold to Oliver S. Witherby, a judge and member of California's first state legislature. Witherby farmed and raised cattle, and in the early 1860s, began to mine for gold (Fark 2016). In 1868, Witherby sold the rancho to Edward McGearry and the three Wolfskill brothers. In 1886, 13 businessmen formed the Escondido Land and Town Company (ELTC) and bought the former Rincón del Diablo, subdividing the land to plant more vineyards and citrus groves (Fark 2016). A railroad line was extended from the coastal city of Oceanside to Escondido in 1887 because the ELTC needed to move their agricultural products. The ELTC was influential in getting the town incorporated in 1888 and drilled several wells to provide water for the surrounding farms and new city. In 1887, the Escondido Irrigation District was formed to build the Lake Wohlford dam and reservoir. Later, the district was reorganized and named the Escondido Mutual Water Company (Moyer 1969).

The grape harvest in Escondido was historically plentiful and to celebrate, the city began an annual Grape Day celebration on September 9, 1908. Visitors came from all over and stayed in the Escondido Hotel, centrally located on Grand Avenue, which was the main shopping street. In the 1950s, the city experienced a building boom. Highway 396 linked Escondido to San Diego, making the city a good choice for commuters. Around this time, many agriculture fields previously dedicated to citrus and grapes were developed into subdivisions to house workers in the defense industry. In 1960, the lemon packing house, previously famed to be the largest facility of its kind in the world, closed its doors. Citrus fields gave way to more subdivisions and some were converted into avocado crops (Fark 2016). Escondido can still be described as a commuter city. It has some fame because of the San Diego Zoo Safari Park, breweries, wineries, the auto mall, and the California Center for the Arts, Escondido, which was constructed in 1994.

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this property were sought with a view to not only fulfill the requirements of this report, but to identify any associated historic or architectural significance. Records located at the BFSa research library, those of the San Diego Assessor/Recorder/County Clerk, and the Escondido History Center were consulted. Title records for the property were also obtained. Sanborn Fire Insurance maps were not available for the property. Appendix D contains maps of the property, including a general location map, historic and current USGS maps, Sanborn Fire Insurance maps, and the original subdivision maps.

History of Escondido Hospitals

The first facility in Escondido to act as a hospital was Sanitario del Penasco, also known as the Rock Ledge Sanitarium (Plate 1). This hospital building was constructed in 1913 for Dr. Jessie B. Dodds of Chicago who, upon visiting her sister in Escondido, "saw the need for a sanitarium in this city without a hospital" (Perkins 1971). Dr. Dodds "was superintendent of the

Women's Department of the Northwestern College in Chicago for over two years and after coming to California she took a three months' post graduate course" allowing her to "practice in all departments of medicine" in California (*Times-Advocate* 1913). Although the building was to serve as a medical facility, Dr. Dodds did not admit "any contagious cases in the hospital," nor were patients with tuberculosis accepted (*Times-Advocate* 1913). The primary purpose of the facility was to serve "convalescents and those compelled to undergo long medical treatment or operations" (*Times-Advocate* 1913). The sanitarium officially opened in February 1914 (Perkins 1971) and featured 21 private rooms, each with running hot and cold water and electricity. Many of the rooms also featured outdoor balconies and a solarium was located on the roof (*Times-Advocate* 1913).



Plate 1: Rock Ledge Sanitarium in 1913. (Photograph courtesy of Jim Dixon)

Dr. Dodds and her husband Dr. Robert Dodds were the primary physicians at the sanitarium. Osteopathic physician Mary A. Arthur served on the sanitarium staff and hydrotherapy, electrotherapy, and osteopathic treatments were conducted. Local residents of the community were accepted for emergency and outpatient services (Perkins 1971). Dr. Jessie Dodds operated the building as a sanitarium until 1918. In February of that year, however, she transformed it into a "resting place" and renamed the building the "Rest Awhile Inn" (*Times-Advocate* 1918a). Despite no longer being a sanitarium, local residents still utilized the facility as an outpatient surgery and emergency room (*Times-Advocate* 1918b, 1918c). Dr. Robert Dodds passed away in 1919 (*Times-Advocate* 1919a).

In 1920, a Mr. and Mrs. C.F. Gilmore of Los Angeles arrived at the facility "to remain several months in charge of Rest-awhile Inn," and during their stay, the facility was not open to the public (*Times-Advocate* 1920). In 1921, Mr. and Mrs. F.L. Ebbets purchased the facility, transforming it into a private residence that the couple named Vale View Villa (*Times-Advocate* 1921a). They later opened the building as the Vale View Ranch Inn (*Times-Advocate* 1921b),

until C.C. Ingram purchased it in 1930. Although Ingram intended to keep the inn running (*Times-Advocate* 1930), it is not mentioned in newspaper articles again until 1931, when all of the furniture was auctioned off (*Times-Advocate* 1931a).

With the transformation of the sanitarium into an inn, Escondido no longer had a dedicated medical facility. As such, a new hospital was opened in June 1924 in a second floor “double apartment” at 143 West Grand Avenue (*Times-Advocate* 1924a, 1928a) (Plate 2). The “Escondido Hospital” was owned and managed by Joseph E. McKinney, who later that year partnered with W.H. Hermes. When the hospital first opened it only had one nurse, Margaret Hooper (*Times-Advocate* 1924b), and the capacity to house 12 patients (*Times-Advocate* 1928b). In September 1925, Hooper accepted a position in Los Angeles and was replaced by “Miss Catherine Erbie, of San Diego, and Miss Ruth Honsberger, of the Fresno county hospital” (*Times-Advocate* 1924c).

Only a year after the hospital opened, Hermes took over operation of the facility, stating in an advertisement that “J.E. McKinney is no longer connected with this hospital in any capacity” (*Times-Advocate* 1925a). The reason for the split was likely financial as a year later, four physicians “appeared before the board of directors of the chamber of commerce and asked for help in keeping the institution open as a public benefit for all of San Diego” (*Times-Advocate* 1926a). At that time, approximately five hundred dollars was needed from the city’s charity fund “to put the hospital on its feet.” The board of directors voted to launch a drive that would create a fund for the hospital after it repaid the money contributed by the charity fund (*Times-Advocate* 1926a).

A committee was formed to organize a benefit for the hospital and “Hospital Day” was planned for April 7, 1926. During the event, a rummage sale was staged on Grand Avenue and a circus show, Robinson & Schilder Shows (Plate 3), put on two shows on the lot adjoining Grape Day Park. Individuals contributed money and each bank in Escondido donated five dollars (*Times-Advocate* 1926b). Although the event successfully raised money for the hospital, additional campaigning was done later in the year that included donations for the purchase of Grape Day Festival decorations for the hospital (*Times-Advocate* 1926d). Additional door-to-door canvassing was conducted for cash, bed linens, or other items for use in the hospital (*Times-Advocate* 1926e).

Despite all of these fundraising efforts, in 1931, a delegation made up of Drs. C.A.S. Kemper and E.E. Dotson; city council members Dean Howell, Graham Humphrey, and W.H. Uhlmeier; and President of the Chamber of Commerce Percy Evans went to the San Diego County Board of Supervisors to request that the County aid in funding the hospital or adopt it as an auxiliary to the San Diego County Hospital. The Board of Supervisors referred the issue to the San Diego County Hospital board (*Times-Advocate* 1931b), but county funding or adoption of the facility as an auxiliary appear to not have come to fruition.

In 1932, the “Escondido Hospital” (see Plate 2) was planned to be relocated into the former Rock Ledge Sanitarium, was shut down, and the building then used as private offices for two hospital doctors (*Times-Advocate* 1932). However, relocation seems not to have occurred, as in 1933, the R.V.B. Lincoln building at 123 South Broadway, previously an egg and poultry business (Ebeling 1962), was being converted for use as the new Escondido Community Hospital (Plate 4).



Plate 2

Escondido Hospital at 143 West Grand Avenue Circa 1924

The Palomar Health Downtown Campus and Medical Offices Project

(Photograph courtesy of the San Diego History Center)





Plate 3: Robinson & Schilder Shows advertisement.
(Advertisement courtesy of Times-Advocate 1926c)

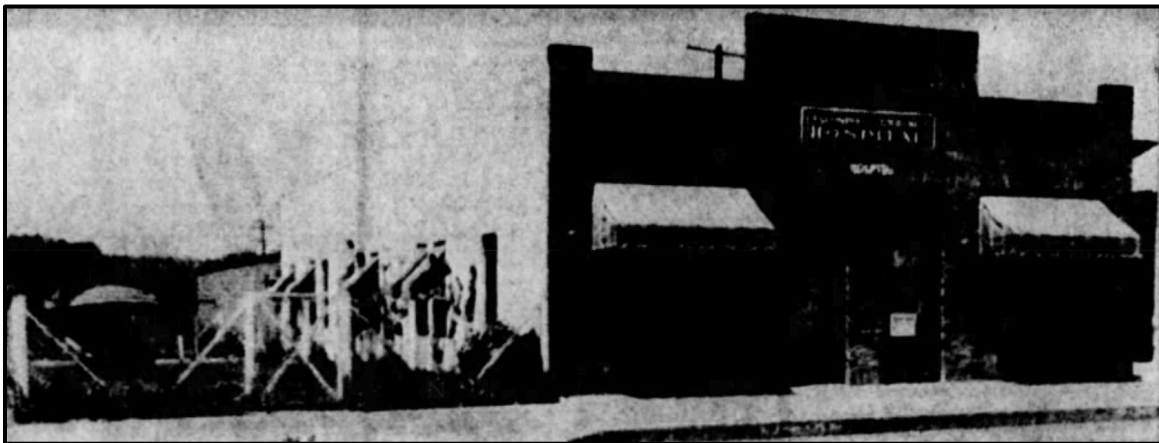


Plate 4: Escondido Community Hospital at 123 South Broadway.
(Photograph courtesy of Ebeling 1962)

The new Escondido Community Hospital was to be operated by Elizabeth Martin, who relocated from a sanitarium in Anaheim, California (*Times-Advocate* 1933a). The hospital was furnished with equipment donated by the community members, including Mrs. A.W. Wohlford, Mr. and Mrs. Dean Howell, Mrs. Sue A. McLennan, and Mrs. W.R. Blake (*Times-Advocate* 1933b). Although the staff saw their first patient on October 3, 1933 (*Times-Advocate* 1934a), the facility formally opened on October 27, 1933 (*Times-Advocate* 1933c).

Only six months after the formal opening, the R.V.B. Lincoln building at 123 South Broadway was expanded via a kitchen addition to make more room for patients (*Times-Advocate* 1934b). In the first year of business, the Escondido Community Hospital treated 271 patients (*Times-Advocate* 1934a). In 1937, the facility housed “five or six nurses” and 14 patient beds (*Times-Advocate* 1937a). A “cast room” was added in 1938 “just outside the main hospital building” to be used “for emergency treatment or treatment for injuries following accidents” (*Times-Advocate* 1938a). A separate birthing hospital, the Escondido Maternity Hospital, was opened at 324 West 13th Avenue in 1937 (*Times-Advocate* 1937b). It had been renamed the “Escondido Maternity Home” by 1939 (*Times-Advocate* 1939a).

By 1939, the Escondido Community Hospital had joined the Hospital Council of Southern California, now the Healthcare Association of Southern California (HASC), as one of 52 southern California institutions. In 1938, the council “launched the Associated Hospital Service of Southern California which made ‘group hospitalization’ available to the public on a monthly payment basis” (*Times-Advocate* 1939a). Individuals and families that subscribed to the Associated Hospital Service were given “the first opportunity to enroll under the Medical Plan of California Physicians Service” (*Times-Advocate* 1939a), “otherwise known as Blue Cross Plans” (HASC 2016).

Although the Escondido Community Hospital was not plagued by the same funding issues as the previous Escondido Hospital at 143 Grand Avenue, by 1939, the building was considered too small and outdated for the community’s needs. Letters from doctors who worked at the facility revealed:

[A]s many as 25 patients were treated in the small building at one time. There was barely room for nurses and doctors to get between the beds. An emergency operation had to be done on a stretcher in the bathroom; a mother who was delivered of a baby had to be left on the table all night until someone was sent home to make room for her; a mental case was placed near other patients while a policeman stood outside the door all night; the nursery was so crowded and cribs so scarce that paste board boxes were used as beds. (Ebeling 1962)

That year, the president of the chamber of commerce recommended that “[e]fforts to obtain a new hospital building to be managed by the same capable staff as that in charge of Escondido Community Hospital” (*Times-Advocate* 1939b) be one of the principal objectives for the year.

The yearly “Hospital Day” fundraiser also became a day to visit the local hospitals, the Escondido Maternity House included, for an open house. Instead of focusing upon fundraising, the event was intended to provide the community with a chance to view the facilities and learn about their operations (*Times-Advocate* 1939c).

Since its opening in 1933, the year 1939 was the “biggest year” for the Escondido Community Hospital. A total of 92 babies were born at the facility, 303 patients were confined to the hospital, and 102 accident cases were treated (*Times-Advocate* 1940). In 1944, the hospital was added to the American Register of Hospitals by the Council on Medical Education and Hospitals (*Times-Advocate* 1944).

In response to the north county community’s need for a “new, modern hospital” (*Times-Advocate* 1945a), the Escondido Valley Hospital Association was formed in March 1945. Its board of directors had 24 members with representation from Escondido, Fallbrook, Julian, Poway, Ramona, Rancho Santa Fe, San Marcos, San Pasqual, Valley Center, and Vista. The board was to be elected annually, and anyone who contributed five dollars or more to the hospital building fund was eligible for election (*Times-Advocate* 1945a).

The original proposed cost of the “new, modern hospital” (*Times-Advocate* 1945a) was \$150,000. The goal was to construct a “completely equipped” facility with “30 beds which may be expanded to 50 beds” (*Times-Advocate* 1945a). The facility was to be a “non-profit hospital of northern San Diego county ... [and a] non-sectarian project” owned and operated by the Escondido Valley Hospital Association (*Times-Advocate* 1945a).

A hospital campaign headquarters was established at 218 East Grand Avenue on March 29, 1945, headed by co-chairmen Homer Heller and Harry Carroll. In May 1945, the association announced that in order to commemorate Victory in Europe Day, the new hospital would be named the Palomar Memorial Hospital. The hospital would “be dedicated to the boys who have given their lives in the service of their country” and a monument would be built inscribed with the “names of all service men and women in northern San Diego county who have at the close of the war given their lives to their country” (*Times-Advocate* 1945b). By that time, the building fund had reached almost \$100,000 (*Times-Advocate* 1945b).

The community came together and raised beyond the \$150,000 goal by August 1945 (Ebeling 1962). Originally, the site proposed for the hospital was to be donated by the Grape Day Park Association and was located “near the Junction of North Broadway and Highway 395” (*Times-Advocate* 1945a). Later that year, however, the board voted to purchase a “hill site” at the junction of Grand Avenue and Valley Boulevard (now Valley Parkway) from Stewart W. Henderson (*Times-Advocate* 1945c).

History of the Property: Ownership and Development

555 East Valley Parkway

The “hill site” at the junction of Grand Avenue and Valley Parkway (previously Valley Boulevard), where Palomar Memorial Hospital was eventually constructed, was originally the location of the Escondido Hotel, which was built in 1886 (*Los Angeles Times* 1886) by the ELTC (Perkins 1966) (Plate 5; Figure 10 in Appendix C). Dora P. Henderson became the proprietor of the hotel after arriving in Escondido from St. Paul, Minnesota with her husband Joseph in 1890. Joseph Henderson, an osteopathic and homeopathic physician, moved to Berkeley in 1906 (*Oakland Tribune* 1929), leaving Dora and their son Stewart to manage the hotel. Dora Henderson moved to Berkeley in 1918 (*Times-Advocate* 1942) and Stewart Henderson was the assistant manager of the Escondido Hotel until 1919 (*Times-Advocate* 1919b), when he left to operate a goat ranch in Martinez, California (*Times-Advocate* 1919b).



Plate 5: The Escondido Hotel in 1886.
(*Photograph courtesy of Los Angeles Times 1886*)

In 1923, the Hendersons sold the hotel property to Alfred Z. Taft, Jr. (Plate 6). Taft was president of Taft Realty & Investment Co. and the Hollywood Investment Company, both of which were located in Hollywood (*Times-Advocate* 1923a, 1924d) and owned the Buena Ranch in Escondido. As Taft had an interest in helping Escondido grow, he purchased 20,000 shares of water stock in Escondido and was purchasing other areas of the city for future development. By

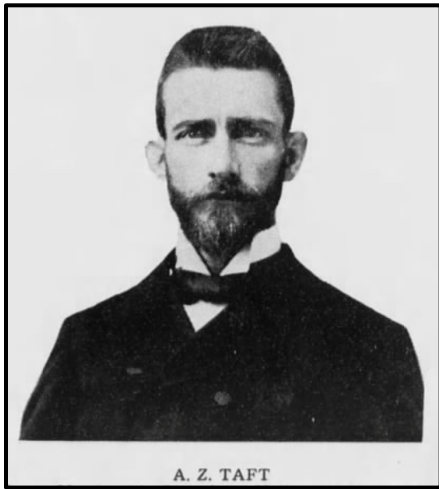


Plate 6: Alfred Taft.
(*Photograph courtesy of
Los Angeles Herald 1909*)

the time Taft purchased the land containing the hotel, the hotel itself was already defunct and being referred to as the “old Escondido hotel” (*Times-Advocate* 1923b). It does not appear that Taft made any attempts to revive the hotel and after years of being vacant, “the old Escondido hotel, the scene of the gatherings of the elite of this city in former days, an old landmark of this city” was demolished in 1925, “leaving a vacancy on the site, but retaining a memory for those who have enjoyed the fine affairs staged there in former years” (*Times-Advocate* 1925b).

Taft appears to have lost or sold the property, as in 1929, Stewart Henderson purchased it from the Union Trust Company of San Diego. A few months later, Joseph Henderson passed away in Berkeley (*Oakland Tribune* 1929). Stewart Henderson did not utilize the land, however, and the property remained vacant until “the Henderson hilltop” was chosen as the new hospital site in 1945. In June 1945, Henderson offered to sell the property to the Escondido Valley Hospital Association for \$12,965. “The price of the property was set not on the value of the land, but rather on numerology, the study of numbers. Henderson, a numerologist, arrived on the price thru the meaning of the numbers 12965” (Ebeling 1962).

Although the funds needed to construct the new hospital had been acquired by August 1945:

[T]he directors decided to continue the fundraising campaign to \$200,000 for possible purchase of the property. It was also to insure a sum necessary for an adequate first year operating fund ... In late 1945 the property was appraised at more than \$40,000. Now believing that there were ample funds to construct the hospital, the board engaged an architect to prepare plans. (Ebeling 1962)

In October 1945, the Escondido Valley Hospital Association board of directors voted to empower the architectural committee, comprised of Walter Ross, Darwin M. Ting, and Burnet C. Wohlford, to make a contract with architects Louis C. Dixon and Lee B. Kline to design the new hospital plans (*Times-Advocate* 1945d). “After several months the plans were approved by the board and the medical profession. State approval of the plans was necessary. This required six to eight months” (Ebeling 1962).

Louis Charles (sometimes recorded as “Carlton”) Dixon was born on June 8, 1907 in Caldwell, Kansas to Raymond Thomas and Faith Merel (née Seeber) Dixon. By circa 1911, the Dixons were living in Santa Ana, California, where Raymond Dixon was “head of the Dixon Pump works manufacturing concern” (*Santa Ana Register* 1940). Louis Dixon attended Santa Ana High

School and went to college at the University of Southern California (*Santa Ana Register* 1933).

In 1933, Dixon worked for Christian E. Choate as an associate architect, where he helped remodel the American Legion Armory building “on Birch street between Third and Fourth streets” in Santa Ana (*Santa Ana Register* 1933). In 1935, Dixon remodeled the second floor for Rankin’s Department Store at “Fourth Street and Sycamore” in Santa Ana with R. Curtiss Bowman (*Santa Ana Register* 1935). Based upon directory and census records, Dixon moved to Los Angeles after 1936 and in 1940, was employed by architect H.L. Gogerty. Also by 1940, Dixon had married Vera Anna (sometimes recorded as “Ann”) Pursley (Ancestry.com 2013a). In 1944, Dixon designed a “rural community medical center” with Samuel E. Lunden, which won first prize in the *Modern Hospital* magazine architectural competition (*Hanford Morning Journal* 1944).

Lee Benjamin Kline was born on February 2, 1914 in Renton, Washington to Abraham McCubbin and Pearl Enfield (née Davidson) Kline. In 1936, Kline married Martha Louise Stiglmeier, with whom he had two children. Kline attended the University of Southern California, where he served as the President of the College of Architecture (Ancestry.com 2010). From 1955 until at least 1997, Kline and his family lived in a house he designed at 5160 Oakwood Avenue in La Cañada Flintridge, Los Angeles County, California (Michelson 2018a).

Kline worked as an architect in Los Angeles with Louis Dixon (as the architectural firm Dixon & Kline [*Times-Advocate* 1948]) and Boyd Georgi before establishing his own firm, Kline, Lee B., Architect, which, “[a]t its height ... had 19 employees” (Michelson 2018b). Kline served as Pasadena Chapter President of the American Institute of Architects in 1957 (*Independent Star* 1957), and in 1964, served as an officer of the Architectural Guild, “a support group for the USC [University of Southern California] school of architecture and fine arts” (*Van Nuys News* 1964). Kline was contracted as the architect for a number of school buildings in southern California (*Times-Advocate* 1949a; *Los Angeles Times* 1955, 1969; Snyder 1971):

- Elementary school at Thirteenth Avenue and Redwood Street in Escondido in 1949;
- Two schools in Westminster, Orange County in 1955;
- Elementary school to replace Arroyo Seco School in Pasadena in 1969; and
- St. Francis High School gymnasium in La Cañada Flintridge in 1971.

Kline and Georgi received honor awards “for their design of the Arthur A. Noyes School in Altadena” in November 1957 (*Pasadena Independent* 1957). Additional projects designed by Kline include a 1,770-square-foot home for Henry and Nancy Greenhood in Los Angeles and a factory for the Electric Tool and Supply Company at East Vernon Avenue in Vernon, California (Michelson 2018c).

Although Dixon and Kline were contracted to serve as the architects for the Palomar Memorial Hospital (*Times-Advocate* 1945e), as they were “best suited to give the best service and supervision” (Carroll 1945), Dixon died on February 23, 1948, a year before ground was broken on the hospital and Kline continued to work independently (*Times-Advocate* 1948a). Kline’s work

on the hospital was praised by the “engineering consultant for the state department of public health,” Arthur L. Rathburn, who stated “Lee B. Kline, your architect, is one of the best in the business when it comes to small hospitals” (*Times-Advocate* 1950a). Kline died on June 1, 2007 in Los Olivos, Santa Barbara County (Michelson 2018b).

On August 30, 1946, the Escondido Valley Hospital Association board of directors received approval from the Civilian Production Board to build the hospital; approval from the State of California was anticipated within a few days. The plans were put on display for public viewing at “the new location of ‘Eddie and Lloyd – The Men’s Shop’ next to hospital headquarters in the Heller Arcade building” (*Times-Advocate* 1946).

In November 1946, the Hill-Burton Act (also known as the Hospital Survey and Construction Act) was passed by congress. The bill provided federal grants to states for the construction of hospitals and other health care facilities “on the basis of one dollar for two raised locally” (Ebeling 1962). Another “bill to match the federal funds on the same basis, that of one dollar for two” (Ebeling 1962) was also passed by the State of California. In order to qualify for the state funds, however, the association was required to form a legal district encompassing the proposed hospital. According to an article in the *Times-Advocate*:

The board unanimously voted to seek formation of such a district covering a distance of 25 miles or one hour’s ride to the new Palomar Memorial Hospital. The district would be classified as an area hospital and would be governed by a board of five directors elected from within the district. The district was to be known as the Northern San Diego County Hospital District. Area voters approved formation of the district in 1948. (Ebeling 1962)

By October 1948, both the federal and state funds for Palomar Memorial Hospital were approved and construction on the building was expected to begin after January 1, 1949 (*Times-Advocate* 1948b). In February 1949, contractors submitted bids for the now \$480,000 Palomar Memorial Hospital. The hospital was planned to be a “37-bed unit with nine bassinets in the nursery.” Roderick J. McLeod, the Northern San Diego County Hospital District consultant, termed the building a “small general hospital” that would treat everything except for tuberculosis, psychiatric cases, or “other diseases where the county has facilities such as wards in which to place those who have contracted contagious diseases” (*Times-Advocate* 1949b).

The general contractor chosen for the construction of the new Palomar Memorial Hospital was Vistendahl, Inc. of La Jolla with the lowest bid of \$308,900 (*Times-Advocate* 1949c). Others chosen for the project include structural engineers Brandow and Johnston, mechanical engineer R.G. Ojeda, electrical engineer Fred Pierson, and color consultant Ferne Irwin (Creighton 1952). After receiving approval of all bids by the state and federal governments (*Times-Advocate* 1949d), a small groundbreaking ceremony was held on March 24, 1949 (*Times-Advocate* 1949e).

The building was completed in early February 1950 and dedicated on Sunday, February 12, 1950 (*Times-Advocate* 1950b) (Plate 7). “More than 3,000 people jammed the area in front of the hospital at 2 p.m., Sunday, after 2,000 more had toured the Northern San Diego County hospital district’s institution during the morning and continued in the afternoon” (*Times-Advocate* 1950c). During the ceremony 20 doctors, 10 associates, and three consulting physicians who would be working in the hospital were introduced (*Times-Advocate* 1950c). The public-owned hospital opened that next Thursday, on February 16, 1950. The first birth and first death to occur at the hospital both happened a day later on February 17, 1950. The child born was the daughter of Mr. and Mrs. Claude D. Lewis. The death was that of 26-year-old Mrs. Virginia Louise Ellison (*Times-Advocate* 1950d).

A description of the finished hospital building was provided in a November 1952 publication of *Progressive Architecture*, which also includes the only known copy of the original plans (see Appendix B):

At present, it is a 37-bed hospital, plus nursery [Plate 8] and outpatient facilities. Eventual plans – and the size of the surgery, kitchen, outpatient department, laundry, and boiler room – anticipate future expansion to 50 beds.

Built on top of a hillock, with agreeable views in every direction, the hospital is on a cruciform plan. The maternity suite occupies the southwest wing; the surgical and medical nursing unit is in the north-west wing; the southeast wing contains the entrance lobby, business office, outpatient department, and operating rooms [Plate 9]; while the main kitchen and staff dining room constitute the short wing to the northeast. Beneath the kitchen area is a storage basement, which, due to the ground slope, extends at this level in an abovegrade wing housing the laundry and mechanical-equipment room [Plate 10]. Future additions will extend in a north-westerly direction from both of the nursing-unit wings.

Construction consists of reinforced concrete foundations, reinforced brick walls, and [a] wood-framed roof. The lower level of the two-story portion of the building (under the kitchen wing) is of reinforced concrete construction. Sash [windows] are of steel and floors are either terrazzo or asphalt tile over reinforced concrete.

Acoustic tile is used on corridor ceilings; walls, other than where tile wainscots occur, are painted plaster. Thermal insulation is provided by wool-type batts, and in the reflective values derived from white marble chips used on the roof.

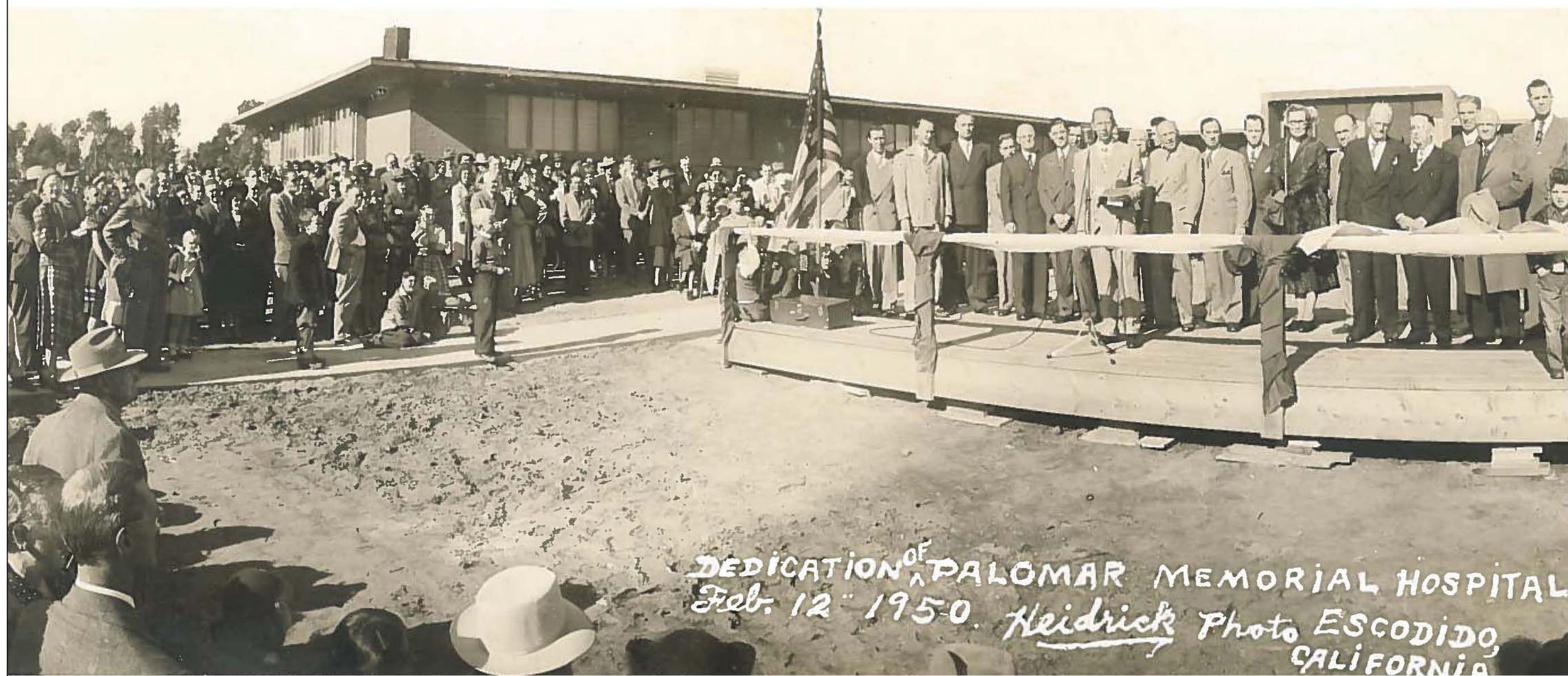


Plate 7

Dedication Ceremony for the Palomar Memorial Hospital
The Palomar Health Downtown Campus and Medical Offices Project

(Photograph courtesy of Palomar Health)



Plate 8

Circa 1950s Nursery at Palomar Memorial Hospital

The Palomar Health Downtown Campus and Medical Offices Project

(Photograph courtesy of Palomar Health)



Plate 9
Surgery Room at Palomar Memorial Hospital
The Palomar Health Downtown Campus and Medical Offices Project
(Photograph courtesy of Palomar Health)



Plate 10

1952 View of the West Façade of the Laundry and Boiler Rooms (Left), the West Façade of the Kitchen (Center), and the North Façade of the Nursing Unit Wing (Right), Facing East

The Palomar Health Downtown Campus and Medical Offices Project

(Photograph taken by Julius Shulman)



Heating is handled by two boilers furnishing steam to equipment as required. The sterilization and laundry equipment are steam heated, while all patient and living areas employ radiant floor heat, using copper tubing. Only the surgery, delivery rooms, and nursery are fully air-conditioned. (Creighton 1952:99–100)

When completed in 1950, Palomar Memorial Hospital had an address of 550 East Grand Avenue, but Escondido city directories indicate that in 1986, it was changed to 555 East Valley Parkway. Numerous additions were constructed onto the building between the early 1950s and the 1980s. Although no original plans for the first addition could be located, a newspaper article (*Times-Advocate* 1959a), aerial imagery (Plate 11), and 1957 plans for a later addition (see Appendix B) indicate that a “patient ward wing” was completed onto the north façade of the building in 1953. Notices of completion were later issued in 1954 and 1956; however, no original plans for these improvements could be located. The 1954 addition was constructed by Smith Construction Company and the 1956 addition by O.O. & R.E. Maurer of San Diego.

A review of the 1953 aerial photograph (see Plate 11) and the 1957 plans (see Appendix B) indicate that a small, detached incinerator building (likely the 1954 addition) was constructed north of the laundry and boiler room wing. The 1956 addition was designed by “Frank J. Hope and Fred Bortzmeyer” and “constructed as an addition to the east portion of the basement area, east of the kitchen area ... [to] provide laboratory space for pathological tissue preparation and expansion of chemical laboratory facilities” (*Times-Advocate* 1956a). It also housed a shop area for maintenance (*Times-Advocate* 1956a).

In 1957, Frank L. Hope & Associates designed a 60-bed (*Times-Advocate* 1960), “L”-shaped addition, which was completed by contractor Teyssier & Teyssier, Inc. on the north façade of the 1953 patient ward wing addition in 1959. This addition was dedicated as the “Adams Medical Wing” in 1966 after retired Dr. Linus E. Adams, “for his pioneer work in establishing Palomar Memorial Hospital” (Cain 1966) (Plates 12 to 14). The three-story addition contained “a major surgery room, the maternity department, a small chapel, kitchen and dining facilities” (*Times-Advocate* 1958a).

Frank Lewis Hope, Jr. of Frank L. Hope & Associates was born in 1901 in San Bernardino. Hope’s father, Frank Lewis Hope, Sr., moved his family to San Diego in 1913 so he could begin work as a traffic agent for the Santa Fe Railway (Modern San Diego 2019a). Hope attended San Diego High School, but dropped out his sophomore year to work in the United States Navy shipyards during World War I (Modern San Diego 2019a). Hope attended the University of California at Berkeley for two years and the Carnegie Institute of Technology in Pittsburgh, Pennsylvania for one year; however, he left one year before earning a degree (Modern San Diego 2019a). On June 17, 1925, Hope married Marion B. Hope at St. Vincent de Paul Church, with whom he had three children (Feeley et al. 2011). That year, he started work for Requa and Jackson, Architects as a draftsman, superintendent, and specification writer (Modern San Diego 2019a).



Plate 11
1953 Aerial Photograph

The Palomar Health Downtown Campus and Medical Offices Project

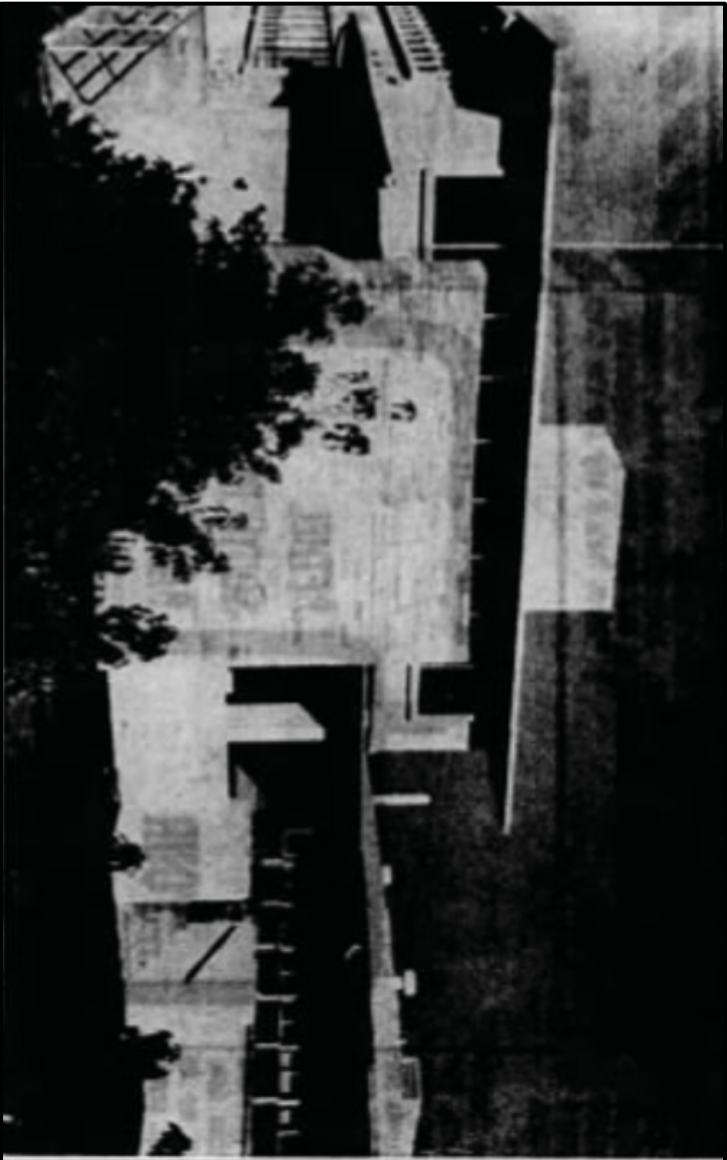


Plate 12: Original west façade of the 1959 Adams Medical Wing addition.
(*Photograph courtesy of Times-Advocate 1959a*)

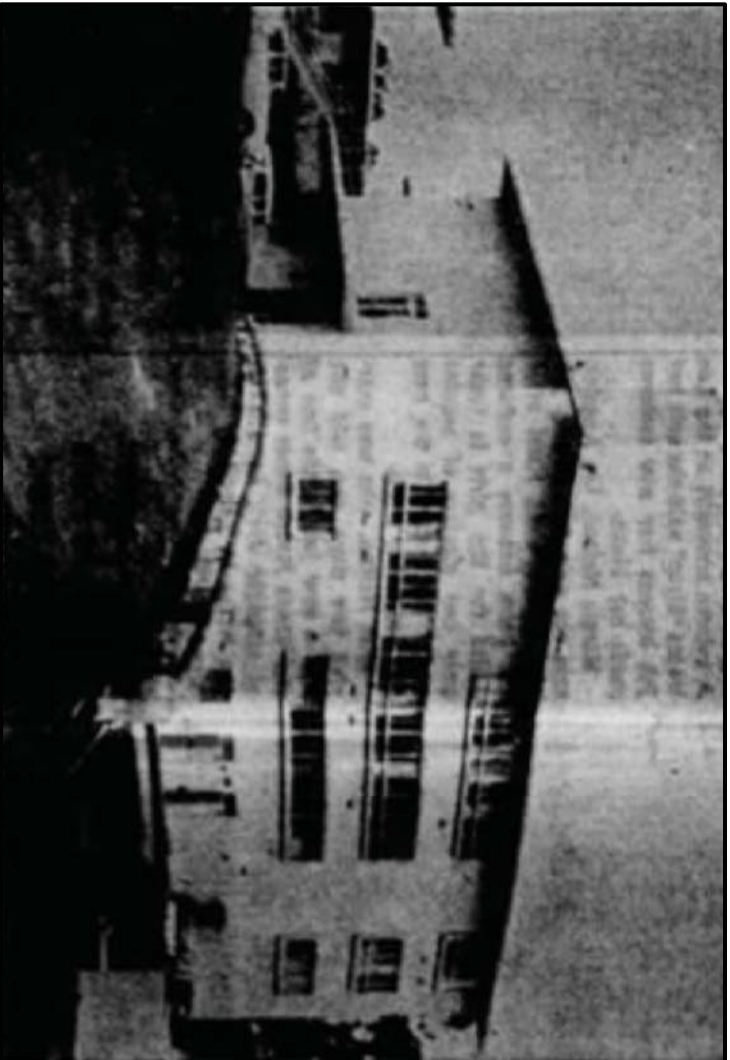


Plate 13: Original south (left) and east (right) façades of the 1959 Adams Medical Wing addition.
(*Photograph courtesy of Times-Advocate 1959a*)



Plate 14

**Interior View of a Two-Bed Room in the 1959 Adams Medical Wing Addition.
The West Wing's South Façade is Visible Through the Window.**

The Palomar Health Downtown Campus and Medical Offices Project

(Photograph courtesy of Times-Advocate 1959a)



In 1928, Hope established his own architecture firm, Frank L. Hope & Associates (Modern San Diego 2019a), which was “one of the largest and most well recognized firms in the country” (City of San Diego 2007). Hope “built his business mostly by designing houses and churches in traditional styles, including a Mediterranean mode he learned during his years in the offices of San Diego architects Requa and Jackson, Lillian Rice and William H. Wheeler between 1925-28” (Modern San Diego 2019a).

In the late 1930s and 1940s, Hope designed Streamline Moderne houses and buildings, including “a Ford-Lincoln automobile outlet that once stood at 12th Avenue and Broadway downtown ... Grossmont Union High School’s auditorium-gymnasium ... [and the remodeling of] the First National Trust & Savings Bank of San Diego” (Modern San Diego 2019a). From the 1930s to the 1960s, Hope worked with the Roman Catholic Diocese to design several buildings, including the Carmelite Monastery in Normal Heights, the Sacred Heart Catholic Church in Ocean Beach, Our Lady of the Sacred Heart Catholic Church in City Heights, the San Diego College for Women, and the Immaculata at the University of San Diego (Feeley et al. 2011). In the late 1960s, Hope retired and his sons, Frank Lewis Hope, III and Charles B. Hope, took over Frank L. Hope & Associates, changing the name of the firm to The Hope Consulting Group, aka Hope Design Group (Feeley et al. 2011). In 1969, the Board of Port Commissioners selected Frank L. Hope & Associates to conduct expansion studies for the structures located within Lindbergh Field; however, due to size and cost issues, these plans were never used (*San Diego Union* 1971).

Leonard Edward Teyssier was born in Durango, Colorado circa 1928 and moved with his parents, Edward W. and Blanche E. Teyssier, to San Diego in 1942. Edward Teyssier was a civil engineer and worked as an inspector for the Concrete Ship Construction Company in National City, California (*Chula Vista Star* 1972). Before moving to California, Edward Teyssier was a partner at “Engl and Teyssier, Contractors, building many of the first roads, bridges and dams in the western part of Colorado in the early 1900s” (*Chula Vista Star* 1972). In 1937, he worked for the National Park Service in Colorado (*Chula Vista Star* 1972), supervising all Denver Mountain National Parks projects, including the construction of the Red Rocks Amphitheater (*San Pedro News* 1941).

Leonard Teyssier graduated from Sweetwater Union High School and went on to attend San Diego City College where he met his wife, Monica Marie Engelhart. The two were married on January 20, 1951 (*Chula Vista Star* 1951a). In 1950, Teyssier and his father founded the general contracting firm Teyssier & Teyssier, Inc. (Scanlon 2016), which “became a principal contractor in San Diego bidding on lots of local jobs” (Heard 2019). On January 1, 1956, the firm became a California corporation and was owned by Leonard and Monica Teyssier (*Chula Vista Star* 1956). During this time, Edward and Blanche Teyssier also “owned and operated the Clothesline Department Store in Imperial Beach” (*Chula Vista Star* 1972a) and Monica Teyssier “served as her husband’s chief advisor – although her participation was not always obvious to others, no important business decision was made without her” (*Chula Vista Star* 1999). Projects that had been completed by Teyssier & Teyssier, Inc. by 1959 (*Chula Vista Star* 1955a, 1955b, 1955c,

1956, 1957; *National City Star* 1956, 1957; University of California 1958:188; Scanlon 2019) include:

- Modifications and additions to the El Cortez Hotel;
- Additions to “the original Sweetwater Ranch Market project at 30th and Highland in National City”;
- Addition to San Ysidro School;
- Conversion of several buildings for Convair and General Dynamics Corporation Division;
- “Changes in plant facilities” for Stromberg-Carlson;
- Pilgrim Lutheran Church at Fifth and E streets in Chula Vista;
- St. Mark’s Lutheran Church at Hilltop and I streets in Chula Vista;
- “College Branch Library for city of San Diego”;
- “Medical Building for San Diego Medical Society”;
- Radar Air Traffic Control Center for the United States Navy at the Miramar Air Station in San Diego;
- Lemon Grove Education Center;
- Young’s Sport Shop at 562 National Avenue in Chula Vista;
- “[A]utomobile and electrical repair shop” at “30th and Highland Avenue” in National City;
- “[C]hurch parish hall building” for St. John’s Episcopal Church at 750 First Avenue in Chula Vista;
- Swimming pool in Las Palmas Park “just east of 20th and Palm Avenue” in National City;
- “Laboratory Building II” at the University of California at San Diego; and
- All Hallows Catholic Church on Mount Soledad.

In 1964, Teyssier was contracted as the builder for both the expansion of the Eternal Hills Mausoleum in Oceanside (*Times-Advocate* 1964a) and a “recreational development of the La Costa State Beach in San Diego County” (*Redlands Daily Facts* 1964). In June 1965, Teyssier & Teyssier, Inc. constructed an “installation service center” for Pacific Telephone at Ceres Street and Mango Avenue in Fontana, California (*San Bernardino County Sun* 1965), and in April 1967, constructed the Le Rondelet apartment building in Shelter Island as a six-story, 80-unit apartment complex in a distinctive semi-circle shape, which was later sold and converted into 81 one- to three-bedroom condominiums (Heard 2019; Keen 1973). The Ocean Beach Pier, which was completed by Teyssier & Teyssier, Inc. in July 1966, is known as the largest concrete pier on the West Coast (Walsh 2016; *Los Angeles Times* 1966a).

The sister company to Teyssier & Teyssier, Inc., Atomic Investments, Inc., was incorporated in 1956 and is still currently in operation (Atomic Investments, Inc. 2019). Atomic

Investments, Inc. co-owned some of the jobs completed by Teyssier & Teyssier, Inc., including the service center for Pacific Telephone (*Los Angeles Times* 1965a) and Le Rondelet (*Los Angeles Times* 1965b). Leonard Teyssier is currently chairman of the board (Teyssier 2019) and served as president circa 1958 (*National City Star* 1958).

In January 1961, Shelstead Brothers, a general contracting company in San Diego, “entered the low bid ... for construction of two additional major surgery rooms and a new x-ray department” (*Times-Advocate* 1961a). The additions, which were constructed in November 1961 “at the south end of the hospital in the vicinity of the former entrance-way” (*Times-Advocate* 1961a), are visible on the south façade of the original surgery wing on the 1964 aerial photograph (Plate 15). However, no original plans or architect information for the 1961 additions could be located.

In 1963, another addition was planned to enlarge the “emergency treatment facility [, add] a new post-anesthesia recovery room, new maintenance shop, autopsy room ... a doctor’s dressing room for surgery and a surgery sterile supply room,” and remodel the “nursery vestibule area” (*Times-Advocate* 1963a). This addition was completed by Alvin Clancy of National City (*Times-Advocate* 1964b) in 1964 on the west façade of the nursing units wing between the original maternity wing and the 1953 patient ward wing addition (see Plate 15). However, no original plans could be located for the 1964 improvements. According to an October 1965 Notice of Completion, G.R. Burrows Construction Company also completed an interior remodel of the “original maternity wing on the ground floor into a pediatrics department” (*Times-Advocate* 1965).

According to a May 1967 Notice of Completion (see Appendix B), “an addition [was made] to the laboratory wing and alterations [were made] to the existing laboratory wing and a portion of the emergency suite.” The addition can be seen at the southwest corner of the building in the 1967 aerial photograph (Plate 16). The architect for the work was Frank L. Hope & Associates and the builder was W.J. Haas Construction Company (William J. Haas) of Lemon Grove. According to a December 1967 Notice of Completion (see Appendix B) “alterations [were made] to the existing administration wing to provide an interim nursing unit.” This addition, constructed by George Burrows and designed by Frank L. Hope & Associates, appears to have been an interior remodel, much like Burrows’s 1965 improvements to the hospital. However, no original plans could be located for either 1967 improvement.

George Robert Burrows was born on December 11, 1914 in Cripple Creek, Colorado to Birdie Belle Lackie and Paul Millard Burrows. Paul Burrows, a Colorado gold miner, moved the family to Ocean Beach, California in 1922, “where [he] entered into the construction business” (*North County Times* 2002). George Burrows graduated from Point Loma High School and then San Diego State University, and in 1940, married Irene Dorthia Cunningham.

In 1946, Burrows received his contractor’s license, and in 1950, after moving to Escondido, he founded G.R. Burrows Construction Company (*North County Times* 2002). Before retiring in 1977, Burrows completed “numerous commercial structures in the town of Escondido which included Formulabs, Nelson’s Market, the rectory at St. Mary’s Catholic Church and several remodeling and expansion jobs at Palomar Hospital” (*North County Times* 2002).



Plate 15
1964 Aerial Photograph

The Palomar Health Downtown Campus and Medical Offices Project



Plate 16
1967 Aerial Photograph

The Palomar Health Downtown Campus and Medical Offices Project

Circa 1968, construction began (Plate 17) on a nine-story addition with a “147-foot elevator service tower connecting all floors with the original building erected in 1950” (*Times-Advocate* 1970). Although portions of the tower were completed in June 1970, the Notice of Completion for the first seven floors was not issued until December 1972. The addition is located off the north façade of the 1953 patient ward wing addition and the west façade of the 1959 Adams Medical Wing addition and was designed by Frank L. Hope & Associates and constructed by general contractors J.B. Allen & Co. and G.L. Cory, Inc.

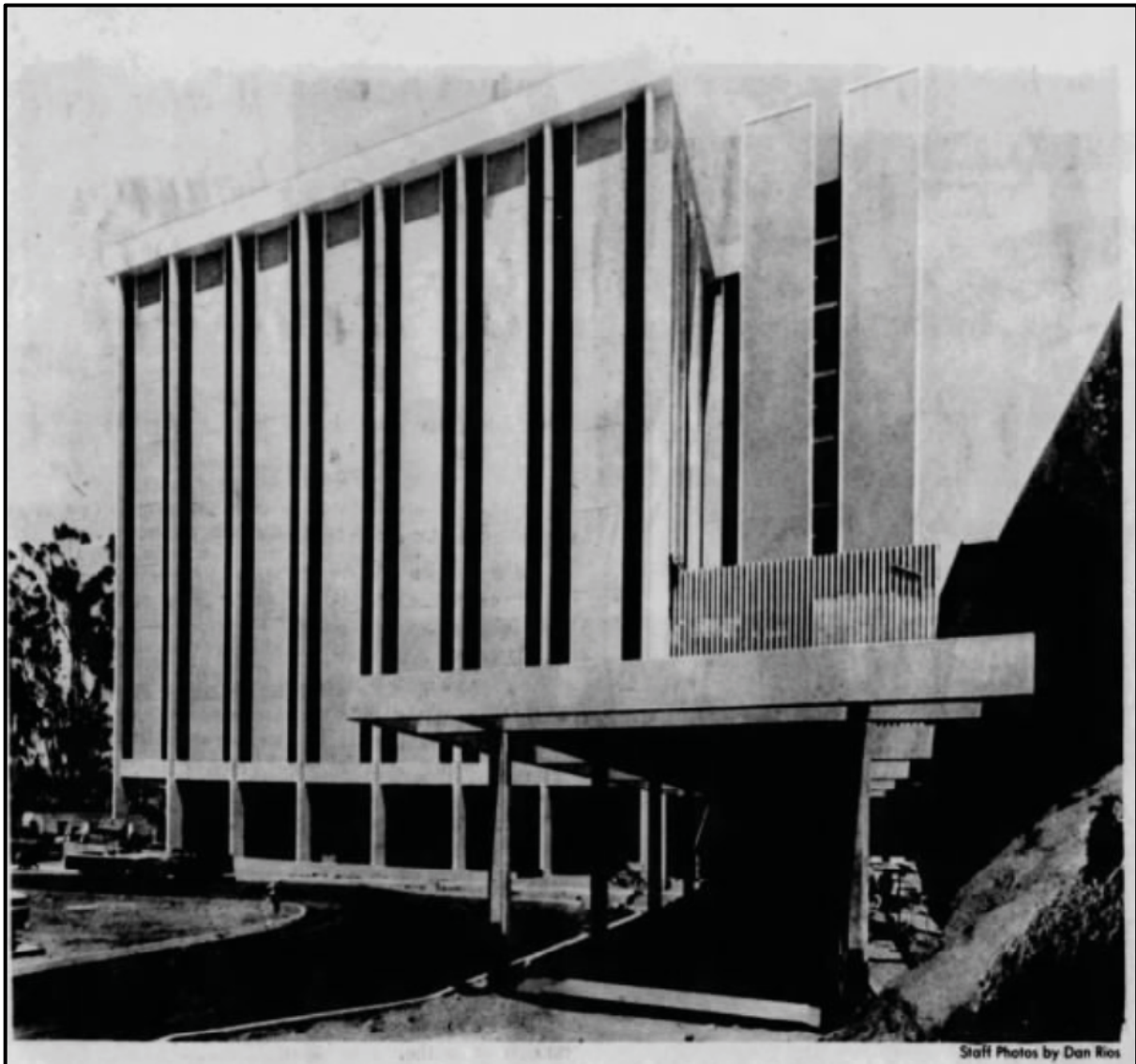


Plate 17: 1970 view of the west façade of the McLeod Tower addition prior to its completion in 1972.
(Photograph courtesy of Times-Advocate 1970)

John Boyle Allen of J.B. Allen & Co. was born on September 22, 1909 in Pasadena, California to Harry Jessup and Mary B. Allen. John Allen married his wife Catherine in 1940; however, they were divorced before 1968, as in that year Allen married Betty Jo M. Greer. In February 1972, however, Allen and Greer were also divorced.

Allen worked in the lumber business like his father before becoming a general contractor. He established J.B. Allen & Co., a general contracting firm operating out of Anaheim and Santa Barbara, which was also referred to as Allen Construction Co. (*Orlando Evening Star* 1969) and Allen Contracting Co. (*Orlando Sentinel* 1969). In 1958, Allen became the head contractor for Disneyland, and in 1965, was granted a two-year contract extension (*Los Angeles Times* 1965c). While working for Disneyland, Allen constructed “the Matterhorn, the Disney-Alweg monorail track and the cruising basin for the submarine ride ... the Opera House renovations for the ‘Great Moments with Mr. Lincoln’ show and the Plaza Inn Restaurant” (*Los Angeles Times* 1965c). Allen also completed Disneyland’s Carousel Theater in 1967, which housed the Carousel of Progress and later the “America Sings” exhibit (*Los Angeles Times* 1975a). In 1968, J.B. Allen & Co. was employed by Walt Elias Disney (WED) Enterprises as the head contractor for Walt Disney World in Florida (*Orlando Sentinel* 1968). In 1970, J.B. Allen & Co. was replaced by Buena Vista Construction Co., who finished construction of Walt Disney World (*Tampa Bay Times* 1970).

Allen died in Santa Barbara on July 23, 1972. Other buildings constructed by J.B. Allen & Co. (*Independent Press Telegram* 1964; *Los Angeles Times* 1966b, 1975b; Wadsworth 1968; Dignity Memorial 2019), before and after Allen was with the company, include:

- Two buildings at California State University, Fullerton – a library in 1964 and a physical education building 1965;
- Additions and modifications to Cottage Hospital in Santa Barbara in 1965 and 1966;
- “[A] 45-story skyscraper in the Rockefellers’ Embarcadero Center in San Francisco” in 1968;
- Expansion of the Huntington Medical Towers at 17822 Beach Boulevard in Huntington Beach in 1975; and
- Santa Ana City Hall and Westminster Community Hospital.

George Leon Cory was born on February 13, 1909 in Walsenburg, Colorado. Cory’s parents, Leon Cory and Rosa Jacobs, immigrated to the United States from Syria in 1893. George Cory married Helen Brammer circa 1950, and in 1965, married Mary R. Deese. Cory graduated from the University of California at Berkeley in 1931. He served as a Lieutenant Commander in the United States Navy until 1945 (*National City Star* 1945).

After his service in World War II, Cory established the construction firm G.L. Cory, Inc. in San Diego. In 1946, Fred Longworth joined the firm and the company was referred to as Cory & Longworth Construction Co. (*Chula Vista Star* 1954), Cory Longworth Corporation (*National City Star* 1952), Cory-Longworth Company (*Chula Vista Star* 1951a), and Cory and Longworth,

Inc. (*Wilmington Daily Press* 1959). That same year, Cory designed and built Ethel's Dress Shop at 127 East Eighth Street in National City for his sister Ethel Ramos (*National City Star* 1946).

In 1946, Cory and Longworth began advertising "new two and three bedroom homes to be built in less than twenty working days" (*Chula Vista Star* 1946); the first "demonstration home" was located at 87 K Street "near the country club" (*Chula Vista Star* 1946). Cory and Longworth also completed the following projects together (*Chula Vista Star* 1947, 1948a, 1948b, 1951b, 1954, 1955; *National City Star* 1952, 1953a, 1953b, 1954, 1955; *Los Angeles Times* 1954, 1957; *Times-Advocate* 1957a; *Wilmington Daily Press* 1959):

- "[A]lterations and improvements in the mess hall and gallery at the United States Naval Radio Station, Imperial Beach" in 1947;
- Restoration of "the Electric building, the Foods and Beverages and the House of Charms" in Balboa Park in 1948;
- 12-unit apartment complex in La Jolla in 1948;
- "[P]arish house for St. Mary's church in National City" in 1948;
- Additions to Emory Elementary School on Coronado Avenue in Chula Vista in 1951;
- Elementary school at 1900 Division Street in National City in 1952;
- Bank of America branch at Eight and C streets in National City in 1953;
- "[G]randstand extension project at the Southern California Exposition grounds, Del Mar" in 1954;
- Safeway grocery store at Third and Highland streets in National City in 1954;
- A school in Oceanside in 1954;
- Chula Vista branch of Bank of America at Third Avenue and E Street in 1954;
- Granger Junior High School at 24th Street and Granger Avenue in 1955;
- Addition to Chula Vista High School at 4th Street and K Avenue in 1955;
- Pacific Telephone building in Linda Vista, California in 1957;
- "[P]rimary health center ... north of the Civic Center in San Diego" in 1957; and
- Addition to the San Diego State College administration building in 1959.

Longworth left the company circa 1959 and the name changed back to G.L. Cory, Inc., but was also referred to as Cory Construction Co. (*Chula Vista Star* 1972b) and G.L. Cory Construction Co. (*Chula Vista Star* 1973). In 1964, Cory was contracted to construct "two major buildings at Palomar College" (*Times-Advocate* 1964c). G.L. Cory, Inc. also built the Southwestern Junior College campus on Otay Lakes Road in Chula Vista in 1964 (with O.L. Carpenter and Cotton Construction Co.) (*Chula Vista Star* 1965), expanded "Interstate 5 from 24th St. in National City to the border" in 1971 (*Chula Vista Star* 1972b), built the Community Hospital of Chula Vista between Telegraph Canyon Road and Interstate 805 in 1975 (*Chula Vista Star* 1975), and built a hangar at North Island Naval Air Station in 1976 (*Times-Advocate* 1976). Cory died on November 22, 2001 (Ancestry.com 2014).

The *Times-Advocate* (1970) reported that the 1972 addition's elevator tower, which had a capacity of 173 beds, was located so that it could "service another nine-story wing to be built probably within the next 10 years," and that the master plan for the hospital called "for the eventual raising of the original one-story building." The eighth and ninth floors of the building were "shelled in for completion later when future expansion" was necessary (*Times-Advocate* 1970). With the completion of the tower's first seven floors, the hospital was able to remodel the interiors of other portions of the building, including adding "eight intensive care units, bringing the hospital's total capacity to 240 beds" (*Times-Advocate* 1970).

In 1972, Frank L. Hope & Associates prepared plans for the completion of the two upper floors (eighth and ninth) of the tower and F.E. Young Construction Company served as the contractor. The plans indicate that by that time, the 1959 Adams Medical Wing addition had been converted into a dietary and central processing wing, the 1953 patient ward wing addition had been remodeled into an intensive care unit, the nursing units were being used as a holding area for medical records, the 1961 addition was a radiation therapy wing, the 1964 addition was a cardio pulmonary wing, the original maternity wing was being used as the emergency room, the original kitchen and 1956 addition were being used as the pathology wing, and between 1968 and 1972, a utility and storage area had been constructed onto the north façade of the 1959 Adams Medical Wing addition (see Appendix B).

The final eighth and ninth floors of the tower were completed in 1972 and in 1974, the entire addition was dedicated as McLeod Tower in honor of Roderick McLeod (Plate 18), who had previously

served as the Northern San Diego County Hospital District consultant and hospital administrator since Palomar Memorial Hospital's completion in 1950 (*Times-Advocate* 1974). A plaque and accompanying photograph of McLeod were hung inside the lobby of the tower.



Plate 18: Roderick McLeod in 1974.
(*Photograph courtesy of Times-Advocate 1974*)

In 1973, Frank L. Hope & Associates prepared plans for a coronary care unit within the 1959 Adams Medical Wing addition. These interior modifications, referred to as the “Adams Wing Conversion, Coronary Care Unit” were completed in 1976 by Roger Ducharme, Inc. (see Appendix B). Also in 1976, Escon Development, Inc. completed “additions and alterations” to the south façade of the pathology laboratory, which can be seen on the 1980 aerial photograph (Plate 19), and a Notice of Completion was issued that same year for the installation of a wet, automatic, fire sprinkler system for the hospital. In 1977, a computed tomography (CT) scanner facility was constructed by Mueller-Glauner Construction Company.

No more structural changes were made to the property until the 1980s, when it underwent a phased, “four-year, \$69.6 million expansion” designed to double the size of the facility. The first phase included a six-level parking structure with helistop, which was constructed southwest of the building (Plate 20; see Appendix B). Designed by Benito/Stichler Architects and Anderson DeBartolo Pan, Inc. engineers and constructed by M.H. Golden Company, the parking garage was not connected to the hospital building and was accessed via the crosswalks located near the two entrances on the west side of the building. A Notice of Completion was issued for the work in November 1985.

The chain of title for the property indicates that in 1984, the Northern San Diego Hospital District was renamed the Palomar Pomerado Hospital District. That year, the second phase of the building’s structural changes began with construction of a cogeneration plant onto the north façade of the 1968 to 1972 utility addition (see Appendix B). The plant was later remodeled based upon a redesign of the plans. The original cogeneration plant and its remodel were designed by Benito/Stichler Architects and Anderson DeBartolo Pan, Inc. However, no notice of completion was issued for the cogeneration plant.

Frank Benito was born on December 21, 1926 in Omaha, Nebraska. His parents, Joseph Bonito and Carmela Albani Carlentini, immigrated to the United States from Italy. According to census documents, the family moved to Oakland, California between 1930 and 1940, where they opened a restaurant. While living in the Bay Area, Frank Benito enlisted in the Army between June 1945 and December 1946. From 1949 to 1951, he studied at San Jose State College, then enlisted in the military again between January 1951 and October 1955. In 1952, he married his first wife Betty Sue, but they were divorced in 1966. That same year, he married his second wife Donnice.



Plate 19
1980 Aerial Photograph

The Palomar Health Downtown Campus and Medical Offices Project



Plate 20

1985 Helistop Constructed Southwest of the Palomar Memorial Hospital

The Palomar Health Downtown Campus and Medical Offices Project

(Photograph courtesy of Palomar Health)



Benito worked as a draftsman for Kress & Winston in San Jose in 1960. Between 1960 and 1963, he moved to Florida (*Orlando Sentinel* 1963) and started the architectural firm Hoxie & Benito with Jeffe Gene Hoxie (*Orlando Evening Star* 1964). In 1973, he designed a 13-story condominium complex in Cocoa Beach, Florida (*Orlando Sentinel* 1973) and in 1975, he designed a 130-unit condominium complex at Hacienda Del Sol on Merritt Island, Brevard, Florida, “just north of the Pineda Causeway on SR 3” (Tierney 1975).

“Frank Benito was principal architect for more than 15 years for Wuesthoff Memorial Hospital in Rockledge, [Florida] ... [where he] designed extensive expansion and remodeling projects. He established his business in Escondido in July 1979 and was joined a year later by Ron Stichler” (Okerblom 1981). In November 1980, Benito/Stichler Architects also included associate Charles F. Hastings and project architects Jean-Pierre Imandt and Kenton Ahrentzen (*Times-Advocate* 1980). In 1983, Benito/Stichler Architects was “working on expansions and renovations at Palomar Memorial, Pomerado and Sharp hospitals, among other large institutions” (Manjikian 1983). In 1984, Benito designed the renovations to Hidden Valley Middle School (*Times-Advocate* 1984), and in 1985, he designed a building for the Fallbrook Senior Citizens Service Club at Heald Lane and Fallbrook Street (Kaufman 1985), designed a “new parking garage” for Palomar Hospital, and was awarded a contract to design “the convalescent center that will be built for Pomerado Hospital in Poway” (Snider 1985). Frank Benito died on August 23, 2000 in Durham, North Carolina (Ancestry.com 2014).

Originally, the third and final phase of the expansion was to include “221,000 square feet of new building, 63,000 square feet of renovated area, 43,000 square feet to be razed and 272 parking spaces” (*Times-Advocate* 1983). While most of this plan came to fruition, “a triangular shaped building” that was supposed to be “erected in front of the existing entrance,” (Plate 21) was never completed (*Times-Advocate* 1983). Due to changes in construction, changes in design plans (*Times-Advocate* 1986a), and delays in the approval of the plans at the state level, the final phase of construction was also delayed, with the new portions of the hospital not slated to be complete until 1988 (*Times-Advocate* 1986b).

In 1987, as part of the final expansion, Benito/Stichler Architects and Anderson DeBartolo Pan, Inc. prepared plans for a utility tunnel that was constructed into the ell of the 1959 Adams Medical Wing addition and a “New Tower/Garage” was constructed over top of the remaining original portions of the building (see Appendix B). While no notice of completion was issued for the utility tunnel, the “New Tower/Garage,” which included a computer room in the garage completed by P&M Larson Construction Co., Inc., was completed in January 1989, and an interior remodel of the intensive care newborn nursery was conducted by Laird Landon Company in March 1989. That same year, Palomar Memorial Hospital changed its name to Palomar Medical Center.

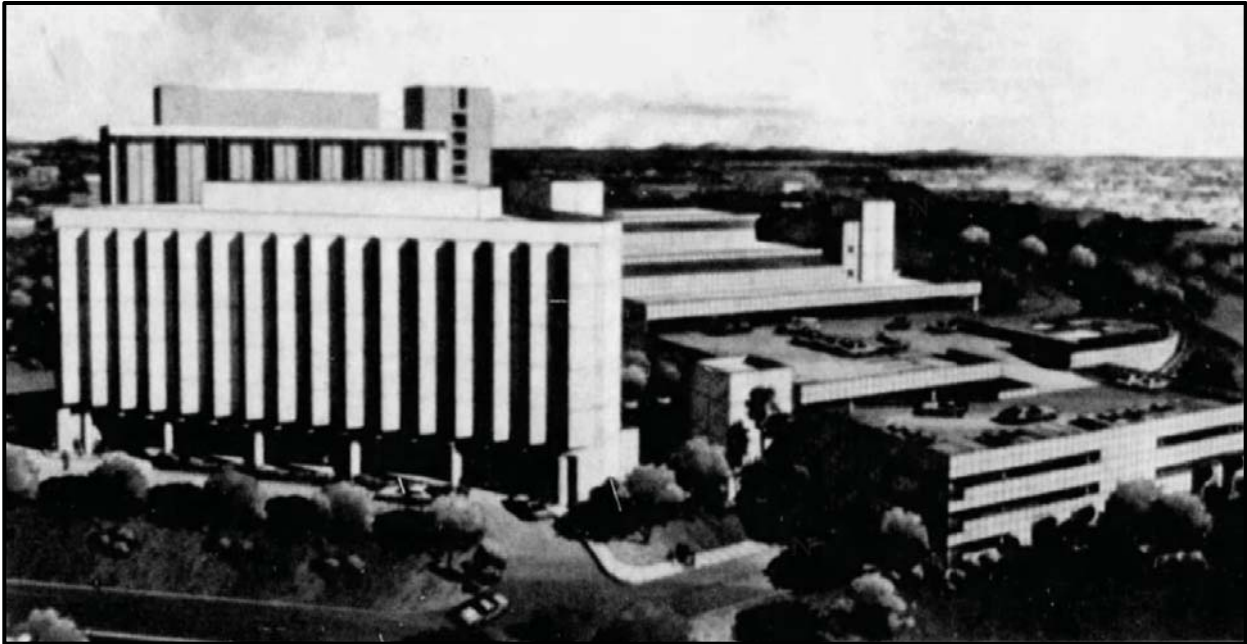


Plate 21: Proposed 1983 drawing for the west side of the hospital.
(Drawing courtesy of *Times-Advocate* 1983)

In 1990, construction was completed on a 30,000-square-foot south wing addition, which included a “state-of-the art radiation and chemotherapy unit ... expanded physical, speech, occupational and cardiac rehabilitation departments ... 26 private birthing suites, an expanded obstetrics unit, a nursery and a special Caesarean-section operating room” (*Times-Advocate* 1990). This addition also remodeled the interior of the older portions of the hospital, as its purpose was to “relieve several departments of their cramped quarters while also allowing the medical center to expand to meet the needs of the growing North County population” (*Times-Advocate* 1990).

Aerial photographs indicate that the hospital building, as it currently stands, was completed in 1989, excluding interior remodels, resurfacing of the parking lots, and a mechanical addition on the west façade of the rehabilitation facility at the southern end of the building. The interior remodels were conducted between 1991 and 1993 and included the angiographic room in 1991 by Trepte Construction Company, Inc., the lobby vestibule in 1992 by Brodwolf Construction, Inc., and “R & F Rooms 2 & 3” in 1993 by Ronco Construction, Inc. The parking lot was resurfaced in 1991 by ABC Construction Company, Inc. The mechanical addition was completed between 1996 and 2002 (Plates 22 and 23), but no plans or notices of completion could be located. Full title records for the Palomar Health Downtown Campus building at 555 East Valley Parkway are provided in Table 1, below.



Plate 22
1996 Aerial Photograph

The Palomar Health Downtown Campus and Medical Offices Project



Plate 23
2002 Aerial Photograph

The Palomar Health Downtown Campus and Medical Offices Project

Table 1
Title Records for 555 East Valley Parkway (APN 229-450-05)

Seller	Buyer	Year
Dora F. Henderson and J.W. Henderson	A.Z. Taft, Jr.	1923
Union Trust Company of San Diego	Stewart Henderson	1929
Stewart Henderson	Escondido Valley Hospital Association, Inc.	1945
Escondido Valley Hospital Association, Inc.	Northern San Diego County Hospital District	1948
Palomar Pomerado Hospital District	Bank of America National Trust and Savings Association	1984
Bank of America National Trust and Savings Association	Palomar Pomerado Hospital District	1984
Palomar Health	Integral Partners Funding, LLC	2018

451-453 East Valley Parkway

The San Diego County Assessor Lot Block Book Page indicates that the 451-453 East Valley Parkway building was constructed in 1934 while the property was owned by Arthur J. Simpson (Plate 24). Simpson was the son of Mr. and Mrs. J.A. Simpson of Escondido. He served in World War I and returned to Escondido in 1919 after nearly a year in France and Germany (*Times-Advocate* 1919c).

In 1924 (*Times-Advocate* 1936), Simpson began working in the automobile industry and in the early 1930s, partnered with Jack Narramore to create Escondido Willys Co. In 1935, Simpson and Narramore advertised the building that had been constructed at 453 East Ohio Avenue (now East Valley Parkway) for the car dealership (*Times-Advocate* 1935a), which was described as such:

The building occupies three lots, which are shaped like a triangle which comes to a point at the intersection of the two streets named [Valley Boulevard and Ohio Avenue]. The floor space totals 4,000 square feet, making a large and useful building. Construction is of permanent re-inforced type, with corrugated iron roof and artistic effect in open-work side walls. Mr. Simpson designed the building, as well as superintended the construction. (*Times-Advocate* 1935b)

When complete, the building was to be primarily used for the sale of Willys 77s, an American car first sold in 1933 by Willys-Overland (Taylor 2016). The Escondido Willys Co. was to “carry a complete line of Willys parts and provide complete Willys service of all kinds”

(*Times-Advocate* 1935b). Simpson and Narramore's Willys 77 business was also "entirely independent of Mr. Simpson's wrecking yard and auto service on the opposite side of Ohio avenue" (*Times-Advocate* 1935b).

Possibly due to the Great Depression, Willys 77s did not sell very well (Taylor 2016) and by 1936, Simpson sold and serviced Studebakers instead (*Times-Advocate* 1936). Narramore is not mentioned in advertisements after 1935 and could not be located in city directories. Despite switching to Studebakers, in July 1937, a public notice was issued in the *Times-Advocate* stating that the "Willys Sales and Service has been moved to 453 East Ohio Avenue in with Studebaker Sales and Service where a full line is carried. In a short time tools and equipment will be installed to take care of service" (*Times-Advocate* 1937c).

In 1938, the address was advertised as Escondido Body Works (*Times-Advocate* 1938b); however, the building was used as a Studebaker dealership and service center until April 1939, when the last advertisement for Simpson with the address of 453 East Ohio Avenue was printed (*Times-Advocate* 1939d). An October 1939 advertisement indicated that "after being out about a year," Simpson decided to reopen his garage at 453 East Ohio Avenue (*Times-Advocate* 1939e).

By 1941, however, the garage had closed, and the building was being used by H.P. Spry for the Escondido Feed Store (*Times-Advocate* 1941). The building remained the Escondido Feed Store until 1945, when Simpson sold the property to Willard G. Sanders and Marion T. Steen. At this point, the building was being used as a dealership by Steen & Sanders Motors, specializing in Hudsons (*Times-Advocate* 1945f) (Plate 25). Steen & Sanders Motors closed in 1952 and "half of building" (*Times-Advocate* 1952a) was rented out to Phelps Auto Service, also a Hudson specialist (*Times-Advocate* 1952b). Between 1955 and 1958, directories indicate that Simpson operated an auto repair garage at 453 East Ohio Avenue.

In 1956, Bonnye's Outgrown Shop, owned by Bonnye Johnson, moved to 451 East Ohio Avenue from 151 West Second Street. However, in 1958, Johnson sold the shop to Charles and Mary Bearss (*Times-Advocate* 1958b). City directories indicate that although the shop was owned by Charles and Mary Bearss, it was still called Bonnye's Outgrown Shop.



Plate 24: The Simpson family.
(*Photograph courtesy of Ancestry.com*)



Plate 25

**1946 Aerial View of the North Façade of the Steen & Sanders Motors Dealership
at 453 East Ohio Avenue (East Valley Parkway), Facing South**

The Palomar Health Downtown Campus and Medical Offices Project

(Photograph courtesy of the San Diego History Center)





Plate 26: Alan and Mary Grice with their daughter Heather circa 1947.
(Photograph courtesy of Ancestry.com)

Between 1959 and 1960, Robert Simpson was listed as the proprietor of the auto repair shop at 453 East Ohio Avenue. By 1960, Arthur Simpson owned the property again and that year, transferred ownership to his wife, Ethel. In 1961, Arthur Simpson advertised a new company, Art Simpson & Son Garage, at 453 East Ohio Avenue (*Times-Advocate* 1961b). However, the advertisement only ran that year.

In 1963, Ethel Simpson sold the property to Alan and Mary Grice (Plate 26). Alan Grice was a self-employed automobile mechanic (*Times-Advocate* 1986c). At that time, Bonnye's Outgrown Shop moved into the old Chamber of Commerce building at 5th Street and Escondido Boulevard (*Times-Advocate* 1963b) and Simpson's garage was replaced by Grice's. Grice does not appear to have advertised his services in any newspapers but is listed in city directories as the operator of "Al's Auto Repair" from 1963 to 1973.

While owned by the Grices, the address of the building was changed from 453 East Ohio Avenue to 451-453 East Valley Parkway. The Assessor's building record notes that in 1970, the garage was rehabbed, which likely included removal of the original service entrance garage door and replacement with a smaller door, the partial infill of the original door space, and the addition of a pedestrian door (Plate 27). City directories and a 1971 advertisement indicate that 451 East Valley Parkway was an art sales store from at least 1970 to 1976 (*Times-Advocate* 1971). Al's Auto Repair remained at 453 East Valley Parkway from 1970 to 1973.

In 1974, the Grices sold the property to Roy and Elaine Hamilton, James and Mary Lyons, and James and Faye Whipple. That year, REV Specialties, Inc. operated at 453 East Valley Parkway. In 1978, the Hamiltons and Whipples transferred the property to the Lyons, who lived in San Diego. According to city directories, James Lyon worked as an engineer for the State Division of Highways. The Lyons divorced shortly after retaining sole ownership of the property and Mary Lyons married John C. Dean in 1979. In 1980, Mary Lyons Dean transferred ownership of the property to herself and John Dean, then sold it to Allen-Stockman Enterprises. REV Specialties, Inc. remained at 453 East Valley Parkway until 1981 (*Times-Advocate* 1981), when it became Tidy Car Associate Dealers, which would be operated by LaMoyne Jevne in 1982. The 451-453 East Valley Parkway address is not listed in directories between 1983 and 1985.



Plate 27

**View of the 1970 Modified Service Entrance Door Opening on the
North Façade of the 451-453 East Valley Parkway Building, Facing East**

The Palomar Health Downtown Campus and Medical Offices Project



The property was foreclosed on in 1984 and then sold to LaMoyne and Agnes Jevne, formerly of Wisconsin (*Times-Advocate* 1978). The Jevnes were married in 1952 in Wisconsin and moved to Escondido from Tennessee in 1976. Once in Escondido, LaMoyne Jevne was a chief petty officer in the United States Navy stationed at the North Island Naval Base and Agnes Jevne was an accounting technician for the Pacific Fleet Accounting and Dispensing Center in San Diego (*Times-Advocate* 1978). In 1984, likely after the Jevnes purchased the property, tenant improvements were made to the 451-453 East Valley Parkway building. In 1986, the Jevnes applied for a fictitious business name for Auto Sheep N Shine Center, which was operated out of the building from 1986 to 1989 (*Times-Advocate* 1986d). In 1989, repairs were made to the building associated with unknown damages.

The property was sold to Frank Pellegrino in 1994. Pellegrino operated Crazy Frank's Carpet in the building until 1999, when it was sold to Joan Irving. While owned by Irving, the building record indicates that tenant improvements were made in 1999. Irving utilized the building as a design studio for her company, Irving Glass Design, until 2008. Neither address has been listed in directories since 2008. Full title records for the building at 451-453 East Valley Parkway are provided in Table 2, below.

Table 2

Title Records for 451-453 East Valley Parkway (APN 229-442-01)

Seller	Buyer	Year
Mary Gongwer, wife of H.L. Gongwer	J.H. Hogan	1924
Arthur J. Simpson	Ethel Viola Simpson	1938
Arthur J. Simpson	Willard G. Sanders and Marion T. Steen	1945
Arthur James Simpson	Ethel Viola Simpson	1960
Ethel Viola Simpson	Alan Games Grice and Mary Grice	1963
Alan James Grice and Mary Grice	Roy D. Hamilton and Elaine S. Hamilton, James P. Lyons and Mary Carol Lyons, James E. Whipple and Faye Whipple	1974
Roy D. Hamilton, Elaine S. Hamilton, James E. Whipple and Faye Whipple	James P. Lyons and Mary Carol Lyons	1978
Carol Lyons Dean, who acquired title as Carol Lyons	Carol Lyons Dean and John C. Dean	1980
James P. Lyons, Carol Lyons Dean, who acquired title as Mary Carol Lyons, aka Carol Lyons and John C. Dean	Allen-Stockman Enterprises	1980

Seller	Buyer	Year
San Diego Foreclosure Services, Inc.	Carol Dean	1984
Carol Dean	LaMoyne K. Jevne and Agnes N. Jevne	1984
LaMoyne K. Jevne and Agnes N. Jevne	Frank Paul Pellegrino	1994
Dean Ruffing	Joan Irving	1999
Frank Paul Pellegrino	Joan Irving, Trustee	1999
Joan Irving, Trustee	Palomar Pomerado Health	2008
Palomar Health	Integral Partners Funding, LLC	2018

456 East Grand Avenue

The 456 East Grand Avenue building was constructed in 1973. The building does not meet the minimum age threshold to be considered a historic structure and, as such, it is not included in the historic significance evaluation. Full title records for the building at 456 East Grand Avenue are provided in Table 3, below.

Table 3
Title Records for 456 East Grand Avenue (APN 229-442-18)

Seller	Buyer	Year
Mary Elizabeth Kleir, Percy H. Fish, Wilbur L. Fish, Oscar H. Fish, Earl S. Fish, and K. Ruth Stewart	Harold H. Johnson and Alice M. Johnson	1969
Harold H. Johnson and Alice M. Johnson	Ernest William Smith, Jr. and Deloris Ruth Smith	1972
Ernest William Smith, Jr. and Deloris Ruth Smith	Jerry M. Waters and Carol N. Waters	1973
Jerry M. Waters and Carol N. Waters	Laurence W. Van Dusen, Trustee	1974
Laurence W. Van Dusen, Trustee	Monroe J. Levens and Lillian X. Levins, Co-Trustees	1977
Monroe J. Levens and Lillian X. Levins, Co-Trustees	Robert H. Gregg, Trustee and Phyllis Y. Gregg, Trustee	1979
Robert H. Gregg, Trustee and Phyllis Y. Gregg, Trustee	Grandesco, LTD	1984
Grandesco, LTD	Anthony C. Ellena and Donnarae M. Ellena	1997

Seller	Buyer	Year
Anthony C. Ellena and Donnarae M. Ellena	Novi Holdings, LLC	2005
Novi Holdings, LLC	Pacific Ridge Investments, LLC	2006
Pacific Ridge Investments, LLC	Palomar Pomerado Health	2007
Palomar Health	Integral Partners Funding, LLC	2018

624 East Grand Avenue

The 624 East Grand Avenue building located within APN 230-163-04 was constructed in March 1953 as the Faith Chapel Assembly of God Church (*Times-Advocate* 1953a, 1953b). The pastor for the church was Reverend Francis A. Jenewein, a former contractor from Fallbrook (*Times-Advocate* 1953b). Given his experience as a contractor, Jenewein may have built the church; however, no definitive builder information could be located. When constructed, the original address of the building was 642 East Grand Avenue. Circa 1954, an addition was constructed onto the building and in April of that year, a new roof was installed, replacing the original flat roof (*Times-Advocate* 1954).

In 1959, the Faith Chapel Assembly of God Church “purchased the property of the Christian Reformed Church located at 318 West Sixth Avenue in Escondido,” where it relocated, vacating the 624 East Grand Avenue property (then 642 East Grand Avenue), which was then “purchased by Dr. Richard I. Benz and Dr. William R. Letsch [Plate 28], ex-ray technicians at Palomar Hospital” (*Times-Advocate* 1959b). The doctors purchased the building with plans to remodel it as a private radiology practice (*Times-Advocate* 1959b). According to the Assessor’s building record, the 624 East Grand Avenue (then 642 East Grand Avenue) building was modified into medical offices by contractor Louetto Construction, Inc. that same year, but the Notice of Completion was not filed until January 1960.



Plate 28: Dr. William Letsch in 1959. (Photograph courtesy of *Times-Advocate* 1959)

Dr. Letsch was born in Iowa in 1921. He was drafted into the United States Air Corps in 1944, serving in Memphis, West Africa, and Tripoli before being discharged in 1946 (Ancestry.com 2014). According to the *Times-Advocate* (1956b):

A trainee of the National Cancer Institute, Dr. Letsch graduated from the school of medicine at Yale University. He spent his internship at the University of Kansas’ Medical Center. Prior to entering medical school, he was in the United States Air Corps in transport command.

Beginning in 1953, Dr. Letsch worked for three years as a resident in radiology at the Mallinckrodt Institute of Radiology, which is associated with the Washington University Medical Center in St. Louis, Missouri (Mallinckrodt Institute of Radiology 2019). In 1956, Dr. Letsch became the radiologist for Palomar Memorial Hospital (*Times-Advocate* 1964d), moving to Summit Drive in Escondido with his wife, Marjorie, and daughter, Lynne (*Times-Advocate* 1956b). Dr. Letsch was active in the Escondido community, serving as the Escondido chairman for the United Fund campaign (*Times-Advocate* 1959c).

Dr. Benz was born in King County, Washington in 1919, where he lived until he was drafted into the United States Navy during World War II. At the time of his enlistment, Dr. Benz was a student (Ancestry.com 2011). By 1951, he had earned the rank of Lieutenant Junior Grade (Ancestry.com 2013b). City directories indicate that in 1954, Dr. Benz was still enlisted in the Navy and living in San Diego with his wife, Betty. The Benzes moved to St. Louis, Missouri, where Dr. Benz worked in the radiology department at the Mallinckrodt Institute of Radiology (Mallinckrodt Institute of Radiology 2019). In 1957, the Benzes moved to Escondido from St. Louis, Missouri, where Dr. Benz was appointed associate staff at Palomar Memorial Hospital prior to the completion of the 1959 Adams Medical Wing addition (*Times-Advocate* 1957b).

In 1962, Drs. Benz and Letsch worked as the directors of the radiology department at Palomar Memorial Hospital (McLeod 1962). In 1963, Dr. Benz was given the contract as radiologist at the hospital and began working 50 to 55 hours a week. That same year, Dr. Benz denied Dr. Letsch use of the radiology equipment at the hospital, which resulted in Dr. Letsch and a Dr. John Reynolds suing the North San Diego County Hospital District for permission to use the machines. The partnership between Drs. Benz and Letsch was thus terminated (*Times-Advocate* 1964e) and the Benzes transferred ownership of the 624 East Grand Avenue (then 642 East Grand Avenue) property to the Letsches. While Dr. Benz moved his offices at that time, Dr. Letsch remained until 1991. In 1969, the address of the building was changed to 624 East Grand Avenue.

The Benzes divorced in 1970 (Ancestry.com 2007) and Dr. Benz continued to work as Palomar Memorial Hospital's contract radiologist until at least 1988 (*Times-Advocate* 1988). Dr. Benz passed away in Escondido in 2006 (Ancestry.com 2014) and Dr. Letsch passed away in 2017 (Ancestry.com 2012).

The building record indicates that in 1971, the eastern portion of the south façade of the building was extended 10 feet to the south and the east façade was extended five feet to the east. In 1991, the building underwent an entire remodel when Dr. Thomas J. Marciz moved into the building. Dr. Marciz is listed in city directories as having offices in the building until 2018. No architect or builder information has been located for this building. Full title records for the building at 624 East Grand Avenue are provided in Table 4, below.

Table 4
Title Records for 624 East Grand Avenue (APN 230-163-04)

Seller	Buyer	Year
The Church of Christ of Escondido	Francis A. Jenewein and Virginia Mae Jenewein	1952
Francis A. Jenewein and Virginia Mae Jenewein	William R. Letsch and Marjorie Letsch, ½ interest; and Richard I. Benz and Betty Jane Benz, ½ interest	1958
Richard I. Benz and Betty Jane Benz	William R. Letsch and Marjorie Letsch	1963; corrected 1991
William R. Letsch and Marjorie Letsch	William R. Letsch and Marjorie Letsch, Trustee	1980
William R. Letsch and Marjorie Letsch, Trustee	Thomas J. Marcisz, M.D. and Nancy R. Marcisz	1991
Nancy Marcisz	Thomas Marcisz	1995
Thomas Marcisz, who acquired title as Thomas J. Marcisz, M.D.	The Palomar Heights Project Owner, LLC	2018

640-660 East Grand Avenue

The 640-660 East Grand Avenue buildings and addition located within APN 230-163-03 were constructed in 1960, 1961, and 1969 as medical office buildings for Dr. Donald R. Thurston, who was born in 1923. He “graduated from New York Medical in New York City, and took his pre-med at Swarthmore College in Swarthmore, Pa” (*Times-Advocate* 1955). He then “spent four years as an intern and surgical resident at Los Angeles General Hospital” (*Times-Advocate* 1955). In 1952, Dr. Thurston married Doris L. Robertson in Los Angeles, California (Ancestry.com 2013b). In 1955, the Thurstons moved to Escondido where Dr. Thurston opened medical offices at 465 East Grand Avenue (*Times-Advocate* 1955).

In 1963, he “took over the presidency of the Palomar Memorial Hospital Staff” (*Times-Advocate* 1964f). In 1966, he served as the chairman of the planning committee of the hospital staff (*Times-Advocate* 1966) and in 1968, was “appointed to the hospital’s joint conference committee” (*Times-Advocate* 1968). In 1972, Dr. Thurston was “named to a three-year term to the staff’s executive committee” (*Times-Advocate* 1972).

In 1958, Dr. Thurston purchased the undeveloped 640-660 East Grand Avenue property, which was located immediately east of the Faith Chapel Assembly of God Church, from Francis and Virginia Mae Jenewein. In 1960, the 660 East Grand Avenue building, which was designed by architect Fred Earl Norris, was constructed and in 1961, the 644-646 East Grand Avenue

building, which was also designed by Norris, was constructed (see Appendix B). However, notices of completion were not filed for either building and the contractors are unknown.

La Jolla-based architect Fred Earl Norris was best known for designing residential structures in southern California beginning in the 1950s. Norris was born in San Diego in 1923 to Frederick Earl and Martha (née Werner) Norris. A year later, his father passed away in Los Angeles. In 1935, Norris lived in Wichita, Kansas, but by 1940, he had returned to San Diego to live with his grandparents, Winfred and Lizzie Norris (1940 Federal Census). In 1942, Norris was drafted into the United States Army Air Forces while working for the Consolidated Aircraft Corporation in San Diego (Ancestry.com 2011).

Following World War II, Norris attended the University of California at Berkeley (UCB) to study architecture. In 1947, he married fellow architecture student Barbara Lee Lester in Temple City, California. After they were married, the Norrises returned to UCB to complete their architecture degrees (*Los Angeles Times* 1947).

After he graduated, Norris returned to San Diego where he opened a joint office with architect Frederick Liebhardt circa 1951 (Modern San Diego 2019b). “Norris left Liebhardt’s employment shortly after they struck a partnership with architect Henry Hester (1957)” (Modern San Diego 2019b). Buildings designed by Norris (Modern San Diego 2019b) include:

- Fred Norris Residence (by Liebhardt & Norris) at 6336 La Jolla Boulevard circa 1952;
- Mr. and Mrs. George G. Budwig Residence on Bayside Walk in Mission Beach, San Diego, in 1958;
- “Hollywood Park Houses” at 1210, 1218, 1230, 1234, 1242, 1248, and 1254 Turquoise Street and 5210 Cardeno Drive in San Diego circa 1960;
- Magnuss Residence on Circle Drive in Escondido in 1961;
- 660 East Grand Avenue in Escondido in 1960;
- 644-646 East Grand Avenue in Escondido in 1961;
- Mr. and Mrs. John Rhoades Residence in La Jolla in 1962;
- Burbank Ford Dealership at Olive and Lake streets in Burbank in 1966; and
- Sea Wall at Maui Kai in Hawaii in 1988.

City directories indicate that Norris lived in La Jolla working as an architect until at least 1979. His former employee, Ray Nelson, noted that Norris’s work had “a lot of Greene and Greene influence as well as the interpretation of the International style suitable to the San Diego climate” (Modern San Diego 2019b). Norris passed away in Hale Makua, Wailuku, Hawaii in 2006 (*Honolulu Star-Bulletin* 2006).

City directories indicate that Dr. Thurston operated his practice out of the 660 East Grand Avenue building from 1960 to 1965, after which time he moved his practice into the newly completed 121-141 North Fig Street building to the north. After 1965, the 660 East Grand Avenue building was occupied by the Children's Medical Group, which was made up of various doctors.

Beginning in 1961, 644 East Grand Avenue was occupied by Dr. E. Charles Hoyer and 646 East Grand Avenue was occupied by Dr. Raymond Dann. In 1965, Dr. Hoyer moved but Dr. Dann remained until 1966. After 1965/1966, the 644-646 East Grand Avenue building was occupied by various doctors, but Dr. L. Thomas Longmire was the longest resident from 1966 to 1976.

In 1969, architect Russell Forester designed an addition (with an address of 640-642 East Grand Avenue), based upon plans originally drawn by Norris in 1960, that was to be constructed onto the west façade of the 644-646 East Grand Avenue building. A Notice of Completion issued for the addition in October 1969 indicates that the contractor for the work was Erwin Schroeder.

Russell Isley Forester was born in 1920 in Salmon, Idaho. At age five, Forester moved to La Jolla with his mother, Mary Forester, and his younger brother, Peter. It appears that Forester's father was no longer living with the family by this time; however, records show he was also an architect (Modern San Diego 2019c). Mary Forester worked as a librarian at the Scripps Institution of Oceanography (Modern San Diego 2019c).

In 1938, Forester graduated from La Jolla High School. It is unknown if he attended college, but the 1940 city directory lists him as a draftsman working for Philip H. Doughty, a building contractor with offices at 3823 El Cajon Boulevard (May and Broms 2011). In 1941, Forester had his own office, "Russell Forester, Architectural Draftsman," and by 1943, the business was listed as "I Forester drftsmn" (May and Broms 2011). From 1943 to 1946, Forester served in the United States Army Corps of Engineers (USACE), where he worked as a shipbuilder's draftsman alongside Lloyd Ruocco, who would later become a fellow influential architect in San Diego (Growald 1985). While in the USACE, Forester was deployed to the South Pacific, where he helped design replacement depots on military bases. After the war, on April 13, 1946, Forester married his first wife, Eleanor Hedenberg, a fellow USACE draftsman (Modern San Diego 2019c). Hedenberg was born on December 11, 1924 and moved to San Diego with her family in 1939. After graduating from Hoover High School, she met Forester in the concrete shipyards while helping design barges. She would ultimately become a successful interior designer for commercial and residential buildings based in downtown La Jolla (Crawford 2012).

Upon his return to San Diego, it appears that Forester served as a draftsman in Ruocco's firm "in the mid-1940s," although it is unclear for how long (May and Broms 2011). Regardless, Ruocco's stylistic influence upon Forester is clear, as several of his most iconic architectural works were designed in the Post and Beam style, for which Ruocco was known. In 1948, Forester opened his own architectural design business at 7438 Cuvier Drive in La Jolla. By 1949, he had designed the Lloyd and Betty Russell residence at 348 Vista de la Playa, the Townsend and Katharine Cromwell residence at 304 Playa del Norte, the Ruth Dailey residence at 7750 Ludington Place, and his own residence at 724 Rushville Drive, all of which are in La Jolla (Branscomb 2012).

Forester's self-designed home at 724 Rushville Drive gained national recognition after being featured in a photographic essay in *Sunset* magazine and being named "one of the top residences in the United States" by *Progressive Architecture* magazine (Crawford 2009; Modern San Diego 2019c).

Between 1950 and 1951, at the urging of Ruocco, Forester began formal architectural training at the Institute of Design in Chicago under famed Modernist architect Mies Van Der Rohe (Furlonger 2009); however, Russell and Eleanor Forester returned to La Jolla in 1951 when Forester's mother fell ill with tuberculosis. In 1952, the Foresters established "Russell & Eleanor Forester, Interior Decorators" at 7509 Girard Avenue (May and Broms 2011).

Van Der Rohe's Modernist style was extremely influential upon Forester. Together, Russell and Eleanor Forester designed a second personal home at 7595 Hillside Drive in 1952. The International-style residence exhibits steel beams, modules, and an open floor plan. Forester also designed 10 Post and Beam-style homes in the Scripps Estates Association subdivision for professors of the Scripps Institution of Oceanography (Branscomb 2012). These homes were designed with customizable modules depending upon the professors' preferences (Branscomb 2012). Forester also designed several homes in the modern Custom Ranch style throughout the La Jolla area.

In 1951, Forester began a successful collaboration with Robert Peterson, who asked him to design a building for his new fast-food company, Jack in the Box. The first Jack in the Box building at 6270 El Cajon Boulevard was one of the many commissions for the "Mark I" series, which architecture critics consider as being representative of the Googie architectural style due to its "visual heft and distinction on the strip" (Hess 2004) and its location as a roadside building designed like a billboard (Sutro 1991). The Googie-style "Mark II" prototype was introduced in the mid-1950s and in the mid-1960s, Forester designed the third Googie prototype, the Mark III building. Other non-residential buildings designed by Forester include Family Tree, an upscale Robert Peterson restaurant; the La Jolla Veterinary Hospital; several California First Bank buildings; several American airports, one Naval base, and a military hospital in Madrid, Spain; and, in part, the Los Angeles International Airport (Feeley et al. 2011; May and Broms 2011). In 1960, Forester passed the California state board examination and became a licensed architect (Crawford 2009).

By 1967, Forester and his first wife Eleanor had divorced, and by 1968, Forester had married his second wife, Christine, a young architect from Switzerland (Branscomb 2012). Together, they designed their own home in 1970, a two-story, modern International-style structure at 2025 Soledad Road (Crawford 2009). In 1976, Forester retired from architecture to become a full-time painter. In 1995, at age 75, he was elected to the American Institute of Architects' College of Fellows and cited for his "contribution to the advancement of design" (Branscomb 2012). Forester died in 2002 in San Diego at the age of 82.

By the end of his architectural career, Forester had experimented with 12 sub-styles of Modernist architecture throughout San Diego: Streamline Moderne, Minimal Traditional,

International, Futurist – Googie, Tiki – Polynesian, Post and Beam, Tract Ranch, Custom Ranch, Contemporary, Brutalism, Organic Geometric, and Organic Free-Form. Notable works designed by Forester include:

- Robert O. Peterson/Russell Forester Residence, 567 Gage Lane, Point Loma in 1965 (HRB #959);
- Dr. Harold C. & Frieda Daum Urey Residence, 7890 Torrey Lane, La Jolla in 1954 (HRB #528);
- Edmund and Elsie Herman/Russell Forester House, 1262 Fleetridge Drive, San Diego in 1962 (HRB #1042);
- Jacob Bronowski House, 9438 La Jolla Farms Road, San Diego in 1964 (HRB #1054);
- Helen Ruth Dailey/Russell Forester House, 7750 Ludington Place, San Diego in 1948 (HRB #1064);
- James and Doris Byerly/Russell Forester House, 1949 Paseo Dorado, San Diego in 1968 (HRB #1154);
- Park Prospect Condominiums/Russell Forester House, 800 Prospect Street, San Diego in 1963 (HRB #992); and
- Jack in the Box #1, 6270 El Cajon Boulevard, San Diego in 1951.

According to the *Arizona Daily Sun* (2007): contractor Erwin Schroeder:

[W]as born on Oct. 30, 1911 in Okarche, [Oklahoma]. He became a resident of Escondido, [California], in 1923 and lived in Escondido and Valley Center for 72 years before relocating to Arizona.

In his late teenage years, he went into the tractor business specializing in developing sites for citrus and avocado groves in the Escondido valley. After the groves were planted, he continued to provide the necessary tractor work. In 1945, he became a licensed general building contractor and built many of the finer custom homes in this time period in North San Diego County. He also operated his own cabinet shop on his ranch, which built the finest high quality cabinets for his homes under construction. His standards for excellence were always the highest and the phrase “Schroeder Built” was often used by his clients when selling their homes. Being a draftsman and creating the plans for his custom homes was always a challenge that he truly loved. In 1986, he became a licensed architect in the state of California and continued for many years to operate in this capacity. [Schroeder passed away in Arizona in 2007].

Once complete, the 640-642 East Grand Avenue addition was occupied by Dr. Bruce J. Lenartz (640 unit from 1970 to 1985) and Dr. Jeffrey M. Carlson (642 unit from 1970 to 1972). Most other physicians that worked in the building stayed for less than five years. In 1986, Dr. Thurston sold the 640-660 East Grand Avenue property to the Palomar Pomerado Hospital District and the buildings were occupied by the Blood Bank of North County. The blood donor center was known by various names, including Blood Bank Community Bank and Palomar Blood Donor Center, until 2017. Dr. Thurston passed away in 2010 (Ancestry.com 2014). Full title records for the buildings at 640-660 East Grand Avenue are provided in Table 5, below.

Table 5
Title Records for 640-660 East Grand Avenue (APN 230-163-03)

Seller	Buyer	Year
The Church of Christ of Escondido	Francis A. Jenewein and Virginia Mae Jenewein	1952
Francis A. Jenewein and Virginia Mae Jenewein and Doris R. Thurston	Donald R. Thurston	1958
Donald R. Thurston	Donald R. Thurston and Doris Thurston	1983
Donald R. Thurston and Doris Thurston	Palomar Pomerado Hospital District	1986
Christian W. Andreasen, Ellen C. Andreasen, Fern E. Gailey, and Sarah E. Dixon*	Palomar Pomerado Hospital District	1987
Palomar Health, who acquired title as Palomar Pomerado Health	Touchstone MF Fund I, LLC	2017
Palomar Health	Integral Partners Funding, LLC	2018

**We find no conveyance to the Grantors of this document*

121-141 North Fig Street

Dr. Donald R. Thurston, who also owned the 640-660 East Grand Avenue property, purchased the undeveloped property at 121-141 North Fig Street (APNs 230-163-02 and 760-169-27) in 1963 from Jack and Roberta Adams. Architect Russell Forester drafted plans for the 121-141 North Fig Street building in 1965. The Notice of Completion for the building was issued in August 1965 but did not provide any contractor information.

Once the building was complete, Dr. Thurston moved his medical offices from 660 East Grand Avenue to 141 North Fig Street. Doctors that worked at 121 North Fig Street include: Dr. James D. Brown, Dr. John S. Chambers, Dr. Glen A. Gibbons, Dr. Howard C. Hewitt, and Dr. Maurice Schiff.

Dr. Thurston remained at 141 North Fig Street until 1976, when Dr. Kenneth G. Gilliland took it over. Drs. Brown, Chambers, Gibbons, Hewitt, and Schiff had all left 121 North Fig Street by 1975 and in 1976, Dr. Wallace M. Lyall occupied the unit. Full title records for the building at 121-141 North Fig Street are provided in Table 6, below.

Table 6

Title Records for 121-141 North Fig Street (APNs 230-163-02 and 760-169-27)

Seller	Buyer	Lot(s)	Year
Robert R. Conner and Flossie I. Conner	Jack E. Adams and Roberta I. Adams	9 and 10	1955
Edwin W. Conner and Norma Jean Conner	Jack E. Adams and Roberta I. Adams	11	1961
Jack E. Adams and Roberta I. Adams	Donald R. Thurston	-	1963
Donald R. Thurston and Doris R. Thurston	Donald R. Thurston	-	1963
Donald R. Thurston	Donald R. Thurston and Doris Thurston	-	1983
Donald R. Thurston and Doris Thurston	Palomar Pomerado Hospital District	-	1986
Christian W. Andreasen, Ellen C. Andreasen, Fern E. Gailey, and Sarah E. Dixon*	Palomar Pomerado Hospital District	-	1987
Palomar Health, who acquired title as Palomar Pomerado Health	Touchstone MF Fund I, LLC	-	2017
Palomar Health	Integral Partners Funding, LLC	-	2018

*We find no conveyance to the Grantors of this document

Field Survey

BFSA conducted a field assessment on October 2, 2019. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

Historic buildings identified within the Palomar Health Downtown Campus and Medical Offices property include the Palomar Health Downtown Campus located at 555 East Valley Parkway and associated medical offices located at 451-453 East Valley Parkway, 624 East Grand

Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street. Although the 456 East Grand Avenue building is also located within the project boundaries, it does not meet the minimum age threshold (50 years old) to be considered a historic resource since it was constructed in 1973. Only descriptions of the historic structures located within the project boundaries are provided below.

555 East Valley Parkway

The existing Palomar Health Downtown Campus building at 555 East Valley Parkway, located within APN 229-450-06, was constructed between 1957 and 2002. Although the original Palomar Memorial Hospital building was completed at this location in 1950, all original portions of the building were demolished between 1968 and 1990 during the various expansions made to the campus.

The building currently consists of a mixture of varying architectural styles including International, Brutalist, and modern 1980s architecture. The main entrance is located on the north façade of the western portion of the building, which was completed in 1989 as the north façade of the “New Tower/Garage.” The addition was designed by Benito/Stichler Architects in the Post Modern style and exhibits an International/Brutalist-inspired upper floor with exposed concrete and bands of horizontal windows (Plates 29 and 30) cantilevered above a recessed, “wavy” façade of tile, glass, and exposed, scored concrete (Plates 31 to 33). The recessed entryway allows for vehicles to pass under the cantilevered portion of the building on a semi-circular driveway. A sidewalk is present along the north façade, south of the driveway, that leads into the building from the west (Plate 34).

To the west of the 1989 “New Tower/Garage” addition is the north façade of the 1985 parking garage (Plate 35). Like the upper floor of the “New Tower/Garage” addition, the parking garage was designed by Benito/Stichler Architects in an International/Brutalist-inspired, Post Modern style with exposed, scored concrete. A vehicle entrance and exit are located at the ground floor of the north façade with two covered levels of parking above. The garage does not feature windows but has horizontal “bands” of open space between the floors on the north, west, and south façades (see Plate 35 to 38); however, the middle of the west façade consists of an exposed, scored, concrete wall (Plate 39).

Southeast of the parking garage is a helistop that was also constructed in 1985 (Plates 40 and 41). The helistop was constructed of exposed, scored concrete in a Post Modern/Brutalist style. The west façade of the helistop features three separate metal pedestrian doors, a metal vent, and a metal roll-up-style garage door on the ground floor with three vents on the upper floor. The doors are recessed into an alcove beneath a cantilevered portion of the upper floor. The southwest corner of the helistop curves as it wraps around to the south façade, which only consists of exposed, scored concrete with metal vents on the upper level (Plate 42).



Plate 29

**View of the Main Entrance on the North Façade of
the 1989 “New Tower/Garage” Addition, Facing South**
The Palomar Health Downtown Campus and Medical Offices Project

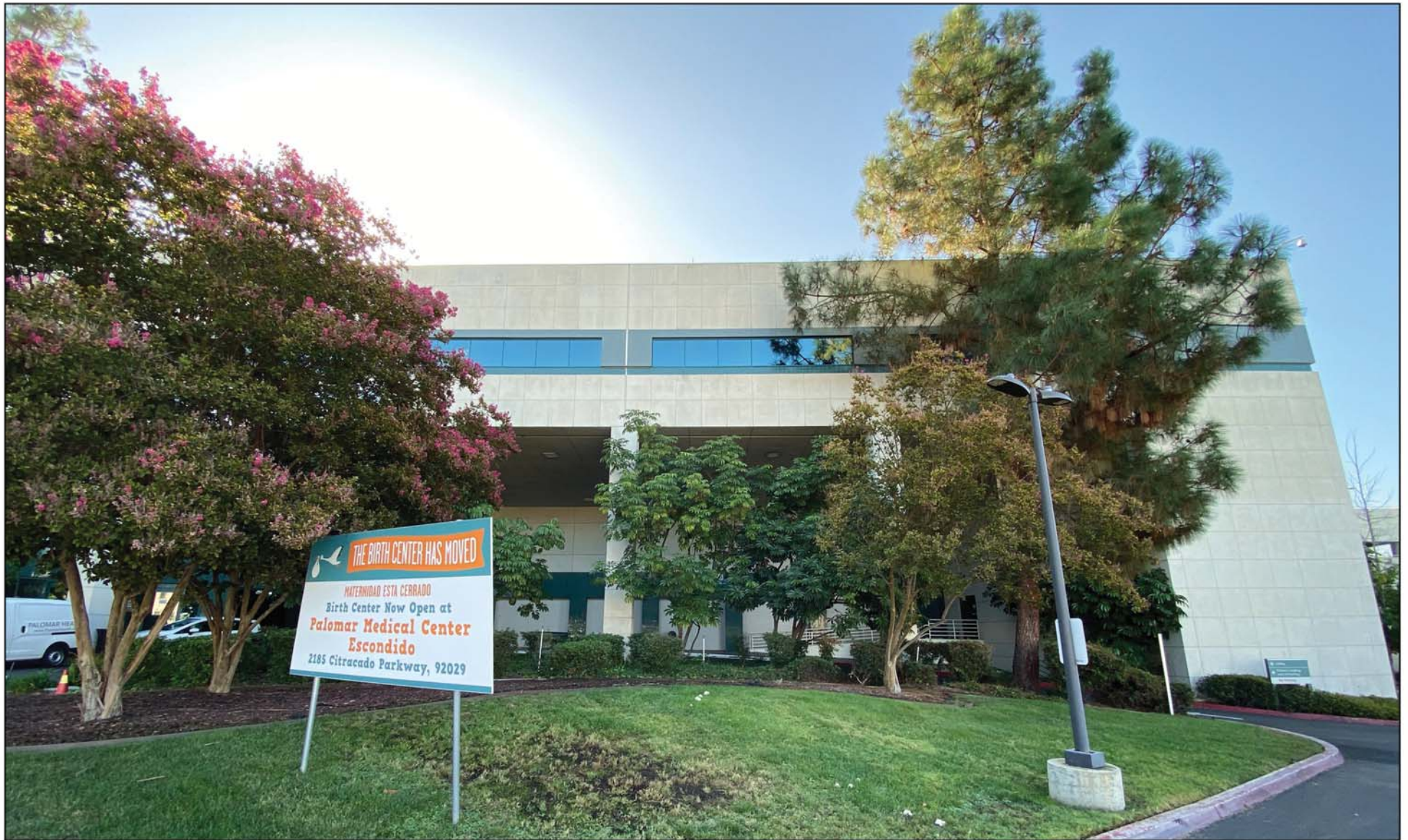


Plate 30

View of the International/Brutalist-Inspired, Post Modern Details on the North Façade of the 1989 “New Tower/Garage” Addition, Facing South

The Palomar Health Downtown Campus and Medical Offices Project





Plate 31

**View of the “Wavy” Detailing on the North Façade of
the 1989 “New Tower/Garage” Addition, Facing Southeast**

The Palomar Health Downtown Campus and Medical Offices Project





Plate 32

**Close-Up View of the Main Entrance on the North Façade of
the 1989 “New Tower/Garage” Addition, Facing Southwest**

The Palomar Health Downtown Campus and Medical Offices Project





Plate 33

**Close-Up View of the International/Brutalist-Inspired, Post Modern Details on
the North Façade of the 1989 “New Tower/Garage” Addition, Facing West**

The Palomar Health Downtown Campus and Medical Offices Project





Plate 34

**View of the Sidewalk Leading to the Main Entrance on the North
Façade of the 1989 “New Tower/Garage” Addition, Facing West**
The Palomar Health Downtown Campus and Medical Offices Project





Plate 35

View of the North Façade of the 1985 Parking Garage, Facing South

The Palomar Health Downtown Campus and Medical Offices Project



Plate 36

View of the Northwest Corner of the 1985 Parking Garage, Facing Southeast

The Palomar Health Downtown Campus and Medical Offices Project



Plate 37

View of the Southwest Corner of the 1985 Parking Garage, Facing Northeast

The Palomar Health Downtown Campus and Medical Offices Project



Plate 38

View of the South Façade of the 1985 Parking Garage, Facing North

The Palomar Health Downtown Campus and Medical Offices Project



Plate 39
View of the West Façade of the 1985 Parking Garage, Facing East
The Palomar Health Downtown Campus and Medical Offices Project



Plate 40
View of the West Façade of the 1985 Helistop,
South of the Parking Garage, Facing East
The Palomar Health Downtown Campus and Medical Offices Project



Plate 41
View of the West Façade of the 1985 Helistop, Facing Northeast
The Palomar Health Downtown Campus and Medical Offices Project



Plate 42
View of the South Façade of the 1985 Helistop, Facing North
The Palomar Health Downtown Campus and Medical Offices Project

From the roof of the helistop, the upper south and west façades of the 1989 “New Tower/Garage” addition are visible (Plate 43). The south and west façades (Plate 44) of the west-projecting portion of the addition, which features parking below (Plate 45), exhibits exposed, scored concrete and a horizontal band of large, nearly floor-to-ceiling windows (Plate 46). The west façade south of the west-projecting portion, however, is stepped and features scored, exposed concrete, tile, and horizontal bands of windows. An entrance, which was utilized as the emergency entrance for ambulances and airlifted patients, is located on the upper floor of the 1985 parking garage. Like the main entrance on the north façade of the 1989 “New Tower/Garage” addition, the emergency entrance is recessed beneath the upper floors of the stepped tower, includes a curved, tiled façade in the ell of the addition (see Plate 46), and a horizontal band of floor-to-ceiling windows and glass doors on the west façade (Plate 47).

To the south of the 1989 “New Tower/Garage” addition is the 1990 south wing addition (Plate 48). The 1990 south wing addition also features exposed, scored concrete, horizontal bands of windows, and tile accents. The addition is on an elevated portion of the hillside and features an exposed concrete retaining wall at the southwest corner that wraps around to the south façade (Plates 49 and 50). Expansion plates are visible on the west façade of the 1990 south wing addition where it connects to the 1989 “New Tower/Garage” addition (Plate 51). A mechanical addition was built onto the west façade of the south wing addition between 1996 and 2002 (see Plate 49), which is visible from the helistop (see Plate 48). Entry into the 1990 south wing addition is via a concrete stairway on the south façade that leads up from the parking lot through an opening in the concrete retaining wall and then into a recessed entryway on the ground floor (see Plate 50). The east façade of the 1990 south wing addition consists of unadorned, exposed, scored concrete at the southeast corner and the same tile-accented, horizontal band of windows seen on the 1989 “New Tower/Garage” addition (Plate 52). Like the south façade, the north façade of the 1990 south wing addition also features a horizontal band of windows, a recessed entry area on the ground floor, and an exposed concrete retaining wall (Plate 53).

North of the 1990 south wing addition is a small courtyard framed by the north façade of the south wing addition (see Plate 53), the east façade of the 1989 “New Tower/Garage” addition (Plate 54), and the south façade of the 1987 utility tunnel addition in the ell of the 1959 Adams Medical Wing addition (Plate 55). The one-story-high 1987 utility tunnel addition has a flat roof, a band of large windows that span the entire lower portion of the south façade, and a band of exposed, scored concrete across the entire upper portion of the south façade (Plate 56).

The International-style 1959 Adams Medical Wing addition features an extremely low-pitched, cross-gabled roof (Plate 57) with a wide, enclosed eave overhang, horizontal bands of metal-framed casement windows, and stucco exterior cladding (see Plate 56). The south façade features no windows and only one set of double doors accessed via a staircase located east of the courtyard (Plate 58). The east façade features horizontal bands of metal-framed casement windows on the two upper floors and loading doors on the ground level (Plate 59).



Plate 43
View From the Roof of the 1985 Helistop, Facing North
The Palomar Health Downtown Campus and Medical Offices Project



Plate 44

**View of the Southwest Corner of the West-Projecting Portion of
the 1989 "New Tower/Garage" Addition, Facing Northeast**

The Palomar Health Downtown Campus and Medical Offices Project





Plate 45

**View of the 1985 Parking Garage South of the West-Projecting
Portion of the 1989 "New Tower/Garage" Addition, Facing East**

The Palomar Health Downtown Campus and Medical Offices Project



Plate 46

View of the South Façade of the West-Projecting Portion (Left) and the West Façade of the Emergency Entrance (Right) on the 1989 “New Tower/Garage” Addition, Facing North

The Palomar Health Downtown Campus and Medical Offices Project





Plate 47
View of the West Façade of the Emergency Entrance
on the 1989 “New Tower/Garage” Addition, Facing East
The Palomar Health Downtown Campus and Medical Offices Project



Plate 48

View of the West Façade of the 1990 South Wing Addition, Facing East. Note the 1996 to 2002 Mechanical Addition Projecting Out From the Center of the South Wing.

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Plate 49

View of the Retaining Wall at the Southwest Corner of the 1990 South Wing Addition, Facing North. Note the 1996 to 2002 Mechanical Addition to the Left.

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Plate 50

View of the South Façade of the 1990 South Wing Addition, Facing North

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Plate 51

View of the West Façade of the 1990 South Wing Addition (Right) and the South Façade of the 1989 “New Tower/Garage” Addition (Left), Facing Northeast

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Plate 52

View of the East Façade of the 1990 South Wing Addition, Facing Southwest

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Plate 53

View of the North Façade of the 1990 South Wing Addition, Facing South

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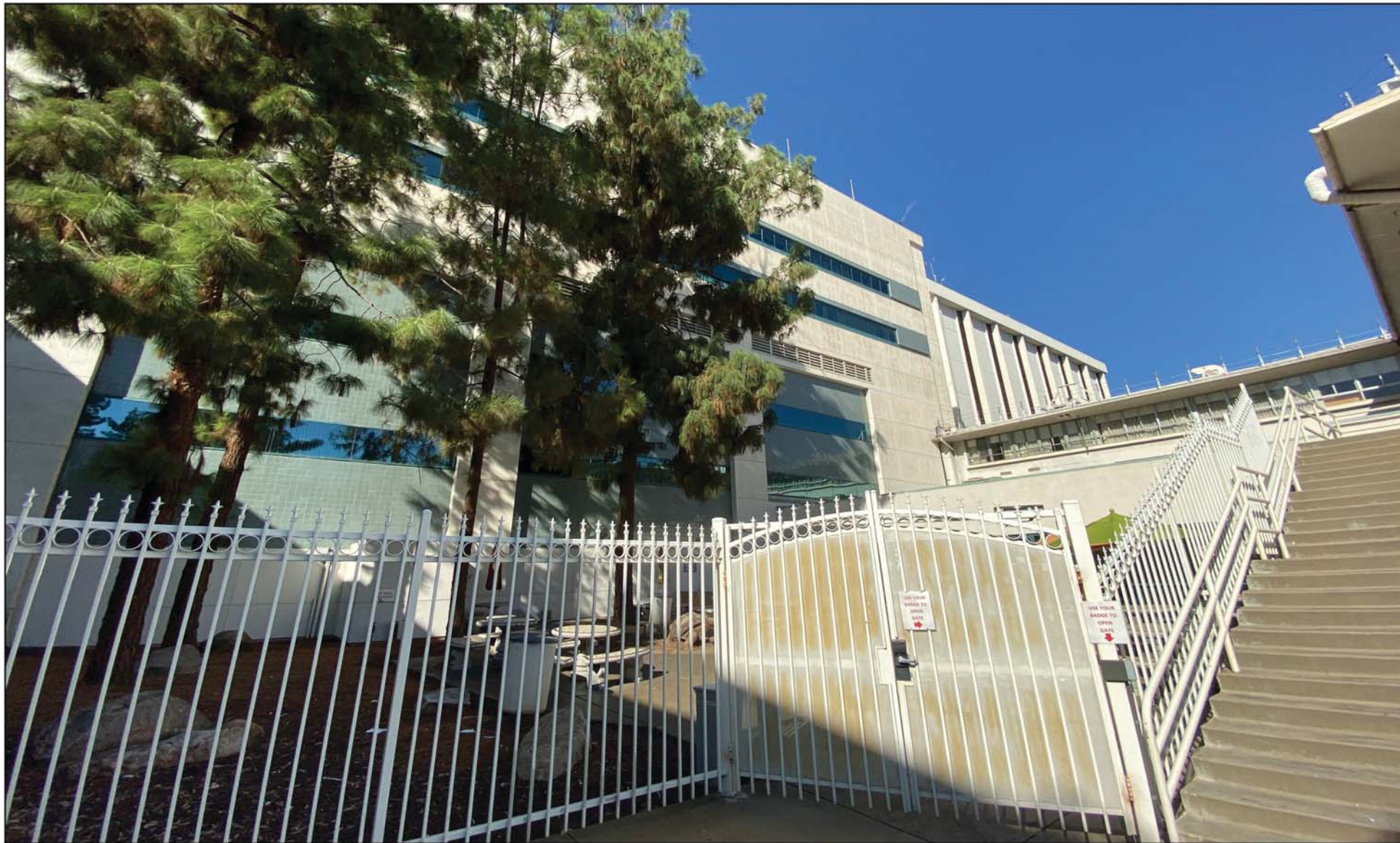


Plate 54
View of the East Façade of the 1989
“New Tower/Garage” Addition, Facing Northwest
The Palomar Health Downtown Campus and Medical Offices Project

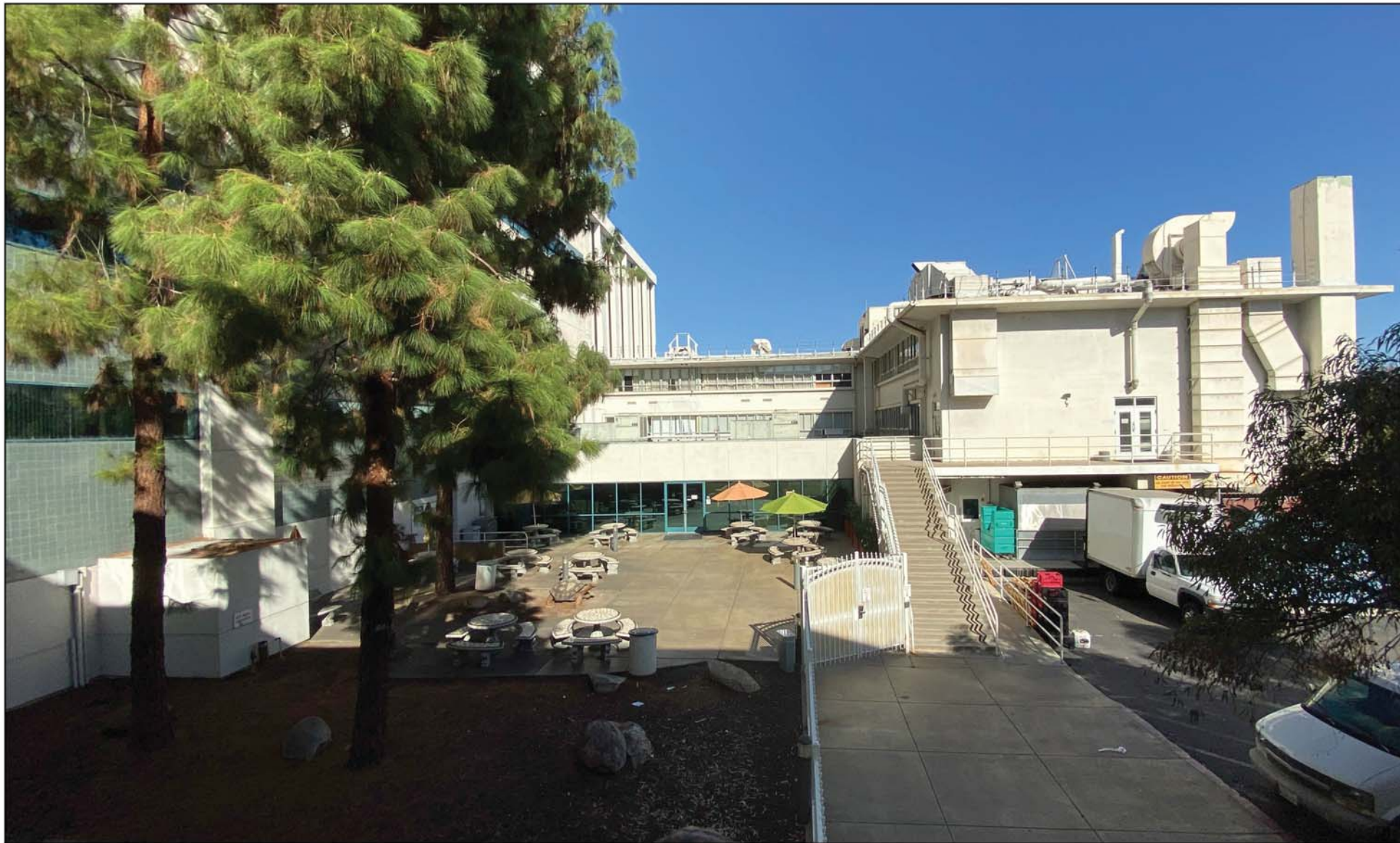


Plate 55

**View of the South Façade of the 1987 Utility Tunnel Addition (Left)
and the 1959 Adams Medical Wing Addition (Right), Facing North**

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Plate 56

**View of the South Façade of the 1987 Utility Tunnel Addition (Lower Left) and
the 1959 Adams Medical Wing Addition (Upper Left and Right), Facing Northwest**

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Plate 57

View Above the 1959 Adams Medical Wing Addition, Facing Southeast

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Plate 58

**View of the South Façade of the 1959
Adams Medical Wing Addition (Right), Facing North**
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Plate 59

View of the East Façade of the 1959 Adams Medical Wing Addition, Facing West

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Constructed onto the north façade of the 1959 Adams Medical Wing addition is the concrete and stucco, 1968 to 1972 utilities and storage addition (Plate 60), which covers the windows on the lower floor (Plate 61). The 1968 to 1972 utilities and storage addition possesses no windows on the east façade and its north façade is covered by the 1984 cogeneration plant (see Plates 60 and 61), which also features no windows. The east (see Plate 60), north (Plate 62), and west (Plate 63) façades of the 1984 cogeneration plant only exhibit exposed, scored concrete. The north façade also features large metal vents (see Plate 62). West of the 1984 cogeneration plant, an uncovered portion of the north façade of the 1968 to 1972 utilities and storage addition is visible (Plate 64), which only features large metal vents and metal loading doors on the ground floor.

To the west of the 1968 to 1972 utilities and storage addition and 1984 cogeneration plant is the 1972 McLeod Tower addition (Plate 65). The east (see Plate 65), north (Plate 66), and west façades (Plate 67) of the 1972 McLeod Tower addition are all similar in appearance and feature vertical bands of windows that alternate with vertical bands of solid wall space separated vertically by horizontal scoring. The International/Brutalist-inspired building features a flat roof with a wide, unadorned, concrete cornice. The ground floor features floor-to-ceiling, metal-framed windows recessed beneath the upper floors on the west façade (Plate 68) and at the northeast corner (see Plate 66). Rectangular concrete support pillars support the frame of the McLeod Tower addition in the recessed areas. Access to the tower is provided from the northern parking lot via two sets of concrete steps that lead up to the ground floor (see Plate 66). A majority of the south façade of the tower addition has been obscured by the 1989 “New Tower/Garage” addition. Currently, the south façade is best viewed from a small courtyard on the fourth floor of the “New Tower/Garage” addition (Plate 69). The west façade of the McLeod Tower elevator is also visible from this small courtyard (Plate 70).

451-453 East Valley Parkway

The 451-453 East Valley Parkway building located within APN 229-442-01 was constructed in 1934. The building was included in the City of Escondido Historic Resources Inventory (HRI) in 1983 and in 1990, was updated with a status of “significant” (AEGIS 1990). However, despite having been listed as significant in the HRI, the building was not formally evaluated for historic significance.

The building was designed and contracted by Arthur J. Simpson, who owned and operated a wrecking yard across the street. The building is described in the HRI form (AEGIS 1990) as having “a modified triangular floor plan” (Plate 71) and “five evenly spaced pilasters topped with a plinth and ball decoration, rising above the roofline” (Plates 72 and 73). The 1990 HRI form further states that “two of the windows are original with wood vanes and frame, the third is modern with metal vane and frame ... a portion of stucco in the front has been removed and replaced by vertical wood boards” (AEGIS 1990).



Plate 60

**View of the East Façade of the 1968 to 1972 Utilities and Storage
Addition (Left) and 1984 Cogeneration Plant (Right), Facing Southwest**

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Plate 61

View Above the 1984 Cogeneration Plant (Left), 1968 to 1972 Utilities and Storage Addition (Middle), and 1959 Adams Medical Wing Addition (Right), Facing East

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Plate 62

View of the North Façade of the 1984 Cogeneration Plant, Facing South

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Plate 63

View of the West Façade of the 1984 Cogeneration Plant, Facing Southeast

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Plate 64
View of the North Façade of the 1968 to
1972 Utilities and Storage Addition, Facing South
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Plate 65

**View Between the 1984 Cogeneration Plant (Left),
1968 to 1972 Utilities and Storage Addition (Middle),
and 1972 McLeod Tower Addition (Right), Facing South**
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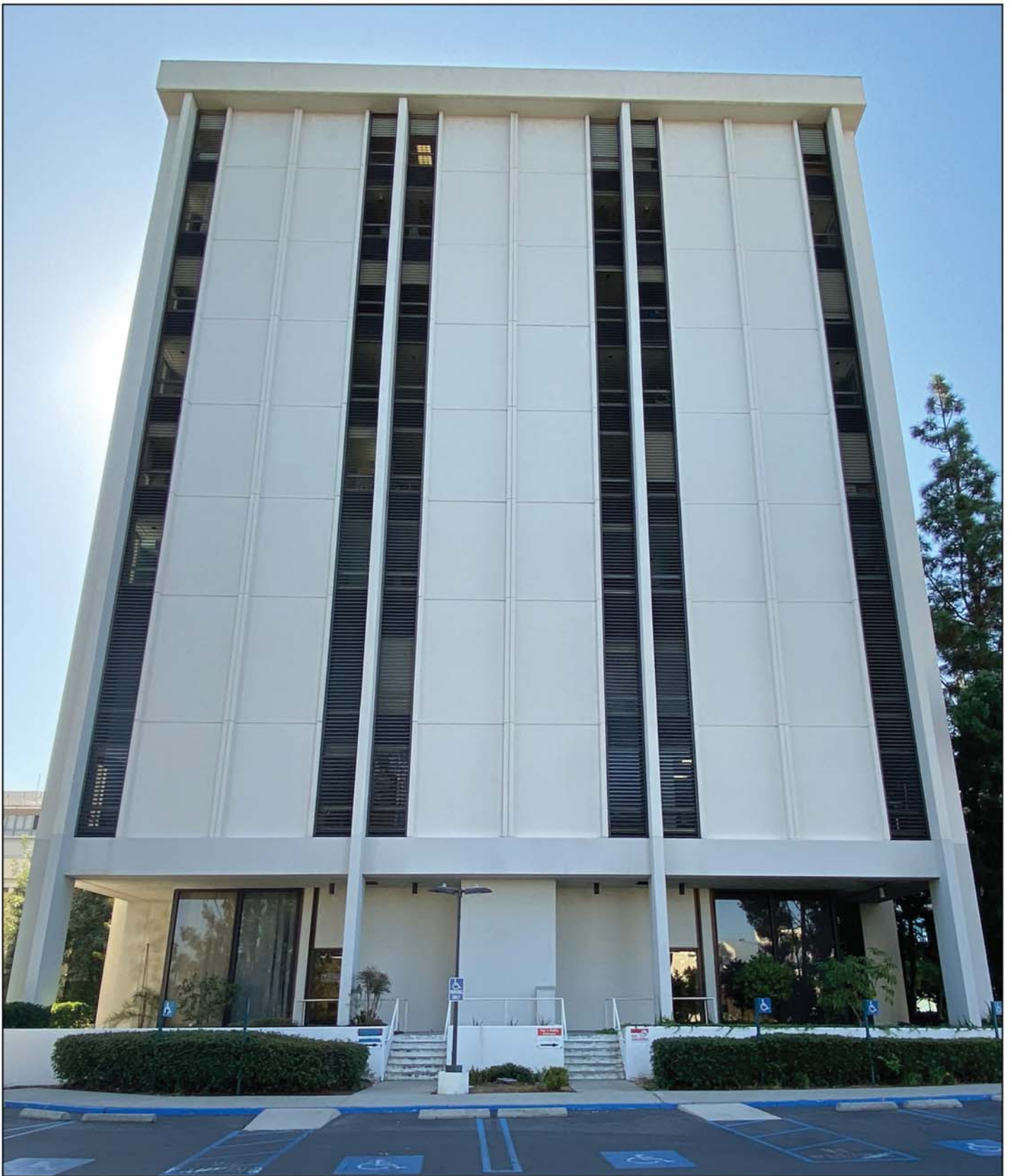


Plate 66

View of the North Façade of the 1972 McLeod Tower Addition, Facing South

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Plate 67

View of the West Façade of the 1972 McLeod Tower Addition, Facing East

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Plate 68

**View of Floor-to-Ceiling Windows on the West Façade
of the 1972 McLeod Tower Addition, Facing Southeast**
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Plate 69

View of the South Façade of the 1972 McLeod Tower Addition, Facing North

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Plate 70

View of the West Façade of the 1972 McLeod Tower Addition, Facing East

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Plate 71
View of the 451-453 East Valley Parkway Building
From the 1972 McLeod Tower Addition, Facing Southwest
The Palomar Health Downtown Campus and Medical Offices Project



Plate 72
View of the North Façade of the
451-453 East Valley Parkway Building, Facing East
The Palomar Health Downtown Campus and Medical Offices Project



Plate 73
View of the North Façade of the 451-453
East Valley Parkway Building, Facing Southwest
The Palomar Health Downtown Campus and Medical Offices Project

According to the Assessor's building record, the 451-453 East Valley Parkway building was constructed of eight-inch concrete block on a concrete, reinforced foundation with a concrete floor. A 1946 photograph (see Plate 25) and the building record indicate that the original service entrance door was modified in 1970, when 453 East Valley Parkway was converted into an art sales store. This modification included infilling the eastern portion of the garage door opening with wall space, installing a pedestrian door, and replacing the original garage door (see Plate 27).

At an unknown date, wood paneling was added to the recessed entrance to 451 East Valley Parkway (Plate 74). The 1946 photograph indicates that the original entrance included a glass door and storefront windows (see Plate 25). The building record indicates that the windows were originally wood-framed.

The building record indicates that the original exterior cladding on the south and east façades of the 451-453 East Valley Parkway was "unfinished," but at an unknown date, stucco was added to both façades (Plates 75 and 76). The trim along the east façade was also modified at an unknown date and appears to have been haphazardly applied. The south and east façades do not feature any windows or doors.

The roof of the 451-453 East Valley Parkway building appears to have been modified since it was first recorded on the building record in 1963, as the covering is extremely irregular. Currently, the roof is comprised of composite rolled roofing covered with an elastomeric or silicone coating (Plate 77). Although the building record indicates that the original shed and gabled roof had a composite covering, the current irregularly applied, non-original coating gives the roof a "lumpy" surface that does not appear to be present in the 1946 photograph.

624 East Grand Avenue

The 624 East Grand Avenue building, located within APN 230-163-04, was constructed in 1953 as a church. Circa 1954, an addition was constructed onto the building and in April of that year, a new roof was installed, replacing the original flat roof (*Times-Advocate* 1954). The *Times-Advocate* (1954) stated that "people seemed to have been worried about the fact that the church didn't have [a roof] ... but it was flat and didn't show." As such, the new roof would be a "real" roof, indicating that it would not be flat in order to be seen (*Times-Advocate* 1954). While it is unclear what type of roof replaced the original flat roof, the current roof is flat again and likely not original, indicating that sometime after 1954, the roof shape was changed again.

The building record indicates that in 1959, the building was a medical office that had originally been designed as a church. It states that the building was constructed using a concrete, reinforced frame with wood walls on the east façade and concrete block walls on the north, west, east, and south façades. The trusses and floors were recorded as wood and the foundation as reinforced concrete. The building record also indicates that the east façade was clad in stucco, the south façade was clad in a wood shingle veneer, and the south, west, and north façades were painted. Windows were recorded as metal-framed and the roof was flat with a composition, built-up covering.



Plate 74

**View of the North Façade Entrance to
451 East Valley Parkway, Facing South**

The Palomar Health Downtown Campus and Medical Offices Project





Plate 75
View of the South Façade of the 451-453
East Valley Parkway Building, Facing North
The Palomar Health Downtown Campus and Medical Offices Project



Plate 76
View of the East Façade of the 451-453
East Valley Parkway Building, Facing Southwest
The Palomar Health Downtown Campus and Medical Offices Project



Plate 77
View of the Non-Original Roof Covering on the
451-453 East Valley Parkway Building, Facing North
The Palomar Health Downtown Campus and Medical Offices Project

Currently, the entire 624 East Grand Avenue building is clad in stucco. A Mansard-roof-style visor clad in wood shingles is present just below the roofline on the south façade. The south façade also features non-original, wood-framed, fixed-pane windows that were added as part of the extension of the eastern portion of the south façade in 1971 (Plate 78). The west façade features only one window comprised of architectural glass blocks located toward the north end of the building (Plates 79 and 80). Additional architectural glass block windows are located on the north façade (Plate 81). The architectural glass block windows are likely not original as they are located on the north façade of the 1971 eastern addition and there is no mention of architectural glass on the 1959 building record. The east façade features no doors or windows (Plate 82). The south end of the east façade wall extends past the south façade, creating a shadow block effect (Plate 83). Due to the mixture of different materials and modifications, the building is not representative of any specific architectural style. According to the building record, the interior of the building was “gutted and remodeled” in 1991.

640-660 East Grand Avenue

The 640-660 East Grand Avenue buildings, located within APN 230-163-03, were originally constructed as medical offices beginning in 1960. The first building constructed on the property (660 East Grand Avenue) was designed by architect Fred Earl Norris and completed in 1960 (see Appendix B and Plates 84 to 88). The second building (644-646 East Grand Avenue) was also designed by Norris and completed in 1961 (see Appendix B and Plates 89 and 90). In 1969, architect Russell Forester designed an addition (640-642 East Grand Avenue) onto the west façade of the 644-646 East Grand Avenue building (Plate 91 and 92) based upon Norris’s original 1960 plans. The pedestrian ramp that extends across the 640-642 East Grand Avenue addition was completed in 1961 at the same time as the 644-646 East Grand Avenue building (Plate 93).

The International/Contemporary-style 660 and 644-646 East Grand Avenue buildings have flat roofs with wide eave overhangs. Both buildings are clad in eight-inch concrete block, stucco, and vertical redwood siding. The pedestrian ramp is comprised of concrete block and vertical siding. Fenestration on the buildings is primarily large, fixed-pane windows on the south façades with some fixed and casement-style windows on the east façades arranged in horizontal bands. The north façade of the 644-646 East Grand Avenue building features no windows or door openings and the north façade of the 660 East Grand Avenue building features one aluminum-framed, horizontal-sliding window and a full-lite glass door (Plate 94).

Norris’s plans for the 640-642 East Grand Avenue addition and Forester’s execution differed slightly. Norris’s plans called for the north façade of the addition to be more International in style with horizontal bands of windows on the first and second floors, but there are currently no windows on the north façade. The west façade was meant to include horizontal bands of windows and large picture windows, but currently it only displays two picture windows. No modifications appear to have occurred since the 1969 addition.



Plate 78
View of the Southwest Corner of the
624 East Grand Avenue Building, Facing Northeast
The Palomar Health Downtown Campus and Medical Offices Project



Plate 79
View of the West (Left) and South (Right) Façades
of the 624 East Grand Avenue Building, Facing Northeast
The Palomar Health Downtown Campus and Medical Offices Project



Plate 80
View of the North (Left) and West (Right) Façades
of the 624 East Grand Avenue Building, Facing Southeast
The Palomar Health Downtown Campus and Medical Offices Project



Plate 81

View of the North Façade of the 624 East Grand Avenue Building, Facing South

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Plate 82

View of the East Façade of the 624 East Grand Avenue Building, Facing West

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Plate 83
View of the South Façade of the
624 East Grand Avenue Building, Facing Northwest
The Palomar Health Downtown Campus and Medical Offices Project



Plate 84

View of the East Façade of the 660 East Grand Avenue Building, Facing Southwest

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Plate 85

View of the East Façade of the 660 East Grand Avenue Building, Facing Northwest

The Palomar Health Downtown Campus and Medical Offices Project



Plate 86
View of the Southeast Corner of the
660 East Grand Avenue Building, Facing Northwest
The Palomar Health Downtown Campus and Medical Offices Project



Plate 87

View of the West Façade of the 660 East Grand Avenue Building, Facing North

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Plate 88

View of the West Façade of the 660 East Grand Avenue Building, Facing Northeast

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Plate 89
View of the Southeast Corner of the
644-646 East Grand Avenue Building, Facing Northwest
 The Palomar Health Downtown Campus and Medical Offices Project



Plate 90
View of the East Façade of the
644-646 East Grand Avenue Building, Facing Northwest
The Palomar Health Downtown Campus and Medical Offices Project



Plate 91
View of the South Façade of the
640-642 East Grand Avenue Addition, Facing Northwest
The Palomar Health Downtown Campus and Medical Offices Project



Plate 92

View of the West Façade of the 640-642 East Grand Avenue Addition, Facing East

The Palomar Health Downtown Campus and Medical Offices Project



Plate 93
View of the 1961 Pedestrian Ramp Extending
Across the 644-646 East Grand Avenue Building and
640-642 East Grand Avenue Addition, Facing Northeast
The Palomar Health Downtown Campus and Medical Offices Project



Plate 94

**View of the North Façade of the 660 East Grand Avenue (Left)
and 644-646 East Grand Avenue (Right) Buildings, Facing South**

The Palomar Health Downtown Campus and Medical Offices Project

121-141 North Fig Street

The 121-141 North Fig Street building, located within APNs 230-163-02 and 760-169-27, was constructed as an International-style medical office building in 1965. The building features a flat roof and repetitive vertical windows, which alternate with sections of eight-inch concrete block across the east (primary) (Plate 95) and south (Plate 96) façades. The building is compartmentalized into two separate wing blocks joined at the center of the structure by an entryway consisting of floor-to-ceiling, metal-framed windows on the east (Plate 97) and west (Plate 98) façades. The west façade of the building features large, wood-framed windows with vertical wood siding below (Plate 99) and a wood screen set in front to add privacy and block direct sunlight (Plate 100). The wood screens are made of vertical wood boards spaced equally apart with spaces in between (Plate 101). No windows, doors, or ornamentation are present on the north façade, which is solely comprised of eight-inch concrete block (Plate 102). No modifications appear to have been made to the building since its initial construction.

V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. As the 456 East Grand Avenue building was constructed in 1973, it does not meet the minimum age threshold to be considered a historic structure and was not evaluated as part of this study. For the remaining five historic structures, seven aspects of integrity were used for the evaluation, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. **Integrity of Location** [*refers to*] *the place where the historic property was constructed or the place where the historic event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historical records and aerial photographs in order to determine if the structures had always existed at their present locations or if they had been moved, rebuilt, or their footprints significantly altered. Research reveals that all of the existing structures within the project were built in their current locations and have not been moved since their completion. Therefore, the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings retain integrity of location.



Plate 95
View of the Northeast Corner of the
121-141 North Fig Street Building, Facing Southwest
The Palomar Health Downtown Campus and Medical Offices Project



Plate 96
View of the Southeast Corner of the
121-141 North Fig Street Building, Facing Northwest
The Palomar Health Downtown Campus and Medical Offices Project



Plate 97
View of the Entryway on the East Façade
of the 121-141 North Fig Street Building, Facing West
The Palomar Health Downtown Campus and Medical Offices Project



Plate 98
View of the Entryway on the West Façade
of the 121-141 North Fig Street Building, Facing East
The Palomar Health Downtown Campus and Medical Offices Project



Plate 99
View of the Windows on the West Façade
of the 121-141 North Fig Street Building, Facing South
The Palomar Health Downtown Campus and Medical Offices Project



Plate 100

View of the West Façade of the 121-141 North Fig Street Building, Facing Northeast

The Palomar Health Downtown Campus and Medical Offices Project

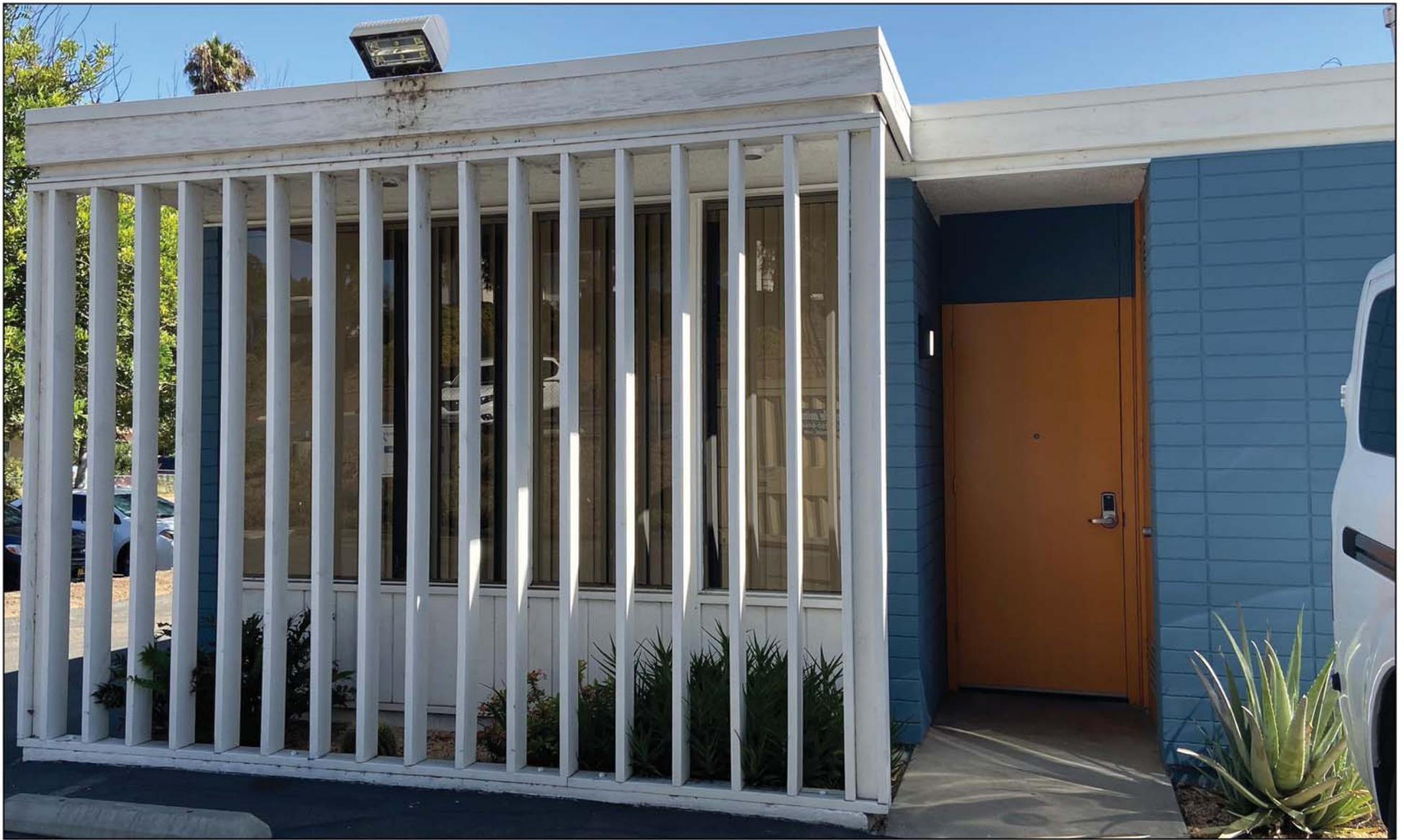


Plate 101

**View of a Vertical Wood Screen in Front of the Windows on the
West Façade of the 121-141 North Fig Street Building, Facing East**

The Palomar Health Downtown Campus and Medical Offices Project



Plate 102

View of the North Façade of the 121-141 North Fig Street Building, Facing East

The Palomar Health Downtown Campus and Medical Offices Project

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of the property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the structures, identifying any unique architectural features present, and determining if those features are original or if they have been modified.
- o **555 East Valley Parkway:** The 555 East Valley Parkway hospital building has been extensively modified since its construction in 1950. The original International-style 1950 building and most of the subsequent 1953 to 1967 additions were demolished and replaced by the International/Brutalist-inspired, Post Modern-style “New Tower/Garage” and south wing additions in 1989 and 1990, respectively. Currently, the oldest portion of the building is the International-style 1959 Adams Medical Wing addition, which was originally constructed onto the north façade of a no longer extant 1953 addition. The Adams Medical Wing addition was modified between 1968 and 1987 by the Brutalist-style utilities and storage addition constructed onto its north façade, the International/Brutalist-style McLeod Tower addition constructed onto its west façade, and the Post Modern-style utility tunnel addition constructed onto its south façade. In 1984, the cogeneration plant was constructed onto the north façade of the utilities and storage addition and in 1989, the “New Tower/Garage” addition was constructed onto the south and west façades of the McLeod Tower addition. Because the original 1950 hospital building has been demolished and the only remaining historic portion of the building, the 1959 Adams Medical Wing addition, has been modified so substantially through the construction of subsequent additions of various styles on all sides, the 555 East Valley Parkway building does not retain integrity of design.
 - o **451-453 East Valley Parkway:** The 451-453 East Valley Parkway building was originally constructed in 1934 as a dealership and service center for Willys 77s and was utilized later for Studebakers. In 1970, the garage portion of the building was rehabilitated, modifying the original service entrance door by infilling the eastern portion of the garage door opening with wall space, installing a pedestrian door, and replacing the original garage door. Tenant improvements were conducted on the building in 1984 and 1999. Repairs were made in 1989, which modified the original entrance through the introduction of vertical wood paneling in place of the original storefront windows and glass door. In addition, the current entry door was added after 1946, stucco was added to the east and south façades after the 1960s, all windows on the north façade were boarded over after 2008 (it is unknown if original windows are

underneath), and all historic signage associated with previous businesses was removed at various dates. Although the original pilasters are present along the north (primary) façade, the changes made to both entrances negatively impacted the building's original design as a dealership and service station. Therefore, the 451-453 East Valley Parkway building does not retain integrity of design.

- o **624 East Grand Avenue:** The 624 East Grand Avenue building was originally constructed in 1953 as a church in an unknown architectural style. Since its construction, it has undergone substantial modifications including: potentially being reroofed twice, making the flat roof gabled and then flat again; construction of an addition onto the south and east façades; and replacement of all original, metal-framed windows with wood-framed, fixed-pane windows and frameless, architectural glass block windows. It is unknown if any portions of the current building are original and due to the replacement of original materials and stylistic modifications, the building is not reflective of any specific architectural style. Therefore, the 624 East Grand Avenue building does not retain integrity of design.

- o **640-660 East Grand Avenue:** The 640-660 East Grand Avenue buildings were originally constructed in 1960 (660 East Grand Avenue), 1961 (644-646 East Grand Avenue), and 1969 (640-642 East Grand Avenue addition to 644-646 East Grand Avenue) as International/Contemporary-style medical offices. Although the 660 East Grand Avenue building has not been modified since its initial construction, the 640-642 East Grand Avenue addition to the 644-646 East Grand Avenue building was designed by a different architect almost 10 years after its initial completion in 1961. When Fred Norris drafted the plans for the original 644-646 East Grand Avenue building, he included elevations for a future addition, which Russell Forester utilized for 640-642 East Grand Avenue; however, Norris's plans and Forester's execution differed slightly. Norris's plans called for the north façade of the addition to be more International in style with horizontal bands of windows on the first and second floors, but there are currently no windows on the north façade. The west façade was meant to include horizontal bands of windows and large picture windows, but currently it only displays two picture windows. While the 660 East Grand Avenue building has not been modified and retains integrity of design, Forester's 640-642 East Grand Avenue addition differed from Norris's original International-style design proposed in 1961 by introducing more Contemporary-style elements to the 644-646 East Grand Avenue building. The elimination of the horizontal bands of windows in Forester's plans, which

would have matched the east façade of the 644-646 East Grand Avenue building, altered the overall style of the addition and created a much starker appearance than Norris had originally intended. Due to the 1969 addition, which altered the 1961 building's style, the 640-646 East Grand Avenue building does not retain integrity of design.

- o **121-141 North Fig Street:** The 121-141 North Fig Street building was constructed as an International-style medical office building in 1965. The building has not been modified since its initial construction and, therefore, retains integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property. It was determined that the setting of the Palomar Health Downtown Campus and Medical Offices Project has changed drastically since the completion of the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings between 1934 and 1969. Specifically, modifications made to the 555 East Valley Parkway building have negatively impacted not only its original setting, but of all other surrounding structures. The only building that was present prior to the construction of the hospital was the 451-453 East Valley Parkway building.

When completed in 1934, the 451-453 East Valley Parkway building was surrounded by residential structures. In 1938, the city hall, jail, and fire station were constructed to the southeast (see Plate 25), and in 1950, the 555 East Valley Parkway building was constructed on the hilltop to the east. To the east of the 555 East Valley Parkway building was primarily open land. The construction of the city buildings in 1938 and the 555 East Valley Parkway building in 1950 negatively impacted the original integrity of setting for the 451-453 East Valley Parkway building. By 1953, many of the residences surrounding the 451-453 East Valley Parkway building had also been removed and replaced with commercial buildings (see Plate 11). The changes made to the adjacent parcels and the subsequent additions made to the hospital building, which was in the viewshed of the 451-453 East Valley Parkway building, further impacted its integrity of setting. In addition, by 1964, South Hickory Street, immediately east of the 1938 city hall, jail, and fire station, was closed off for use as parking for 555 East Valley Parkway (see Plate 25). This change impacted the setting of both the 451-453 East Valley Parkway building and the 555 East Valley Parkway hospital building.

The 624 East Grand Avenue building was constructed east of the 555 East Valley Parkway hospital building in 1953. Prior to its construction, the only building east of the hospital was a dwelling and detached garage, which are depicted on the 1949 Sanborn Map (see Figure 12 in Appendix D). After its construction, no changes were made to the parcels immediately surrounding the 624 East Grand Avenue building until 1960. However, additions constructed onto the east side of the 555 East Valley Parkway hospital building after 1950 negatively impacted the original view from the 624 East Grand Avenue building to the northwest.

In 1960, the 660 East Grand Avenue building was constructed on a previously undeveloped parcel east of the 624 East Grand Avenue building. Integrity of setting for the 660 East Grand Avenue building was impacted by the construction of the 644-646 East Grand Avenue building in 1961. Integrity of setting for both the 660 and 644-646 Grand Avenue buildings was impacted by the construction of the 121-141 North Fig Street building in 1965. The 644-646 and 660 East Grand Avenue buildings were additionally impacted by the construction of the 1969 640-642 East Grand Avenue addition.

After 1969, the only changes within the project area that impacted the buildings' integrity of setting were the additions to the 555 East Valley Parkway building. These additions, which were completed between 1972 and 2002, became larger in height and massing and eventually altered the viewshed of nearly all buildings in the city of Escondido that had a view of the hill. These additions not only added onto the hospital's size, but also demolished the original hospital building and many of the additions that had been constructed prior to 1972. As such, the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings do not retain integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials and the possible introduction of materials that may have altered the architectural design of the buildings.

- o **555 East Valley Parkway:** The 555 East Valley Parkway hospital building has been extensively modified since its construction in 1950. The original International-style 1950 building and most of the subsequent 1953 to 1967 additions, which were made of reinforced brick with metal-framed windows,

were demolished and replaced by the International/Brutalist-inspired, Post Modern-style “New Tower/Garage” and south wing additions in 1989 and 1990, respectively, which utilized exposed concrete, tile, and metal-framed windows. Currently, the oldest portion of the building is the International-style 1959 Adams Medical Wing addition, which was originally constructed onto the north façade of a no longer extant 1953 addition. The Adams Medical Wing addition was designed with bands of metal-framed windows, stucco exterior cladding, and flagstone accent walls. The Adams Medical Wing addition was modified between 1968 and 1987 by the Brutalist-style utilities and storage addition constructed onto its north façade, which exhibits exposed concrete and stucco, the International/Brutalist-style McLeod Tower addition constructed onto its west façade, which exhibits floor-to-ceiling, metal-framed windows and exposed, scored concrete, and the Post Modern-style utility tunnel addition constructed onto its south façade, which exhibits floor-to-ceiling, metal-framed windows and bands of exposed, scored concrete. In 1984, the cogeneration plant was constructed onto the north façade of the utilities and storage addition, introducing more exposed, scored concrete. Because the original 1950 hospital building has been demolished and the only remaining historic portion of the building, the 1959 Adams Medical Wing addition, has been modified so substantially through the construction of subsequent additions of various styles that introduced non-original materials on all sides, the 555 East Valley Parkway building does not retain integrity of materials.

- o **451-453 East Valley Parkway:** The 451-453 East Valley Parkway building was originally constructed in 1934 as a dealership and service center for Willys 77s and was utilized later for Studebakers. In 1970, the garage portion of the building was rehabilitated, modifying the original service entrance door by infilling the eastern portion of the garage door opening with wall space, installing a pedestrian door, and replacing the original garage door. Tenant improvements were conducted on the building in 1984 and 1999. Repairs were made in 1989, which modified the original entrance through the introduction of vertical wood paneling in place of the original storefront windows and glass door. In addition, the current entry door was added after 1946, stucco was added to the east and south façades after the 1960s, all windows on the north façade were boarded over after 2008 (it is unknown if original windows are underneath), and all historic signage associated with previous businesses was removed at various dates. Although the original pilasters are present along the north (primary) façade, the changes made to both entrances negatively impacted the building’s original design as a dealership and service station through the

introduction of new materials and removal of original features. Therefore, the 451-453 East Valley Parkway building does not retain integrity of materials.

- o **624 East Grand Avenue:** The 624 East Grand Avenue building was originally constructed in 1953 as a church in an unknown architectural style. Since its construction, it has undergone substantial modifications including: potentially being reroofed twice, making the flat roof gabled and then flat again; construction of an addition onto the south and east façades; and replacement of all original, metal-framed windows with wood-framed, fixed-pane windows and frameless, architectural glass block windows. It is unknown if any portions of the current building are original and due to the replacement of original materials and stylistic modifications, the building is not reflective of any specific architectural style. Therefore, the 624 East Grand Avenue building does not retain integrity of materials.

- o **640-660 East Grand Avenue:** The 640-660 East Grand Avenue buildings were originally constructed in 1960 (660 East Grand Avenue), 1961 (644-646 East Grand Avenue), and 1969 (640-642 East Grand Avenue addition to 644-646 East Grand Avenue) as International/Contemporary-style medical offices. Although the 660 East Grand Avenue building has not been modified since its initial construction, the 640-642 East Grand Avenue addition to the 644-646 East Grand Avenue building was designed by a different architect almost 10 years after its initial completion in 1961. When Fred Norris drafted the plans for the original 644-646 East Grand Avenue building, he included elevations for a future addition, which Russell Forester utilized for 640-642 East Grand Avenue; however, Norris's plans and Forester's execution differed slightly. Norris's plans called for the north façade of the addition to be more International in style with horizontal bands of windows on the first and second floors, but there are currently no windows on the north façade. The west façade was meant to include horizontal bands of windows and large picture windows, but currently it only displays picture windows. While the 660 East Grand Avenue building has not been modified and retains integrity of design, Forester's 640-642 East Grand Avenue addition differed from Norris's original International-style design proposed in 1961 by introducing more Contemporary-style elements to the 644-646 East Grand Avenue building. The elimination of the horizontal bands of windows in Forester's plans, which would have matched the east façade of the 644-646 East Grand Avenue building, and their replacement with vertical wood siding and stucco-clad walls with no window or door openings, altered the overall style of the addition and

created a much starker appearance than Norris had originally intended. Due to the 1969 addition, which altered the 1961 building's style through the use of non-original materials, the 640-646 East Grand Avenue building does not retain integrity of materials.

- o **121-141 North Fig Street:** The 121-141 North Fig Street building was constructed as an International-style medical office building in 1965. The building has not been modified since its initial construction and, therefore, retains integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given time period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the buildings.

- o **555 East Valley Parkway:** The workmanship demonstrated in the 1950 construction of the original 555 East Valley Parkway hospital building was good. However, the building has been substantially modified since that time. These modifications removed the original portions of the building and most of the historic additions, which negatively impacted the building's original integrity of workmanship. The only remaining historic portion of the building, the 1959 Adams Medical Wing addition, has also been so substantially modified through the removal of its original decorative flagstone wall on the west façade and other portions of its main entrance that its original workmanship is no longer represented. Therefore, the 555 East Valley Parkway building does not retain integrity of workmanship.
- o **451-453 East Valley Parkway:** The original workmanship demonstrated in the construction of the 451-453 East Valley Parkway building was average to fair. Because it was designed and contracted by Arthur Simpson, it lacks the level of workmanship that would be seen had it been designed and built by a skilled architect or builder. Modifications made to the building, which included application of the roof covering, alteration of the original service entrance door and opening, and alteration of the original sales room entrance, are also of average to fair workmanship. Although the workmanship represented by the original building and its modifications are of the same quality, the modifications were not conducted by Simpson and they altered his original workmanship. As such, the 451-453 East Valley Parkway building does not retain integrity of workmanship.

- o **624 East Grand Avenue:** The original workmanship demonstrated in the construction of the 624 East Grand Avenue building is unknown. The building has been so remodeled since its initial construction in 1953 that it is unknown if any of the features currently present on the building are original. Therefore, the 624 East Grand Avenue building does not retain integrity of workmanship.
 - o **640-660 East Grand Avenue:** The original workmanship demonstrated in the construction of the 660 East Grand Avenue building is average and since the building has not been modified, it has not been impacted. However, the building is not representative of the skill level of a particular culture or people in the 1960s when it was constructed and, therefore, the 660 East Grand Avenue has never possessed integrity of workmanship. The workmanship demonstrated in the construction of the original 644-646 East Grand Avenue building is average. Construction of the 640-642 East Grand Avenue addition in 1969 modified the west façade of the 644-646 East Grand Avenue building but it is of the same quality; however, the original workmanship has still been negatively impacted because it was designed by a different architect. Therefore, the 640-646 East Grand Avenue building does not retain integrity of workmanship.
 - o **121-141 North Fig Street:** The original workmanship demonstrated in the construction of the 121-141 North Fig Street building is average. Although the building has not been modified since its construction in 1965, it is also not representative of the skill level of a particular culture or people in the 1960s. Therefore, the 121-141 North Fig Street building does not retain integrity of workmanship.
6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the buildings' features, in combination with their setting, convey a historic sense of the property from the period(s) of significance.
- o **555 East Valley Parkway:** Due to the loss of the original portions of the 1950 hospital building as a result of the various expansions and the substantial modifications that the 1959 Adams Medical Wing addition has undergone due to the construction of subsequent, non-historic additions, the 555 East Valley Parkway building does not retain integrity of design, setting, materials, or workmanship. As a result, the building no longer reflects an aesthetic or historic sense of when it was originally constructed in the 1950s and, therefore, does

not retain integrity of feeling.

- o **451-453 East Valley Parkway:** Due to the modifications made to the 451-453 East Valley Parkway building's primary façade, the replacement of the residential structures that originally surrounded the building, and the changes to the original viewshed with the construction of the large additions to the 555 East Valley Parkway hospital building, the 451-453 East Valley Parkway building does not retain integrity of design, setting, materials, or workmanship. As a result, the building no longer reflects an aesthetic or historic sense of when it was originally constructed in the 1930s and, therefore, does not retain integrity of feeling.
- o **624 East Grand Avenue:** Because substantial modifications have been made to the 624 East Grand Avenue building, it is unclear if any of the current features are original. In addition, modifications made to the surrounding structures have significantly altered the building's setting. As a result, the 624 East Grand Avenue building does not retain integrity of design, setting, materials, or workmanship. Due to the overall loss of integrity, the building no longer reflects an aesthetic or historic sense of when it was originally constructed in the 1950s, and therefore, does not retain integrity of feeling.
- o **640-660 East Grand Avenue:** Due to the construction of the 640-642 East Grand Avenue addition onto the original 644-646 East Grand Avenue building almost 10 years after its initial construction, the 640-646 East Grand Avenue building does not retain integrity of design, setting, materials, or workmanship. The 660 East Grand Avenue never possessed integrity of workmanship and its integrity of setting was negatively impacted by the construction of the 644-646 East Grand Avenue building, the 640-642 East Grand Avenue addition, the 121-141 North Fig Street building, and the large additions to the 555 East Valley Parkway hospital building, which are visible from the 640-660 East Grand Avenue property. As a result, the 640-660 East Grand Avenue buildings do not represent an aesthetic or historic sense of when they were constructed in the 1960s, and therefore, they do not retain integrity of feeling.
- o **121-141 North Fig Street:** Although the 121-141 North Fig Street building still retains integrity of design and materials, the building no longer retains integrity of setting due to the construction of the 640-642 East Grand Avenue addition to the southwest and the construction of the large additions to the 555 East Valley Parkway hospital building to the west. Due to this loss of setting, the

121-141 North Fig Street building no longer represents an aesthetic or historic sense of when it was constructed in the 1960s, and therefore, does not retain integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the buildings' data or information and their ability to answer any research questions relevant to the history of the city of Escondido or the state of California.

- o **555 East Valley Parkway:** Historical research indicates that the 555 East Valley Parkway property and the Northern San Diego Hospital District served an important role in providing a public-owned hospital that could serve the ever-changing needs of the community. Although this history is important to the city of Escondido, the 555 East Valley Parkway building is no longer reflective of the early 1950s when this change from private- to public-owned hospitals/medical care was being made. The only remaining historic portion of the building is the 1959 Adams Medical Wing addition. Although portions of this wing have been retained, the north, west, and south façades were negatively impacted by the removal of a portion of the west façade and by additions constructed onto the building from 1968 to 1987. Since the 555 East Valley Parkway building does not retain integrity of design, setting, materials, workmanship, or feeling, it is unable to convey any association with this period in Escondido's history. Therefore, the 555 East Valley Parkway building does not possess integrity of association.
- o **451-453 East Valley Parkway:** Historical research revealed that the 451-453 East Valley Parkway building is most associated with Arthur Simpson, who designed, contracted, and utilized the building in 1934 as a dealership and service center for Willys 77s and then later for Studebakers. Although Simpson has a strong association with the building, he is not considered a significant individual in Escondido's history. The building has also been modified since Simpson last owned it in the 1960s. While still recognizable as the same building, it does not retain integrity of design or materials and its association with Simpson's original design and construction has been negatively impacted. In addition, no significant events are known to have occurred at the property. Therefore, the 451-453 East Valley Parkway building does not possess integrity of association.

- o **624 East Grand Avenue:** Historical research revealed that the 624 East Grand Avenue building is not associated with any historically significant persons or events. Although owned and utilized by Drs. Benz and Letsch for their medical practice, both of whom were revered in the medical community, neither doctor is considered significant to the history of Escondido or the state of California. Therefore, the 624 East Grand Avenue building does not possess integrity of association.
- o **640-660 East Grand Avenue:** Historical research revealed that the 640-660 East Grand Avenue buildings are not associated with any historically significant persons or events. Although both buildings were owned by Dr. Thurston, who utilized 660 East Grand Avenue for his medical practice for a short time, he is not considered significant to the history of Escondido or the state of California. Therefore, the 640-660 East Grand Avenue buildings do not possess integrity of association.
- o **121-141 North Fig Street:** Historical research revealed that the 121-141 North Fig building is not associated with any historically significant persons or events. Although the building was owned by Dr. Thurston and utilized for his medical practice, he is not considered significant to the history of Escondido or the state of California. Therefore, the 121-141 North Fig Street building does not possess integrity of association.

The 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, and 640-646 East Grand Avenue buildings were determined to only meet one of the seven categories of the integrity analysis (location). The 660 East Grand Avenue and 121-141 North Fig Street buildings were determined to meet three (location, design, and materials). All of the buildings lack integrity of setting, workmanship, feeling, and association due to the substantial changes that have occurred to the project area since the 1950s, their lack of association with significant individuals or events, and the fact that the buildings do not reflect the skills of a particular culture or people.

Because this project requires approval from the city of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and the City of Escondido Register were used to measure the significance of the structures.

CRHR Criteria

To be eligible for designation on the CRHR, a historic resource must be significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**

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

- **CRHR Criterion 2:**

It is associated with the lives of persons important in our past.

- **CRHR Criterion 3:**

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

- **CRHR Criterion 4:**

It has yielded, or may be likely to yield, information important in prehistory or history.

CRHR Evaluation

- **CRHR Criterion 1:**

In order to evaluate the buildings within the Palomar Health Downtown Campus and Medical Offices Project under Criterion 1, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the event(s) with which the structures are associated through the review of the archaeological record, historic records, and oral histories.
 - o It was discovered through historical research that no significant events could be associated with the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, or 121-141 North Fig Street buildings. Although the 555 East Valley Parkway building is associated with Escondido's transition from private- to public-funded hospitals/medical care, the original portions of the building that were associated with this transition are no longer extant and the building's association with this time in history has been lost. Because none of the buildings could be associated with any specific event, they are not eligible for designation under CRHR Criterion 1.

- **CRHR Criterion 2:**

In order to evaluate the buildings within the Palomar Health Downtown Campus and Medical Offices Project under Criterion 2, BFSA took the following steps as

recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify any important persons associated with the structures through the investigation of the archaeological record, historic records, and oral histories.
 - o It was discovered that no historically significant persons are associated with the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, or 121-141 North Fig Street buildings. Because none of the buildings could be associated with any historically important persons, they are not eligible for designation under CRHR Criterion 2.

- **CRHR Criterion 3:**

In order to evaluate the buildings within the Palomar Health Downtown Campus and Medical Offices Project under Criterion 3, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

- 1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the structures. This will be done by examining the pattern of features common to the particular class of resource that the site or features may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.
 - o **555 East Valley Parkway:** The original, International-style 555 East Valley Parkway hospital building was completed in 1950. Beginning in 1953, subsequent International-style additions were constructed onto the building. However, the original International-style 1950 building and most of the subsequent 1953 to 1967 additions were demolished and replaced by the International/Brutalist-inspired, Post Modern-style “New Tower/Garage” and south wing additions in 1989 and 1990, respectively. Currently, the oldest portion of the building is the International-style 1959 Adams Medical Wing addition, which was originally constructed onto the north façade of a no longer extant 1953 addition. The Adams Medical Wing addition was modified between 1968 and 1987 by the Brutalist-style utilities and storage addition constructed onto its north façade, the International/Brutalist-style McLeod Tower addition constructed onto its west façade, and the Post

Modern-style utility tunnel addition constructed onto its south façade. In 1984, the cogeneration plant was constructed onto the north façade of the utilities and storage addition and in 1989, the “New Tower/Garage” addition was constructed onto the south and west façades of the McLeod Tower addition. Because the original 1950 hospital building has been demolished and the only remaining historic portion of the building, the 1959 Adams Medical Wing addition, has been modified so substantially through the construction of subsequent additions of various styles on all sides, the 555 East Valley Parkway building no longer retains the distinctive characteristics of a type, period, or method of construction. In addition, although the 1959 Adams Medical Wing addition was designed by Frank L. Hope & Associates, an architectural firm that has been designated by the City of San Diego as “master architects,” the remaining portions of the addition are no longer representative of the original design, nor is it considered one of the company’s notable works. Due to the modifications made to the hospital building over time and the loss of a majority of the building’s historic portions, the 555 East Valley Parkway building is not eligible for designation under CRHR Criterion 3.

- o **451-453 East Valley Parkway:** The 451-453 East Valley Parkway building was originally constructed by Arthur Simpson in 1934 as a dealership and service center for Willys 77s, which was later utilized for Studebakers. Simpson, however, is not considered a master or craftsman. While unique in shape, the building is not representative of any specific architectural style, type, period, or method of construction. Following its original construction, the building was subject to various modifications that affected the primary (north) façade and the original service and sales room entrances, thereby negatively impacting the building’s integrity of design, materials, and feeling. Because the 451-453 East Valley Parkway building does not possess high artistic values and it is not representative of any specific type, period, or method of construction, it is not eligible for designation under CRHR Criterion 3.
- o **624 East Grand Avenue:** The 624 East Grand Avenue building was originally constructed in 1953 as a church in an unknown architectural style. Since its construction, it has undergone substantial modifications including: potentially being reroofed twice, making the flat roof gabled and then flat again; construction of an addition onto the south and east façades; and replacement of all original, metal-framed windows with wood-framed,

fixed-pane windows and frameless, architectural glass block windows. It is unknown if any portions of the current building are original and due to the replacement of original materials and stylistic modifications, the building is not reflective of any specific architectural style. Therefore, since the 624 East Grand Avenue building is not representative of any specific type, period, or method of construction, does not possess high artistic values, and was not designed or constructed by a master or craftsman, it is not eligible for designation under CRHR Criterion 3.

- o **640-660 East Grand Avenue:** The 640-660 East Grand Avenue buildings were originally constructed in 1960 (660 East Grand Avenue), 1961 (644-646 East Grand Avenue), and 1969 (640-642 East Grand Avenue addition to 644-646 East Grand Avenue) as International/Contemporary-style medical offices. Although the 660 East Grand Avenue building has not been modified since its initial construction, the 640-642 East Grand Avenue addition to the 644-646 East Grand Avenue building was designed by a different architect almost 10 years after its initial completion in 1961. When Fred Norris drafted the plans for the original 644-646 East Grand Avenue building, he included elevations for a future addition, which Russell Forester utilized for 640-642 East Grand Avenue; however, Norris's plans and Forester's execution differed slightly. Norris's plans called for the north façade of the addition to be more International in style with horizontal bands of windows on the first and second floors, but there are currently no windows on the north façade. The west façade was meant to include horizontal bands of windows and large picture windows, but currently it only displays picture windows. While the 660 East Grand Avenue building has not been modified and retains integrity of design, Forester's 640-642 East Grand Avenue addition differed from Norris's original International-style design proposed in 1961 by introducing more Contemporary-style elements to the 644-646 East Grand Avenue building. The elimination of the horizontal bands of windows in Forester's plans, which would have matched the east façade of the 644-646 East Grand Avenue building, altered the overall style of the addition and created a much starker appearance than Norris had originally intended. Due to the 1969 addition, which altered the 1961 building's style, the 640-646 East Grand Avenue building does not retain integrity of design or materials.

Because the 640-646 East Grand Avenue building does not retain integrity of design or materials and represents two separate construction dates (1961

and 1969), it is not eligible for designation under CRHR Criterion 3 primarily because it no longer possesses distinctive characteristics of a type, method, or period of construction. Russell Forester, who has been designated by the City of San Diego as a master architect, designed the 640-642 East Grand Avenue addition in a way that modified Fred Norris's originally intended design. Although the City of San Diego has no authority over projects within the city of Escondido, the City of Escondido does not currently have a list of master architects, builders, or landscape architects. When evaluating a building under CRHR Criterion 3 (architecture), it is customary to default to the nearest municipality's list of masters to determine whether the individuals involved in the construction of a building are "important creative individuals." While Forester is considered an "important creative individual," the 1969 addition is not representative of his work.

The 660 East Grand Avenue building does retain integrity of design or materials and it is not particularly representative of a specific type, method, or period of construction. The building was designed in a mixture of International and Contemporary architectural styles but cannot be considered a distinctive example of either.

Characteristics of the Contemporary style that the 660 East Grand Avenue building *does* exhibit include: a flat roof with widely overhanging eaves; natural building materials such as wood and concrete block; an obscured entry door; an asymmetrical form (McAlester 2015); angular massing; and horizontal orientation (City of San Diego 2007). Common Contemporary-style characteristics that the building *does not* exhibit include: exposed roof beams; a broad expanse of uninterrupted wall surface; and windows just below the roofline (McAlester 2015).

Characteristics of the International style that the 660 East Grand Avenue building *does* exhibit include: a flat roof; windows set flush with outer walls; smooth, unornamented surfaces with no decorative detailing at doors or windows; and façade composition made up of large, linear window groupings (McAlester 2015). One key distinction that sets the building apart from other International-style buildings, however, is that most International-style structures *do not* possess wide eave overhangs or coping at the roofline, which the 660 East Grand Avenue building has.

The Contemporary style was extremely common for residential and commercial buildings in San Diego County in the 1950s and 1960s. However, most Contemporary commercial structures were designed in a manner as to attract passing motorists. Because the 660 East Grand Avenue building was operated as a medical facility, the property does not possess the usual customer-attracting signage, eyebrow overhangs, or large, street-facing windows that are typical of Contemporary-style commercial buildings. The International style was most common in San Diego County after 1935 and was generally utilized for commercial and institutional types of structures.

Despite possessing characteristics of both the Contemporary and International architectural styles, the 660 East Grand Avenue building is not considered an exemplary example of either and was not built using any unique construction methods. In addition, Norris is not considered a significant master or craftsman, has not been designated as a master by any municipality, and the building does not possess high artistic values representative of either the Contemporary or International styles. Therefore, the 660 East Grand Avenue building is not eligible for designation under CRHR Criterion 3.

- o **121-141 North Fig Street:** The 121-141 North Fig Street building was designed by City of San Diego-designated master architect Russell Forester in 1965 as an International-style medical office building. Characteristics of the International style that the building *does* exhibit include: a flat roof, usually without ledge (coping) at the roofline; windows set flush with outer walls; unornamented wall surfaces with no decorative detailing at doors or windows; façade composed of large window groupings and expanses of windowless wall surface; a unified wall surface; and asymmetry (McAlester 2015). As such, the building possesses distinctive characteristics of the International style.

The 121-141 North Fig Street building was designed in “modules” with separate areas of use differentiated by different forms. These modules can be seen in the two wing blocks that house the medical offices and their connection via the glass-enclosed entryway at the center. The building is considered representative of Russell Forester’s body of work and resembles other buildings designed by him, which also incorporate vertical windows that alternate with blank wall space and distinct modules. Two such

buildings designed by Forester, both of which are located in La Jolla, include Dr. Heinz Poppendiek's residence at 7834 Esterel Drive and Jacob Bronowski's residence at 9438 La Jolla Farms Road (Plate 103). Because the 121-141 North Fig Street building has not been modified since its initial construction, is a representative example of the International style, and was designed by a designated master architect, the 121-141 North Fig Street building is eligible for designation under CRHR Criterion 3.

- **CRHR Criterion 4:**

It is unlikely that the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings, as they presently exist, could contribute additional information beyond that presented in this report, which could be considered important to the history of the local area or the state. The buildings could not be associated with any specific events or persons, and therefore, further research would not provide any additional information pertinent to the history of the city of Escondido or the state of California. Therefore, the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings are not eligible for designation under CRHR Criterion 4.

City of Escondido Register Criteria

In order for a structural resource to be eligible for listing on the City of Escondido Register, it must be evaluated against and meet at least two of the following criteria:

- **City of Escondido Criterion 1:**

The historic resource is strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation.

- **City of Escondido Criterion 2:**

The historic resource embodies distinguishing characteristics of an architectural type or specimen, or is representative of a recognized architect's work and has not been substantially altered.

- **City of Escondido Criterion 3:**

The historic resource is connected with a business or use that was once common but is now rare.



**Dr. Heinz Poppendiek's
Residence at 7834 Esterel Drive**



**Jacob Bronowski's Residence
at 9438 La Jolla Farms Road**



Plate 103

Examples of Architect Russell Forester's Previous International-Style Residences

The Palomar Health Downtown Campus and Medical Offices Project

- **City of Escondido Criterion 4:**
The historic resource is a site of significant historic events.
- **City of Escondido Criterion 5:**
The historic resource is 50 years old or has achieved historical significance within the past 50 years.
- **City of Escondido Criterion 6:**
The historic resource is an important key focal point in the visual quality or character of a neighborhood, street, area, or district.
- **City of Escondido Criterion 7:**
The historic resource is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.
- **City of Escondido Criterion 8:**
The historic resource is a sign that is exemplary of technology, craftsmanship, or design of the period when it was constructed and used historical sign materials and is not significantly altered.
- **City of Escondido Criterion 9:**
The historic resource is a sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles.
- **City of Escondido Criterion 10:**
The historic resource is a sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.
- **City of Escondido Criterion 11:**
The historic resource is an Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic qualities.
- **City of Escondido Criterion 12:**
The historic resource is an archaeological site that has yielded, or may be likely to yield, information important in prehistory.
- **City of Escondido Criterion 13:**
The historic resource has an outstanding rating of the criteria used to evaluate local

register requests.

City of Escondido Register Evaluation

- **City of Escondido Criterion 1:**

As stated previously in the CRHR Criterion 2 evaluation, the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings are not associated with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 1.

- **City of Escondido Criterion 2:**

As stated previously in the CRHR Criterion 3 evaluation, the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, and 640-660 East Grand Avenue buildings do not embody distinguishing characteristics of an architectural type or specimen, nor are they representative of a recognized architect's work. The 121-141 North Fig Street building, however, was designed by Russell Forester, a recognized architect, in the International style and has not been modified since its completion in 1965. All of the other buildings within the project have either been extensively modified or, in the case of the 660 East Grand Avenue building, do not embody distinguishing characteristics of an architectural type or specimen that would constitute placement on the City of Escondido Register (see CRHR Criterion 3 evaluation, above). Therefore, while the 121-141 North Fig Street building is eligible for designation under City of Escondido Criterion 2, the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, and 640-660 East Grand Avenue buildings are not.

- **City of Escondido Criterion 3:**

The 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings are not connected with a business or use that was once common but is now rare. The 555 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121 North Fig Street buildings are all associated with medical offices and hospitals, which is not considered rare. The 451-453 East Grand Avenue building is primarily associated with automobile sales and service, as well as a used clothing store. Neither of these business types are currently considered rare. Therefore, none of the buildings are eligible for designation under City of Escondido Criterion 3.

- **City of Escondido Criterion 4:**

The 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street properties are not the sites of any known significant historic events, and therefore, are not eligible for designation under City of Escondido Criterion 4.

- **City of Escondido Criterion 5:**

The 1959 Adams Medical Wing addition of the 555 East Valley Parkway building, the 451-453 East Valley Parkway building, the 624 East Grand Avenue building, the 640-660 East Grand Avenue building, and the 121-141 North Fig Street building are all over 50 years of age. Therefore, these buildings are eligible for designation under City of Escondido Criterion 5.

- **City of Escondido Criterion 6:**

The 555 East Valley Parkway building can be considered a key focal point of the neighborhood. However, the portions of the building that can be seen from the downtown East Grand Avenue and East Valley Parkway thoroughfares (the 1972 McLeod Tower addition and the 1990 south wing addition) are not historic. The 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings cannot be considered key focal points of the neighborhood. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 6.

- **City of Escondido Criterion 7:**

The 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings are not remaining examples in the city possessing distinguishing characteristics of any architectural type. Contemporary- and International-style structures were extremely common in the 1950s and 1960s and are still prevalent throughout Escondido (examples of some of the Contemporary- and International-style structures located within Escondido are provided in Table 7). Therefore, the buildings are not eligible for designation under City of Escondido Criterion 7.

Table 7
Contemporary- and International-Style Structures Located in Escondido

Contemporary	International
440 South Broadway	207 Pennsylvania Avenue
510 West Valley Parkway	609 South Escondido Boulevard
1638 and 1640 East Grand Avenue	350 West Fifth Street
101-109 Fernwood Avenue	122 East Fourth Avenue
132 and 134 Fernwood Avenue	480 Quince Street
122 and 124 Fernwood Avenue	506 Washington
1727 and 1729 East Grand Avenue	1029 North Broadway
1734 and 1736 East Grand Avenue	1010-1060 East Washington
1817 East Grand Avenue	1070 East Washington
911 East Grand Avenue	1120 East Washington
1605-1647 East Grand Avenue	145 North Escondido Boulevard

- **City of Escondido Criterion 8:**

No historic signage is located within the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, or 121-141 North Fig Street properties. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 8.

- **City of Escondido Criterion 9:**

No signage is associated with the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, or 121-141 North Fig Street properties that has been integrated into the architecture of any of the buildings. In addition, the only signage present within the project, located on the 555 East Valley Parkway property, is not historic. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 9.

- **City of Escondido Criterion 10:**

None of the signage present on the 555 East Valley Parkway property is historic and none of the other properties possess any signage. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 10.

- **City of Escondido Criterion 11:**

The 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings are not landscape features, and therefore, are not eligible for designation under City of Escondido

Criterion 11.

- **City of Escondido Criterion 12:**

The 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings do not constitute an archaeological site that has yielded, or may be likely to yield, information important in prehistory. Therefore, the buildings are not eligible for designation under City of Escondido Criterion 12.

- **City of Escondido Criterion 13:**

The 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, 640-660 East Grand Avenue, and 121-141 North Fig Street buildings do not have an outstanding rating of the criteria used to evaluate local register requests, and therefore, are not eligible for designation under City of Escondido Criterion 13.

VI. FINDINGS AND CONCLUSIONS

The assessment of the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, and 640-660 East Grand Avenue buildings has concluded that their original historical and architectural characteristics are not exemplary in any way. The 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, and 640-660 East Grand Avenue buildings were not found to be architecturally or historically significant under any CRHR criteria and only meet City of Escondido Criterion 5 due to their historic age. However, none of the buildings are associated with any historically significant persons or events, and all associations with any important designers or craftsmen have been negatively affected by changes made to the buildings subsequent to their original construction. Although the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, and 640-660 East Grand Avenue buildings have never been considered noteworthy, representative examples of a specific architectural type, period, or method of construction, their modifications also impacted their original architectural integrity.

The 451-453 East Valley Parkway building was previously included in the Escondido Historic Architectural Survey (completed in 1990 [AEGIS 1990] and updated in 2001), is listed in the HRI, and is located within the Downtown Historic District; however, it is not a listed historic property on the state or local registers and, due to its overall loss of integrity, it is not considered individually significant under any state or local criteria, nor is it considered eligible for listing as a contributing structure to the Downtown Historic District. In addition, because the Downtown Specific Plan does not include themes, property types, or criteria for eligibility, it is unclear under what criteria the 451-453 East Valley Parkway building was determined locally “significant” during the 1990 survey (AEGIS 1990). Therefore, the building is not considered a “historic

resource” as defined by Section 33-790 of the Escondido Municipal Code. Removal of the 555 East Valley Parkway, 451-453 East Valley Parkway, 624 East Grand Avenue, and 640-660 East Grand Avenue buildings from the Downtown Historic District will not pose a negative impact upon the history or the overall character of the surrounding neighborhood and will not result in any cumulative impact to the historic context of the district.

The 121-141 North Fig Street building was designed by Russell Forester, a recognized architect, in the International style and it has not been modified since its completion in 1965. The building is characterized as a good representation of the International style designed by a recognized architect. Therefore, the 121-141 North Fig Street building is eligible for listing on the CRHR under Criterion 3 and the City of Escondido Register under City of Escondido Criteria 2 and 5. Because the building is planned for demolition as part of the proposed Palomar Health Downtown Campus and Medical Offices Project, it is recommended that the building be relocated, if feasible. If relocation is not feasible, it is recommended that Level I or II HABS documentation (or equivalent) be conducted in order to achieve mitigation by thoroughly documenting the resource prior to its demolition using the guidelines provided by the National Park Service. A summary of proposed findings and mitigation measures are provided in Table 8.

Table 8

Summary of Findings and Proposed Mitigation Measures

APN(s)	Address	Significance Evaluation	Impact Assessment	Mitigation Measures
229-450-06	555 East Valley Parkway	Not significant under any CRHR or City of Escondido criteria	Impacted	None
229-442-01	451-453 East Valley Parkway			
229-442-18	456 East Grand Avenue	Does not meet the minimum age threshold to be considered a historic structure; not evaluated		
230-163-04	624 East Grand Avenue	Not significant under any CRHR or City of Escondido criteria		
230-163-03	660 East Grand Avenue			
	640-646 East Grand Avenue			
230-163-02; 760-169-27	121-141 North Fig Street	Eligible for listing on the CRHR under Criterion 3 and the City of Escondido local register under City of Escondido Criteria 2 and 5	Preservation or Level I or II HABS documentation prior to demolition	

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- 1956a Hospital to Add Lab Facilities. 6 April:1. Escondido, California.
- 1956b William Letsch Is New Radiologist At Palomar Hospital. 20 July:9. Escondido, California.
- 1957a County Health Center Contract Let for \$83,300. 31 May:7. Escondido, California.
- 1957b Hospital Wing Plans Due in Four Months. 12 July:9. Escondido, California.
- 1958a Construction of Hospital Addition Progressing Rapidly. 28 June:1. Escondido, California.
- 1958b Notice of Intention to Sell – Bonnye’s Outgrown Shop. 18 September:16. Escondido, California.
- 1959a Tour of Hospital’s New Addition Displays Progress. 28 August:6. Escondido, California.
- 1959b Assembly of God Church Will Move to New Location. 4 August:4. Escondido, California.
- 1959c “We’re Ready to Do Our Part.” 18 September:7. Escondido, California.
- 1960 Notice to Bidders: Addition to Palomar Memorial Hospital. 8 December:7. Escondido, California.

- 1961a Low Bid for Hospital Additions is \$154,172. 11 January:1. Escondido, California.
- 1961b Business Services: Art Simpson & Son Garage, 348 East Grand. 4 March:11. Escondido, California.
- 1963a Hospital Trustees Seek Building, Remodeling Bid. 11 December:4. Escondido, California.
- 1963b Notices: We're Moving (Bonnye's Outgrown Shop). 13 August:11. Escondido, California.
- 1964a Mausoleum at Eternal Hills Being Enlarged. 6 January:4. Escondido, California.
- 1964b Bids Studied on Hospital Remodeling. 16 January:2. Escondido, California.
- 1964c Palomar College Construction Starts. 21 April:6. Escondido, California.
- 1964d Findings in Hospital Suit – Split Vote to Publish Text. 10 November:1. Escondido, California.
- 1964e Palomar Hospital District Rests Case in Suit Brought by Doctors. 31 January:1. Escondido, California.
- 1964f Dr. Thurston Heads Medical Staff at Palomar Hospital. 23 January:5. Escondido, California.
- 1965 Hospital Remodeling Contract is Awarded. 30 March:1. Escondido, California.
- 1966 Hospital Board to Review Work of 6 Architects. 11 January:1. Escondido, California.
- 1968 Doctors' Staff Has Election. 18 January:15. Escondido, California.
- 1970 Hospital Completion Predicted by June 1. 7 May:19. Escondido, California.
- 1971 Advertisement: Annual Christmas Sale. 21 November:31. Escondido, California.
- 1972 Palomar Officers Elected. 19 January:21. Escondido, California.
- 1974 Hospital Honors McLeod. 4 February:4. Escondido, California.
- 1976 Navy Probing Collapse of North Island Hangar. 26 March:3. Escondido, California.
- 1978 Announcement: Silver Wedding Anniversary Party, Mr. and Mrs. LaMoyne K. Jevne. 22 January:31. Escondido, California.

- 1980 Architects Reorganize Firm. 11 November:42. Escondido, California.
- 1981 Advertisement: Grand Opening, Tidy Car. 14 July:54. Escondido, California.
- 1983 Palomar Launches \$69.6 Million Expansion. 4 April:1. Escondido, California.
- 1984 Notice to Contractors Calling for Bids: Hidden Valley Middle School Renovations. 16 December:51. Escondido, California.
- 1986a Hospital. 18 April:12. Escondido, California.
- 1986b Palomar Hospital Board Responsible for Half of Expansion Cost Increases. 5 June:15. Escondido, California.
- 1986c Obituaries: Alan James Grice. 19 February:8. Escondido, California.
- 1986d Fictitious Business Name Statement: Auto Sheep N Shine Center. 11 May:42. Escondido, California.
- 1988 Jury's Still Out on Food Irradiation. 22 March:29. Escondido, California.
- 1990 Palomar's Vaunted New Wing to Open. 21 May:3. Escondido, California.

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