

Appendix C

Previous Historical Resources Documentation

REGIONAL HISTORIC PRESERVATION STUDY

Carlsbad, CA

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ASSESSMENT OF CULTURAL RESOURCES AND RECOMMENDATIONS FOR PRESERVATION

INTRODUCTION

The scope of work completed for the present study was in sufficient detail to provide an adequate inventory of known and recently discovered cultural resources and provide a thorough survey of the areas delineated on Map 11 and discussed within the narrative sections for each resource type. In addition, literature search data are complete for the entire pilot area study.

Interpretation and analysis of data recovered during this study highlights and underscores several main points:

1. The salvage and preservation of cultural resources in the study area has to date occurred primarily on a catch-as-catch-can basis, with minimal organized effort.
2. Historic sites have generally been preserved and maintained, thus retaining a significant portion of historic Carlsbad.
3. Archaeological and paleontological sites have undergone severe disruption in spite of efforts by local City and County agencies to preserve or salvage such resources.
4. Lagoons, ancient sea terraces and other significant natural features have undergone varying degrees of alteration. No organized, uniform resource management plan has been developed for lagoons and natural features.
5. The study area possesses a combination of significant cultural resources which warrant preservation and enhancement.

The assessment and recommendations provided below are based on current guidelines and concepts of cultural resource management. If these recommendations have one central theme, it is that comprehensive programs and integrated approaches are necessary to preserve significant resources.

PALEONTOLOGICAL RESOURCES

The paleontological resources within the survey area deserve protection for their scientific, educational and cultural values. Many localities already have been lost or are now being destroyed, as at Laguna Riviera and Rancho La Costa. Wherever possible, remaining localities should

be preserved and kept accessible, at least to professional paleontologists. The possibility that late Pleistocene fossils can be related to early human occupation and environmental change also warrants further study.

New fossil localities opened by future excavations should at least be made temporarily accessible, if they cannot be permanently preserved. In the study area, new exposures are very likely to uncover fossils, especially in the zone of the existing Eocene vertebrate localities, in the Cretaceous rocks of Letterbox Canyon, and in surface Pleistocene deposits bounding the lagoons. Foraminifers, pollen and spores, and other microfossils, are especially likely to be discovered, even in existing exposures.

All suitable measures should be taken to assure, wherever possible, that paleontologic sites of unique character or unusual quality be kept available for future study or at least be made available for study before their destruction. Measures for preservation could include open space easements, integration into park lands or establishment of multi-resource preserves. Areas that contain more than one resource, e.g., archaeological-paleontological resources, could be set aside for future study and evaluation. Such preserves could also constitute semi-natural buffers between urbanized areas.

ARCHAEOLOGICAL RESOURCES

Archaeological resources in the study area vary from sites apparently possessing little scientific, cultural or aesthetic value, to sites that warrant preservation and intensive study. At this time, it is not possible to fully assess the 101 archaeological sites in the study area by National Register Criterion (d). In brief, Criterion (d) states that properties may qualify for the National Register if they have yielded or might yield data or information significant to interpreting the prehistory or history of an area. Although each site in the study area can no doubt yield some information, it is doubtful if all 101 sites warrant National Register status. However, based on the present study, it appears that 22 sites may warrant National Register nomination, e.g., CPO-21 25, 28, 36, 40, 42, 46, 51, 52, 54-57, 64-69, 79, 86, 89, 128.

The State Historic Preservation Officer, his staff and his advisors require a more detailed analysis of potential National Register status sites than is feasible within the scope of work for this study. Excavation, data analysis, contacts with native Americans and evaluation of retrieved data all must be considered as methods of collecting and synthesizing information for potential nomination to the National Register.

The Archaeological Site Evaluation Criteria (ASEC) as proposed by the San Diego County Archaeological Site Criteria Task Force was not applied to archaeological sites in the study area. The criteria now under review were in a draft stage at the time field work was conducted for the current study in May and June 1978. Because site

evaluation by the ASEC requires in-field assessment, it is not feasible to attempt to apply the criteria to sites after the fact, although the 22 sites listed above certainly fall within the higher thresholds of significance.

Future evaluation of any sites within the study area should follow the Archaeological Site Evaluation Criteria or similar locally generated criteria system. Although recent reviews of the ASEC have cited ambiguities and need for revision within the various categories of criteria, the approach is sound and will ultimately provide a successful method of site evaluation.

Full assessment of scientific, cultural, ethnic and social values should be completed not only on a site-by-site basis, but integrated into a cohesive and comprehensive analysis. Every effort should be made to avoid duplication of fieldwork and research. This study can provide a valuable overview of the study area and should be used as a major planning tool. However, future projects within the area actually inventoried and surveyed will still require archaeological evaluation and assessment. The data provided here should be used as baseline information. Changing research goals, combined impairment of sites and socio-economic values should be considered.

Considerable amounts of time and money could be saved if community planners, local agencies and developers pursued broader, more synthesized environmental studies. The current patchwork approach to archaeological resource inventory and assessment is wasteful both in terms of time and cost, and often defeats the purpose of environmental protection or cultural resource management. Future plans for open space, park lands or game or botanical sanctuaries should make every effort to include significant archaeological resources within the confines of such projects. Preservation of archaeological resources through stabilization or placement in areas exempt from development is often preferable to costly salvage excavation.

Future land swaps, public purchase of private lands and condemnation of land should consider early inventory and assessment of potential archaeological sites. Public purchase of private land only to find a major archaeological site that poses a significant constraint to development plans could be avoided by early resource inventories.

In brief, the archaeological resources within the survey area constitute varying levels of significance. At least 22 sites are potential candidates to the National Register of Historic Places. Others contain more limited scientific or cultural value but may, upon further investigation, qualify for National Register or State Landmark status. Long-range planning and an emphasis on preservation rather than expensive salvage operations are preferable means to mitigate potential adverse impacts while allowing continued development.

When required, salvage mitigation through excavation and analysis should be done in a comprehensive manner to ensure that archaeologists are not duplicating efforts. Criteria for archaeological site signi-

ificance should reflect those levels of significance presented in this report and the guidelines currently being formulated by the County of San Diego.

HISTORICAL RESOURCES

The historical resources within the study area are composed almost exclusively of houses or structures, with the exception of those features discussed in the following section of features of the built environment. The project architect has evaluated these resources for National Register status potential and local architectural/historical significance. The historical resources were evaluated and ranked as discussed in the following section. It is possible that changing historic values and depletion of existing architectural styles will justify later reevaluation of this determination.

Each site was evaluated on its own merit and was assigned a ranking as follows:

Site Ranking 1

...a site which may have the potential to meet criteria for inclusion in the National Register of Historic Places. These sites should be further researched and steps toward designation and conservation taken where appropriate.

The Pilot Area Survey found five sites which met the criteria for ranking as a "1" (listed below alphabetically). (Note: In all instances the historic name for the site is listed in parentheses; the year of initial construction is listed in parentheses following the common name(s). Where the name and/or use change of a site is known, the date in parentheses following either the historic name or the common name is the date of initial construction or the date of a subsequent change.)

Royal Palms Motel Beach and Tennis Club
(Alfred Cohen House) (1927)
3001 Carlsbad Boulevard

Santa Fe Depot
(Atchison, Topeka and Santa Fe Railway Depot)
(Santa Fe Depot) (1887)
1200 Elm Avenue

Carlsbad Mineral Spring Hotel
(Carlsbad-by-the-Sea) (1929)
2855 Carlsbad Boulevard

Luther Gage House (1930)
3080 Lincoln

Rancho Agua Hedionda Adobe (1842)
(Juan Marron Adobe)
2770 Sunny Creek Road

Site Ranking 2

...a site which has historic significance of local importance. These sites should be considered for research and preservation. In some instances, a site was ranked as a "2" rather than as a "1" due to extensive and largely unrecorded changes, additions and remodeling from the original.

The Pilot Area Survey determined that six sites met the criteria for ranking as a "2" (listed alphabetically).

Myer House
(Culver House)
3140 Highland

Magee House (1887)
(Samuel Church Smith House)
258 Beech

Rancho de la Motte Kirmse (1886)
(Shirley House)
1542 Oak

St. Michael's by-the-Sea Chapel (1894)
St. Michael's Episcopal Church
2775 Carlsbad Boulevard

Six Twenty Four Laguna
(Kreutzkamp House)
626 Laguna

Twin Inns (1886)
(Schutte House)
2978 Carlsbad Boulevard

Site Ranking 3

...a site which meets the established criteria for inclusion in the Pilot Area Survey but which is not considered to be a prime candidate for preservation. These sites should be further researched, complete measured drawings made, and photographic records taken as a means of assessing their potential significance.

If research shows a site to have more historical significance than was discovered in the course of the Pilot Area Survey, that site should be raised to a higher appropriate ranking. The newer structures are included in this section as they fit the criteria for the Pilot Area Survey and should be treated as having historicity.

It must be emphasized that all of these structures in this ranking have definite historic value. Although they do not currently appear to warrant National Register nomination, their inclusion in this survey is by itself a measure of historical significance.

The remaining 22 sites are ranked as "3" (listed alphabetically).

Anderson Cottages (c. 1940)
3044 State Street

Apex Hotel (c. 1920)
3200-3206 Carlsbad Boulevard

Army and Navy Academy (1936)
San Diego Army and Navy Academy
(Red Apple Inn) (1927)

Carlsbad Civic Center (1967)
1200 Elm

Killian Block Commercial Buildings (c. 1920's)
2900 Block - State Street

Deckleman Residence (1894)
1448 Forest Avenue

John A. Frazier Well (1883) and
Alt Carlsbad (1965)
2802 Carlsbad Boulevard

Gaus Residence (1922)
3162 Jefferson

Greenwood House (1935-40)
1166 Elm Avenue

Hess House (1889)
3048 Jefferson

Hill Cottage (possibly c. 1910)
3112 Lincoln

Vermilyea House (c. 1925)
Killian House
645 Grand

Frank Knowles House (c. 1899)
380 Cedar

Ocean Vista Cabins
(Ocean Vista Motel) (c. 1920)
2005 North Highway 101

Pebble House
3839 Garfield

St. Patrick's Catholic Church (1926)
3075 Harding

Ramsay House (c. 1890)
1330 Chuparosa

Schindler House (1927)
(Clark Shaw House)
3081 Highland

Carlsbad Union Church
(Old Carlsbad Union Church) (1925)
800 Pine

Magee Gardens (1887)
(Colonel Ward House)
(Alexander Shipley House)
2747 Carlsbad Boulevard

Young House (c. 1900)
352 Cedar

Wright House (c. 1888)
1088 Laguna

Although only five sites are considered as possessing potential for National Register nomination, the historic resources discussed in this report are, nevertheless, significant features in the local architectural/historical motif. Future development or plans for demolition of these features may be considered by many as potential adverse impacts to important resources. Local architects and historians should work with owners and government agencies to plan or explore the possibilities for preservation of historic resources.

Alternate use of dwellings otherwise scheduled for demolition may be one way for owners to realize economic gain while retaining the architectural/historical flavor of the structures. The Twin Inns and Magee Gardens are successful examples of conversion of dwellings into restaurants. Similarly, the Alfred Cohen house became the Royal Palms Motel, the Santa Fe Depot is now the Chamber of Commerce office, and the Greenwood House is the Carlsbad Park and Recreation Department's office.

It is recommended, and hoped, that the citizens and officials of Carlsbad continue their acquisition and revitalization of historic structures. The historic community and other interested citizens should be encouraged to continue their active role in maintaining and preserving their architectural/historical heritage. The Carlsbad Historical Society should work with the State Historic Preservation Officer and his staff to explore possible grants and programs to fund and implement additional research and preservation.

The Hispanic/Early American Pre-Railroad:
1769-1885

CARLSBAD
MINERAL WATER

The Boom Years and their Aftermath:
1885-1910
A Health Resort and Watering Place

California
CARLSBAD
MINERAL
SPRINGS

The Rebirth of Carlsbad: 1910-1930

CALIFORNIA CARLSBAD
MINERAL SPRINGS
HOTEL & SPA
1000 CARLSBAD AVENUE
CARLSBAD, CALIFORNIA



Notes and News

Carlsbad Locals, Etc.

[Dated April 29]

Ideal weather for farmers.

Carlsbad school closes this week.

A. J. Culver is visiting in San Diego.

F. P. Smith visited at Sorrento last week.

C. Krenztkamp has cucumbers about ready for marketing.

Frank Carpenter and family are occupying the Wilson cottage.

J. McGarvin and wife, of Oceanside, will soon move into the Patterson cottage here.

cultural resources survey
city of carlsbad

Prehistoric Period
San Dieguito
La Jolla-Pauma
Northern Diegueno

Kumeyaay

Luiseno

SOUTH COAST LAND COMPANY
1000 CARLSBAD AVENUE
LOS ANGELES, CALIFORNIA

The SUPREME HEALTH
RESORT OF THE WEST
CHAS. W. DENNING
MEDICAL SUPERINTENDING

PANCHO AGUA MEDICINA

Lot A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
They portion first-rate soil and well watered. Timber scarce on grant; chiefly oaks, etc. All land covered with good grass. Upland portion has second and third rate soil.

Carlsbad Comes of Age: 1930-1950

Mexican grant in 1840. Cleimont had been on land since 1839, had a house some cultivated land, pastured cattle and horses. Cleimont lived on grant in summer and in San Diego in winter.

roth & associates

**CITY OF CARLSBAD
CULTURAL RESOURCES SURVEY**

FINAL

PREPARED FOR:

**City of Carlsbad
Housing and Redevelopment
2965 Roosevelt Street Suite B
Carlsbad, California
92008**

PREPARED BY:

**ROTH AND ASSOCIATES
2707 Congress Street Suite 2A
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February 18, 1990

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INVENTORY SUMMARY

Through a combination of 100% survey, sample survey, windshield survey, community input and archival research, 325 historic properties including structures (314), locales (4) and features of the built environment (7) were evaluated as potentially historic sites reflective of the identified patterns, events, persons, architectural styles and cultural values important in the changing fabric of Carlsbad. The "locales" include the Kelly Stage Stop, Homestead site of Los Quiotes (later Rancho de los Quiotes), Calavera School site, and Stage Coach Park. "Features of the built environment" evaluated during this investigation include Hosp Grove, Highway #101, Bridge on Carlsbad Blvd., Calavera Lake/Dam, Calavera Rock Quarry, El Camino Real, and the rock retaining wall at the foot of Beech St.

Although only 11 of the identified resources are considered potentially eligible for nomination to the National Register of Historic Places (5) or inclusion as a California Historical Landmark (6), the historic resources discussed herein are, nevertheless, significant features in the local architectural and historical growth of this community. Inclusion was both lengthy and time consuming. Inclusion of structures was based on recognized architectural styles, the presence or absence of older vegetation, position on the lot, informant information and analysis of historic photographs depicting the city. The inclusion of non-structural resources was based on archival research. The majority of the structures are associated with the 1920-1942 growth of the city. However, as illustrated on Table #1, Carlsbad contains, at the least, 24 extant buildings and/or features reflective of the defined earlier periods of historic development.

The Inventory includes three levels of documentation. All 325 identified resources were photographed, mapped as to location, and given both a condition and potential significance grading. Two hundred thirteen (213) of the total contain only this level of documentation presented on a short one page form (keyed as "C" on the Summary Table). The above data combined with a detailed architectural description was provided for 65 of the structures (keyed as "B" on the Summary Table). These are

primarily the small bungalow/cottage and vernacular homes and the commercial buildings constructed during the 1920-1942 period; buildings which individually are neither architecturally nor historically unique but which provide a representative sample of building types of the period. The historical events which relate to the construction of these structures is discussed in detail in the text and within selected inventories. The level of documentation for 47 of the historic resources included a detailed architectural description and an indepth historical significance statement (keyed as "A" on the Summary Table). Resources addressed in this manner included the structures initially evaluated in the 1980 **Regional Historic Preservation Study** ,properties listed on the City of Carlsbad Historic Resource Inventory and those sites which research indicated were potentially important in symbolizing the defined temporal and topical themes. Table #1 defines the specific level of investigation for each resource.

Although "condition" does not alter either the architectural or historical significance of a particular resource, it is often used in determining the potential for restoration, rehabilitation or remodeling. Four arbitrary levels of condition were used in this study: "excellent", "good", "fair", and "deteriorated". What could be considered "good" in a middle or lower class neighborhood could be considered "fair" or "deteriorated" in an upper middle-class area. There is no consistent or concise way of measuring condition without an examination of the structural soundness and integrity of each house.

It is important to note that all evaluations of condition made for this study were based on exterior facade, and in many cases only the front facade. Most, if not all of the exterior conditions grade into adjoining categories. (i.e. some buildings have a good front facade but the rear of the structure is rapidly deteriorating. Some buildings have new stucco with associated rotted or unreplaced wood elements; others appear to have a good exterior but the residents report that the house "is ready to fall down". The listings shown in the breakdown for each house represents blending rather than mutually exclusive categories. For the most part, "fair" and "good" could be interchanged, while "excellent" and "deteriorated" represent the two extremes. The overall results for each structure evaluated for condition are as follows: 48 were rated as "excellent", 9 as "deteriorated", the remaining 257 fell into the "good" to "fair" listing.

In the 1980 Regional Historic Preservation Study, the thirty-three (33) evaluated structures were given a ranking or grade of 1-3:

1 :site potentially meets the criteria for inclusion in the National Register (5);

#2 :site has historic significance of local importance (6);

#3 :site meets criteria for inclusion in survey but is not considered to be a prime candidate for preservation (22).

The researchers are in agreement regarding the initial evaluations of the 28 resources ranked as #2 and #3. However, as a result of the current assessment only two of the five resources listed in 1980 as potentially eligible for the National Register meet the criteria (Santa Fe Depot and Rancho Agua Hedionda adobe).

For the ROTH AND ASSOCIATES study, each site was prioritized according to architectural/historical significance using a slightly different grading system. (The original 33 were reassessed based on current condition and additional background research. The grade given each corresponds to the following:

Grade 1 : Major Significance: Potential National Register Resource (5);

Grade 2 : Significant: Potential California State Register (6)

Grade 3 : Local Carlsbad significance (93)

Grade 4 : Site designated for recognition purposes only; individually neither architecturally nor historically unique yet meets criteria for inclusion as a part the historic fabric. On a per-site basis additional research may be warranted if demolition is planned; upgrading to a #3 possible; many of these resources have been given a 3/4 grading (223).

As defined in the technical approach, there is no ideal typology for defining house types. In describing the physical appearance of a structure, the researchers selected distinctive exterior features that create a full and accurate verbal picture (i.e. shape, framework, finish, accents). True "styles" do exist within the study area and are represented in commercial buildings, churches, hotels/auto courts, and homes. They include the following: (for definition of style is Architectural Description Phase within Technical Approach).

Queen Anne Victorian (2)

Address	Const. Date	Condition	Rank
2978 Carlsbad	1887	excell/good	1
3140 Highland	1887	excell/good	3

Carpenter Gothic (2)

Address	Const. Date	Condition	Rank
2775 Carlsbad	1894	excell/good	3
400 Elm	1887	excellent	1

Neo-Classic (1)

Address	Const. Date	Condition	Rank
3081 Highland	1920-32	excell/good	3

Monterey (1)

Address	Const. Date	Condition	Rank
3080 Lincoln	1925	excell/good	2

Spanish Eclectic (10)

Address	Const. Date	Condition	Rank
3640 Adams	1923	excell/good	3
2855 Carlsbad	1929	excell/good	3
2585 Carlsbad	1927	excellent/good	3
2560 Carlsbad	1927	good	3
3003 Carlsbad	1929	excell/good	3
3384 Highland	post-1928	excell/good	3
2901 State	1925	good	3
Haymar (remodel)	1842	excell/good	2
2770 Sunny Creek (remodel)	1842	excell/good	1
Rancho Los Quiotes	1935-1939	good/fair	2

Craftsman (4)

Address	Const. Date	Condition	Rank
351 Beech	pre-1919	excell/good	3
1330 Chuparosa	1904	good	3
1196 Magnolia	pre-1929	good	3
1212 Oak	pre-1929	excell/good	3

Colonial Revival:(2)

Address	Const. Date	Condition	Rank
4095 Highland	1929	excell/good	3
1257 Magnolia	post-1929	excell/good	3/4

The majority of extant structures fall into the categories of cottage/bungalow and vernacular. Although these terms refer more to size and form than style, they have been separated because they were not, as a rule designed by architects nor do they, in the strict sense of the word, reflect "high-style" architecture. Those identified as cottage/bungalow were typically the mass-produced homes of the early to mid-20th century which contain only subtle elements of recognized style. Based on definitions presented in Gowans (1987), Blumenson (1981), Harris (1989), Longstreth (1987), and various articles found within the *Old House Journal*, six (6) types of bungalow/cottage housing were distinguished within the study area: Craftsman elements (40), Spanish eclectic elements (39), Tudor elements (5), Colonial Revival elements (1), Pueblo elements (1), and Folk Victorian elements (5). The remaining were classified as Vernacular. "Vernaculars" are typically structures with basic functional form, straight lines and virtually no design elements; this building type occurs throughout the defined historic periods (See Table #1 for individual breakdowns).

Individual bungalow/cottages and vernaculars as to condition and grade are as follows:

Cottage/Bungalow

with Spanish Eclectic :(39)

Condition:	Total	Grade:	Total
excellent	2	1	1
good	25	2	0
fair	10	3	8
deterior.	2	4	30 (3/4)

with Craftsman: (40)

Condition	Total	Grade	Total
excellent	13	1	0
good	21	2	0
fair	6	3	9
deterior.	0	4	21 (3/4)

with Tudor: (5)

Condition	Total	Grade	Total
excellent	1	1	0
good	3	2	0
fair	1	3	3
deterior.	0	4	2 (3/4)

with Pueblo Revival (1)

Condition	Grade
excellent	3

Colonial Revival (1)

Condition	Grade
excellent	3

with Folk Victorian (5)

Condition	Total	Grade	Total
excellent	1	1	0
good	3	2	0
fair	1	3	3
deterior.	0	4	2 (3/4)

with Vernacular:(182)

Condition	Total	Grade	Total
excellent	7	1	1
good/fair	169	2	0
deterior.	5	3	27
		4	154 (3/4)

When no true style was evident, commercial structures were listed separately and described as either one-part or two-part. Eleven (11) buildings (or groups of buildings) fall into this category. All are along State and Elm the historic core and main artery of Carlsbad. Most have undergone recent rehab and are in excellent to good condition. Two were ranked as 2; 8 as 3 and 2 as 3/4. Six barns were located within the study area and include two at Los Quiotes, the Kelly barn; one at 2770 Sunny Creek Road, one in Magee Park and one associated with 3140 Highland. Each is discussed within the associated inventory and were not included in the above total counts.

In order to qualify for the National Register, a property must possess significance in American history, architecture, archaeology, engineering, or culture; must be representative of significant themes or patterns; must retain the characteristics that make it a good representative of those identified themes or patterns (i.e. degrees of integrity of location, setting, design, materials, workmanship, and feeling); and must meet one or more of the specific criteria. These criteria identify properties significant for their ability to characterize, illustrate, reveal or recall those specific elements recognized by the public or professional and scientific community as important in understanding of our past as a nation (National Park Service 1982:9,17; Federal Register 1983; 36 CFR Part 60-64,66,800 and 1210 Appendix B).

The structures included and ranked in the inventory were selected on the basis of environmental, architectural, historical and cultural significance. The questions used in the 1980 study were asked in assessing the potential significance ranking of the selected resources:

Historical and Cultural Significance

- * Is the building particularly representative of a distinct historical period, type, style, region, way of life?
- * Is it an example of a type of building which was once common but is now rare?
- * Is the building of greater antiquity than most of similar style or type?
- * Is the building connected in any way with someone famous, important, or a local personalty?

- * Is the building associated with a business or use which was once common but is now rare?
- * Is the architect, builder or original owner famous or well-recognized in areas of National importance?

Architectural Significance

- * Are construction material used in an unusual, significant, or effective manner or style?
- * Does the building contain original materials or workmanship which can be valued in themselves?
- * Is the structure especially well-preserved or could it be restored to its former condition?

Neighborhood Setting

- * Is it particularly well-related to its site or to existing buildings? Does it express its function or method of construction well?
- * Is the structure visible or accessible to the public?
- * Is the surrounding land use significant factor in preservation of the structure?

In addition to these questions, temporal and overlapping thematically-specific themes were developed around which the historical importance of the resources were assessed. These themes (presented in the Historic Context and detailed in the individual inventories, included the following: Hispanic/Mexican Period (1769-1946), Early American Pre-Railroad Era (1846-1881), the Railroad and Land Boom Years (1881-1890), the No Growth Decades (1890-1914), the Expansion Decades following World War I (1917-1932), the Depression and Pre-World War II growth) are tied to the following themes: settlement and changing demography, water control, transportation systems' effect on community landscape, agricultural changes, land speculation and advertising's effect on development, and minorities' role in the economy. Extant structures from the mid to late 1920's are symbolic of the growth, changing land use and the architecture of the period.

Sub-themes of that era symbolically representing promotional development, entertainment, commercial development, tourist accommodations, construction needs, religion, agricultural changes, and varied home styles are represented. Many of the sites were used throughout the historic period (this is detailed in the individual histories). Where applicable, the topic-specific themes which individual structures represent are in parenthesis.

Hispanic Period

Stage Coach Park (settlement/agriculture)

2770 Sunny Creek Road (Rancho Agua Hedionda)
(settlement/agriculture/Mexican American Building Styles)

Marron Adobe on Haymar Road (settlement/ Mexican-American Building styles)

El Camino Real (settlement/transportation)

Early American/Pre-Railroad

2770 Sunny Creek Road (settlement/agriculture/changing land use)

Stage Coach Park (settlement/mercantile/transportation),

Marron Adobe

Rancho de los Quiotes (site not structures) (Homesteading/Agriculture)

Stage Stop near Kelly Barn (transportation/settlement patterns)

Railroad/Land Boom:

Depot and sections of the line (400 Elm) (transportation/settlement/land speculation/promotion/ architecture)

Frazier's Well (2802 Carlsbad Blvd) (settlement/water control/promotion)

Schutte Residence (2978 Carlsbad Blvd) (architecture settlement/ land speculation/promotion)

Shirley Residence (1542 Oak) (same)

Culver House (3140 Highland) (same)

Samuel Church House (258 Beech) (same)

No Growth Decades:

Irwin and William Kelly farm sites (El Camino Real)
(agriculture/settlement patterns/architecture)

Kreutzcamp House (642 Laguna)

Hess House (3048 Jefferson)

Hill House (3112 Lincoln)

Beller House (1448 Forest)

Young House (352 Christiansan)

Knowles House (380 Christiansan)

St Michael's by the Sea (2775 Carlsbad Blvd.) (religion)

Ramsay House 1330 Chuparosa Way)

Calavera School site (education)

Hosp Grove (changing economics)

Expansion Decades:

Promotional Development:(Land Speculation/advertising)
South Coast Land Co. (2956 State St.)

Financial
First National Bank of Carlsbad (505 Elm)

Entertainment:
Carlsbad Theatre (2822 State St.)

Commercial Development:
Killian Building (2900 State St.)

Tourist Trade:
Hotel Los Diego (2901 State)
Shade-A-Sea Auto Inn (2560 State)
Red Apple Inn (2585 State)
Carlsbad Mineral Springs Hotel (State)

Construction Needs:
Geib Lumber (2787 State)
Home Builders Store (471-425 Elm)
Calaveras Rock Quarry

Religion:

St. Patricks Catholic Church (2650 Garfield)
Mission Santiago (3329 Roosevelt)
Advent Christian Church Camp (2476 Mountain View)

Agriculture:

Packing sheds along tracks
Ledgerwood House (3862 Carlsbad Blvd)
Wilson House (2691 Crest)
2916 Highland
519 Chinquapin (rear)
Pedley House (314 Date)

Estates:

Cohen House (3003 Carlsbad Blvd)
Shaw House (3081 Highland)
Gage House (3080 Lincoln)
Ingram House (3640 Adams)
Bowman cobble wall (foot of Beech St.)

Barrio Settlement:

Ramirez house (3309 Roosevelt)

Mass-Housing/Bungalow/Cottages:

The majority of the buildings listed on the short forms of the inventory

Depression Era:

Rancho de los Quiotes
Army-Navy Academy
Calaveras Dam
Changing transportation routes (Highway 101)

When studied as individual, isolated buildings, the majority of the structures within the defined study area do not qualify for federal, state or local historic designation. These homes, generally of no distinctive textbook style, were primarily dwellings of middle-class and blue collar workers who left little or no record in the local annals. The structures are neither architecturally nor historically unique. Although often in poor or deteriorated condition, some of the homes selected as of possible local importance were chosen because they were either good examples of the small, single-family home built in the early decades of the 20th century or they are known to have been built or lived in by early inhabitants of this community. A breakdown of Historic Site Board Grade is as follows: (Due to the large number of Grade #4's they are not individually listed (see Table 1))

Potential National Register/Grade 1 (5)		
Address	Style	Condition
2978 Carlsbad Blvd	Queen Anne Victorian (1887)	ex/good
400 Elm	Carpenter Gothic (1887)	excellent
3309 Roosevelt	Vernacular (1918)	fair/deter.
3329 Roosevelt	B/C Spanish (1923)	fair/deter.
2770 Sunny Creek	Adobe rehab (1842) outbuildings (c.1900)	excellent fair/deter.

Potential California Level Significance/Grade 2 (7)		
Address	Style	Condition
El Camino Real	LAND MARK # 784	n/a
Kelly Barn	vern. barn 1906	deter.
Haymar Rd. Adobe	remodel-Spanish 1842	excel/good
3080 Lincoln	Monterey 1925	ex/good
2956 State	Spanish Eclectic (pre 1925)	ex/good
Rancho Los Quiotes	Spanish (1935-39)	fair/good
Stage Coach Park	Adobe ruins (1842)	deter.

Potential Local Significance/Grade 3

Note: the structures, locales and products of the built environment listed below provide a range of ages, styles and functions reflective of the entire span of growth and settlement within Carlsbad. For individual style/construction date and condition is Table #1. (24)

3640 Adams	2892 Jefferson
1432 Basswood	3048 Jefferson
258 Beech (house and barn)	3971 Jefferson
327 Beech	270 Juniper
351 Beech	1101 Knowles
2560 Carlsbad Blvd	609 Laguna
2585 Carlsbad Blvd	624 Laguna
2775 Carlsbad Blvd	3112 Lincoln
2802 Carlsbad Blvd	2738 Madison
2855 Carlsbad Blvd	3475 Madison
3003 Carlsbad Blvd	1098 Magnolia
3406 Carlsbad Blvd	1196 Magnolia
3862 Carlsbad Blvd	2476 Mt. View
142 Chestnut	1212 Oak
1088 Chestnut	1542 Oak
352 Christiansen	4050 Park
380 Christiansen	4055 Park
1330 Chuparosa	2096 Roosevelt
2597 Crest	2921B Roosevelt
2691 Crest	3255 Roosevelt
El Camino Real	3304 Roosevelt
William Kelly farm site	
417 Elm	3312 Roosevelt
50 Elm	3379 Roosevelt
560-62 Elm	342 Roosevelt
571 Elm	2639 State
1166 Elm	2787 State
1265 Elm	2822 State
1448 Forest	2900 State
2650 Garfield	2940 State
3288 Garfield	2998 State
3363 Garfield	3044 State
3839 Garfield	3077 State
2916 Highland	168 Sycamore
2987 Highland	310 Tamarack
3307 Highland	3190 Tyler
3016 Highland	3176 Tyler
3081 Highland	Bridge on Carlsbad Blvd
3140 Highland	Highway #101
3384 Highland	Calavera Lake/Dam
3788 Highland	Calavera Road Quarry
3789 Highland	Calavera School Site
3828 Highland	Hosp Grove
4095 Highland	Rock Retain Wall at foot
2801 Jefferson	of Beech
	Kelly Stage Stop

Envision Carlsbad
Existing Conditions and Issues Exploration



Working Paper **4**

**History, the Arts and
Cultural Resources;
High Quality Education
and Community Services**

Working Paper 1

Sustainability

Working Paper 2

The Local Economy, Business Diversity and Tourism

Working Paper 3

Open Space and the Natural Environment;
Access to Recreation and Active, Healthy Lifestyles

Working Paper 4

History, the Arts and Cultural Resources;
High Quality Education and Community Services

Working Paper 5

Walking, Biking, Public Transportation and Connectivity

Working Paper 6

Small Town Feel, Beach Community Character and Connectedness;
Neighborhood Revitalization, Community Design and Livability

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This working paper prepared by Dyett & Bhatia and Dudek

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location, design, setting, materials, workmanship, feeling and/or association, in which the collective value of the improvements may be greater than the value of each individual improvement.

Historic Preservation Commission

The city's Historic Preservation Commission consists of five members appointed by the City Council and one ex-official representative of the Planning Commission. All regular members must have knowledge of and a demonstrated interest in historic preservation and local history. The commission advises the City Council and Planning Commission on all matters related to the identification, protection, retention and preservation of historic areas and sites. Duties include, but are not limited to, recommending the designation of historic landmarks or historic districts; maintaining an historic resources inventory; rendering advice and guidelines, upon the request of the property owner or occupant, on the restoration, alteration, decoration, landscaping or maintenance of any historic area or site; and conducting programs to educate local residents on historic places, structures, or events. The Historic Preservation Commission has requested updates to the Municipal Code governing their work, which are currently making their way to Council. Changes pertain to the duties of the Commissioners and inventory it is charged with maintaining.

In 1990, the city developed guidelines (City of Carlsbad Cultural Resource Guidelines) for the treatment of cultural resources consistent with federal, state, and local laws, as well as the Secretary of Interior's Standards for Archaeology and Historic Preservation. The city's guidelines establish standards of performance for resource investigation and present a systematic method of preserving identified resources. The guidelines are applicable to cultural resources from the prehistoric through historic periods and are implemented during CEQA compliance.¹⁰

The city's current process for designating landmarks and points of interest is outlined in Section 22.06.030 of the city's municipal code. This process is time-intensive, which could delay designations and potentially compromise the historic importance of the resource if a building deteriorates further during the process.

Heritage Tree Preservation

In keeping with direction from the Community Forest Management Plan (described in Working Paper #3), the City of Carlsbad prepared a Heritage Tree Report in two phases under the direction of the Historic Preservation Commission. Phase I (Village area) was accepted by the Historic Preservation Commission and the Parks and Recreation Commission (the Parks and Recreation Commission oversees implementation of the Community Forest Management Plan). Phase II of the report (including areas outside of the Village) has been accepted by the Historic Preservation Commission and is now pending review by the Parks Department staff and the Parks and Recreation Commission. It is anticipated that once sewer lateral issues have been resolved, both phases of the Heritage Tree Report will be presented to the City Council for inclusion in the Community Forest Management Plan.

2.3 Historic and Cultural Resources

A 1990 report titled "Cultural Resources Survey City of Carlsbad" provides a summary of prehistoric and historic resources in Carlsbad. According to this report, a total of 325 potential historic properties including 314 structures, four locales and seven features of the built environment were evaluated as potential historic sites reflective of the identified patterns, events, persons, architectural styles and cultural values important in the changing fabric of the city. Of the 325 sites, only five were further identified as potentially eligible for nomination to the National Register of Historic Places and seven were identified as potential California Historical Landmarks. The following is a list of resources that were identified in the survey as potential listings on the National Register of Historic Places:

¹⁰ City of Carlsbad 1994 Final Master Environmental Impacts Report for the City of Carlsbad General Plan Update. March.

- 2978 Carlsbad Blvd. (style Queen Anne Victorian, 1887)
- 400 Elm Ave. (Carlsbad Village Drive) (Carpenter Gothic, 1887)
- 3309 Roosevelt St. (Vernacular, 1918)
- 3329 Roosevelt St. (B/C Spanish, 1923)
- 2770 Sunny Creek Rd. (Adobe rehab, 1842; out-buildings, pre 1900s)

The following is a list of resources that were identified as potential listings as a California Historical Landmark:

- El Camino Real (Landmark #784)
- Kelly Barn (Vernacular, barn, 1906)
- Haymar Road Adobe (Remodel-Spanish, 1842)
- 3080 Lincoln Street (Monterey, 1925)
- 2956 State Street (Spanish Eclectic, pre 1925)
- Rancho De Los Kiotes (Spanish, 1935-39)
- Stage Coach Park (Adobe ruins, 1842)

While the remaining sites have not been identified as potential historic resources of federal or state listing, many are considered by the city as containing significant features in the local architectural and historic growth of the community.¹¹

Listed Historic Resources

Several of the city's local historic resources have gone through the process to be listed in or determined eligible for listing in the National and California Registers as individual resources. The following properties, landmarks, or historic resources are currently listed.

- The National Register of Historic Places has identified two listed historic properties within

the city: Carlsbad Santa Fe Depot (400 Carlsbad Village Drive) and Rancho De Los Kiotes.

- The California Office of Historic Preservation has two historic landmarks listed in Carlsbad: Rancho De Los Kiotes and Frazier's Well (Alt Carlsbad).
- The San Diego Archaeological Center, a non-profit corporation dedicated to preserving archeological collections, has identified two historic sites within Carlsbad: the Carlsbad Historical Society Museum (e.g. the Magee House) and the Leo Carrillo Ranch Historic Park.¹²

A brief description of these resources is provided below and their locations are depicted on Figure 2-1.

- **Magee House (1).** *Magee Park, 258 Beech St.* This craftsman's style home was originally built by Samuel Church Smith, one of the founders of the Carlsbad Land and Water Company in 1887. The Smith family remained in the home until the 1890s when the California land bust forced them to sell their Carlsbad real estate holdings and relocate to National City. Alexander Shipley, a retired foreign service diplomat, purchased the home in the 1890s and relocated with his wife Julia and daughter Florence. In 1912, Florence married Hugh Magee, a descendent of an original California Estudillo Family, and moved to Condor's Nest in Pala. She returned to Carlsbad in the 1940s after the death of her father and husband. As sole inheritor of her parent's estate and having no children of her own, upon her death in the 1970s, Florence left Magee house to the City of Carlsbad as a historic and recreational park. The Magee House is currently home to Carlsbad's Historical Society Museum, which offers views of life from the 1880s to present.¹³ The city has a license agreement with the Historical Society for use of this city-owned facility.

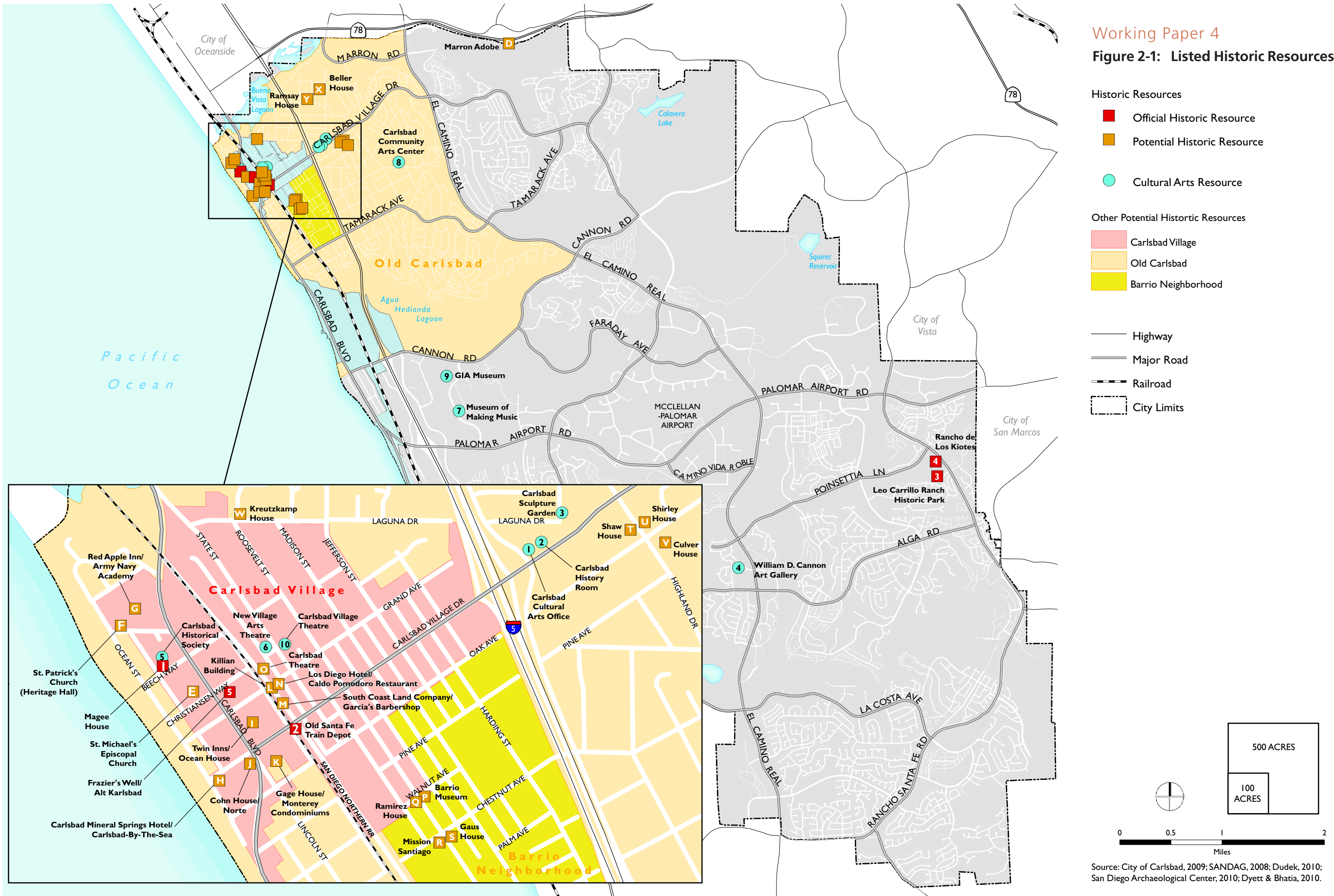
¹¹ Roth and Associates, Cultural Resource Survey City of Carlsbad, 1990. The Cultural Resources Survey exists as a survey but was deleted as an official record at the City Council Meeting on May 18, 1993. The properties noted in this survey are not on any city database and do not have any legal designation as historical. Nonetheless, as one of the few records of cultural resources in Carlsbad, the properties described in that survey as potentially historically significant are listed here for reference.

¹² San Diego Archeological Center 2010. Historic North County San Diego Sites. Available at: http://www.sandiegoarchaeology.org/Cinch_Text.htm Viewed on Sept. 13, 2010.

¹³ San Diego Archaeological Center 2010 Historic North County San Diego Sites. Available at: http://www.sandiegoarchaeology.org/Cinch_Text.htm Viewed on Sept. 13, 2010.

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Figure 2-1: Listed Historic Resources



- **Old Santa Fe Train Depot (2).** *400 Carlsbad Village Dr.* The depot was built in 1907 (replacing the first train depot built in 1887) by the Arizona Eastern Railway and also served as a telegraph office, post office, Wells Fargo Express Office, and general store. Later, this facility served as a shipping point for local fruit, vegetables and flowers. Closed in 1960, it is now the home of the Visitor's Information Center.¹⁴
- **Leo Carrillo Ranch Historic Park (3).** *6200 Flying Leo Carrillo Ln.* The Carrillo Ranch was once home to a cowboy actor named Leo Carrillo. Leo Carrillo's grandfather was the Mexican governor of California in 1837, and his father, the first Mayor of Santa Monica. Leo, his wife Edith and their daughter Antoinette all lived in the pueblo-style adobe house. The city has stabilized, preserved and restored many of the historic ranch buildings. The San Diego Archaeological Center has identified this site as a historic resource.¹⁵ The city holds several events each year at the ranch such as the Leo Carrillo Film Festival, Wild Wild Fest, Dinner and a Movie, and Holiday at the Rancho.
- **Rancho de Los Kiotes (4).** In 1868, the Kelly family homesteaded 10,000 acres of land immediately south of Rancho Agua Hedionda. In 1937, Leo Carrillo purchased 1,700 acres, plus 838 acres two years later, to construct his ranch (refer to Leo Carrillo Ranch Historic Park, above).¹⁶
- **Frazier's Well/Alt Carlsbad (5).** *2802 Carlsbad Blvd.* John Frazier, one of Carlsbad's early pioneers, tapped a mineral spring on his homestead in 1883, an event that soon led to stops by train passengers to drink this water, rumored to have miraculous curative powers. The original well was declared a state historical site in 1955. Owners Kay and Chris Christiansen built Alt Carlsbad in 1964, recreating a 12th century structure as a backdrop for their replica of the famous European namesake.



Today, several historic resources are maintained and accessible to the public. Magee House (top) is home to the Historical Society Museum, while its grounds offer a pleasant open green space to the community (middle). Leo Carrillo Ranch is maintained as an historic park (bottom), and the city holds several public events there over the course of the year.

¹⁴ U.S. Department of Interior. National Park Service. National Register of Historic Places. Available at: <http://nrhp.focus.nps.gov/natreghome.do?searchtype=natreghome>

¹⁵ *Ibid.*

¹⁶ *Ibid.*

Other Potential Resources

The city acknowledges that there are several buildings and areas with local historic and/or architectural merit that characterize the city's heritage, as they meet the descriptions of structures of specific historic architectural styles, or they represent a settlement within a specific area that contributed to the cultural values of the city. A brief description of these buildings and/or locations is offered below and the location of these resources is shown on Figure 2-1. While these resources have been identified by the City of Carlsbad, the Save Our Heritage Organisation, and the Carlsbad Historical Society, they are not officially listed federal, state or local historic resources.

- **Carlsbad Village (A).** Carlsbad Village is located along Carlsbad Village Drive and is known for specialty shops, clothing stores, and restaurants. The village is home to buildings that consist of New England style architecture, and hosts events such as Carlsbad Art in the Village and Carlsbad Village Street Faire.
- **Old Carlsbad (B).** Old Carlsbad is the original boundaries of the City of Carlsbad, which encompasses the area south of Buena Vista Lagoon, west of El Camino Real, and north of Cannon Road. Several historic buildings are located in this area, including the Magee House.
- **Barrio Neighborhood (C).** The Barrio was the first neighborhood established in Carlsbad in the 1920s. The area includes several locally recognized historic buildings, businesses and sites.
- **Marrón Adobe (D).** (1850s) Property includes the Buena Vista Creek and El Salto Falls archaeological sites as well as natural open space, part of which is sensitive habitat.¹⁷
- **St. Michael's Episcopal Church (E).** 2775 Carlsbad Blvd (1894)
- **St. Patrick's Church (Heritage Hall) (F).** Magee Park, 2650 Garfield St. (1926)
- **Red Apple Inn/Army Navy Academy (G).** 2585 Carlsbad Blvd. (1927)
- **Carlsbad Mineral Springs Hotel/ Carlsbad-By-The-Sea (H).** 2855 Carlsbad Blvd. (1930)
- **Twin Inns/ Ocean House (I).** 2978 Carlsbad Blvd. (1887)
- **Cohn House/Norte (J).** 3003 Carlsbad Blvd. (1929)
- **Gage House/ Monterey Condominiums (K).** 3080 Lincoln St. (1934)
- **Killian Building (L).** 2900 State St. (1920s)
- **South Coast Land Company/ Garcia's Barbershop (M).** 2956 State St. (Circa 1914)
- **Los Diego Hotel/Caldo Pomodoro Restaurant (N).** 2907 State St. (1925)
- **Carlsbad Theatre (O).** 2822 State St. (1926-27)
- **Barrio Museum (P).** 3304 Roosevelt St.
- **Ramirez House (Q).** 3309 Roosevelt St. (1918)
- **Mission Santiago (R).** 3329 Roosevelt St. (Circa 1923)
- **Gaus House (S).** 3442 Roosevelt St. (1929)
- **Shaw House (T).** 3081 Highland Dr. (1927)
- **Shirley House (U).** 1542 Oak St. (Circa Late 1880s)
- **Culver House (V).** 3140 Highland Dr. (Circa 1887)
- **Kreutzkamp House (W).** 624 Laguna Dr. (1890s)
- **Beller House (X).** 1448 Forest Ave. (Circa 1894)
- **Ramsay House (Y).** 1330 Chuparosa Way (1904)

While the above resources have not been officially designated as federal, state, or local historic resources, they may be determined eligible for listing as official historic resources upon further review and analysis. For example, several potential historic buildings listed above consist of structures that are approximately 50 to 160 years old, and therefore, may qualify as an historic resource if other criteria (including local, state or federal) apply. According to the Cultural Resource Survey

¹⁷ Save Our Heritage Organisation. 2006. Marron Adobe. Viewed at: <http://sohosandiego.org/reflections/2006-2/marron.htm>. accessed Sept. 13, 2010.

WP4: Existing Conditions and Issues Exploration



St. Michael's Episcopal Church (top); St. Patrick's Church (Heritage Hall) (middle); Gage House/ Monterey Condominiums (bottom).

Twin Inns/ Ocean House (top); Barrio Museum and adjacent structure (middle); Gaus House (bottom).

City of Carlsbad, if a structure is not within the current inventory and appears to be at least fifty years old, it should be added to the inventory and background research should be conducted by a qualified historian. Since the city's first neighborhood was established in the 1920s (the Barrio) several other structures could also be reviewed and surveyed for historic value and potential for listing. In 1997, the Carlsbad City Council amended Carlsbad Municipal Code Title 22 (Historic Preservation Ordinance) to make compliance with the ordinance voluntary. As a result, a structure cannot be added to the city's historic resources inventory without the property owner's consent.

In cases when individual, isolated buildings do not qualify for federal, state, or local designation, but provide a good representation of a building of a specific era, they may benefit from being included in a historic neighborhood/district. Districting can also be an important component in the revitalization of inner city or low-income areas of a given community and a way to promote and educate the community about city history. Documentation of a specific area's historic significance helps encourage preservation of the district. Listing in the National Register of Historic Places provides incentives to property owners such as: federal preservation grants for planning and rehabilitation, federal investment tax credits, preservation easements to nonprofit organizations, international building code fire and life safety code alternatives, state tax benefits and grant opportunities.¹⁸

Learning About Carlsbad History

Although library resources are discussed in more detail in Chapter 4: Educational Resources, it is appropriate to mention here that the Carlsbad City Library maintains two important tools for learning about and recording Carlsbad's history: the Carlsbad History Room and the Genealogy Program.

- **Carlsbad History Room.** Although not a historic building or structure, Cole Library, located on Carlsbad Village Drive, is home to the Carlsbad History Room. The Carlsbad History Room collects and preserves local historical documents and makes them available for research. The collection includes newspapers in print and microfilm, yearbooks, scrapbooks, letters, boxed memorabilia, and more than 4,700 photos.
- **Genealogy Program.** Also housed in Cole Library, the Genealogy Program has as its purpose the exploration of family history. This is a leading cultural hobby in the nation, and complements Carlsbad's migrant population which has roots worldwide. The genealogy collection is one of the largest in Southern California and has a strong emphasis on the 17th, 18th and 19th centuries in the United States. The North San Diego County Genealogical Society sponsors several programs for the Carlsbad community related to this collection and area of interest.

¹⁸ National Park Service. 2010. National Register of Historic Places Fundamentals. Available at: http://www.nps.gov/nr/national_register_fundamentals.htm

3.7 Historical, Archaeological, and Paleontological Resources

Environmental Setting

This section describes historical, archaeological, and paleontological resources in Carlsbad. The information contained in this section is based on Working Paper 3: Open Space and the Natural Environment; Access to Recreation and Active, Healthy Lifestyles, as well as Working Paper 4: History, the Arts and Cultural Resources; High Quality Education and Community Services, both prepared by Dyett & Bhatia and Dudek.

PHYSICAL SETTING

Prehistoric Setting

Prior to 1798, two Native American tribes were known to occupy the area that is currently known as Carlsbad: the Luiseños and the Diegueños (or Kumeyaay). The Luiseños inhabited the area just north of the San Luis Rey River, east toward Pala and south to Agua Hedionda Lagoon. The Diegueños were a larger group, and inhabited an area spanning from the Batiquitos Lagoon south to Baja California.¹ A record search/mapping project completed in 1990 indicated that within Carlsbad city limits, approximately 480 prehistoric sites associated with these two Native American tribes have been recorded.

Although the locations of these resources were documented throughout the city, the majority of the prehistoric sites are located on broad mesa tops and along the lagoon terraces. This settlement pattern generally accompanied locally available resources, the proximity of fresh water, and the protection afforded by sheltered valleys and slopes. In accordance with California Government Code Section 65040.2(g)(3), which protects the confidentiality of information concerning the specific location of cultural places, a map depicting the location of these resources has not been provided. Though few sites remain due to intense land development over the past 30 years, recorded resources range from single isolated milling features or isolated lithic tools to multi-component settlements indicative of long-term and multicultural occupation.²

¹ Carlsbad Historical Society. 2010. "History of Carlsbad." Accessed September 13, 2010. www.carlsbadhistoricalsociety.com.

² Roth and Associates. 1990. "Cultural Resources Survey: City of Carlsbad."

Historical and Cultural Resources

Listed Historic Resources

Several of the city's local historic resources have gone through the process to be listed in or determined eligible for listing in the national and California registers as individual resources. The National Register of Historic Places (NRHP) has identified two listed historic properties within the city: Carlsbad Santa Fe Depot (400 Carlsbad Village Drive) and Rancho De Los Kiotes. The California Office of Historic Preservation has two historic landmarks listed in Carlsbad: Rancho De Los Kiotes and Frazier's Well (Alt Carlsbad located at 2802 Carlsbad Boulevard). The San Diego Archaeological Center, a nonprofit corporation dedicated to preserving archeological collections, has identified two historic sites within Carlsbad: the Carlsbad Historical Society Museum (the Magee House located at 258 Beech Street) and the Leo Carrillo Ranch Historic Park (6200 Flying Leo Carrillo Lane). A brief description of these properties, landmarks, or historic resources, shown on Figure 3.7-1, is provided below:

1. **Magee House.** Magee Park, 258 Beech Street. This craftsman's style home was originally built by Samuel Church Smith, one of the founders of the Carlsbad Land and Water Company in 1887. The Smith family remained in the home until the 1890s when the California land bust forced them to sell their Carlsbad real estate holdings and relocate to National City. Alexander Shipley, a retired foreign service diplomat, purchased the home in the 1890s and relocated with his wife Julia and daughter Florence. In 1912, Florence married Hugh Magee, a descendent of an original California Estudillo family, and moved to Condor's Nest in Pala. She returned to Carlsbad in the 1940s after the death of her father and husband. As sole inheritor of her parents' estate and having no children of her own, upon her death in the 1970s, Florence left Magee house to the city of Carlsbad as a historic and recreational park. The Magee House is currently home to Carlsbad's Historical Society Museum, which offers views of life from the 1880s to present.
2. **Old Santa Fe Train Depot.** 400 Carlsbad Village Dr. The depot was built in 1907 (replacing the first train depot built in 1887) by the Arizona Eastern Railway and also served as a telegraph office, post office, Wells Fargo Express office, and general store. Later, this facility served as a shipping point for local fruit, vegetables, and flowers. Closed in 1960, it is now the home of the Carlsbad Visitor's Information Center.
3. **Rancho de Los Kiotes/Leo Carrillo Ranch Historic Park.** 6200 Flying Leo Carrillo Lane. In 1868, the Kelly family homesteaded 10,000 acres of land immediately south of Rancho Agua Hedionda. In 1937, Leo Carrillo purchased 1,700 acres, plus 838 acres 2 years later, to construct his ranch (now the city-owned Leo Carrillo Ranch Historic Park). Leo Carrillo Ranch was once home to a cowboy actor named Leo Carrillo. Leo Carrillo's grandfather was the Mexican governor of California in 1837, and his father, the first mayor of Santa Monica. Leo, his wife Edith, and their daughter Antoinette all lived in the pueblo-style adobe house. The city has stabilized, preserved, and restored many of the historic ranch buildings. The city holds several events each year at the ranch such as the Leo Carrillo Film Festival, Wild Wild Fest, Dinner and a Movie, and Holiday at the Rancho.

4. **Frazier's Well/Alt Carlsbad.** 2802 Carlsbad Blvd. John Frazier, one of Carlsbad's early pioneers, tapped a mineral spring on his homestead in 1883, an event that soon led to stops by train passengers to drink this water, rumored to have miraculous curative powers. The original well was declared a state historical site in 1955. Owners Kay and Chris Christiansen built Alt Carlsbad in 1964, recreating a 12th century structure as a backdrop for their replica of the famous European namesake.

Potential Historical Resources

1990 Survey

A 1990 report titled Cultural Resources Survey City of Carlsbad provides a summary of prehistoric and historic resources in Carlsbad. According to this report, a total of 325 potential historic properties, including 314 structures, four locales and seven features of the built environment, were evaluated as potential historic sites reflective of the identified patterns, events, persons, architectural styles, and cultural values important in the changing fabric of the city. Of the 325 sites, only five were further identified as potentially eligible for nomination to the NRHP and seven were identified as potential California Historical Landmarks.

The following is a list of resources that were identified in the survey as potential listings on the NRHP:

- 2978 Carlsbad Boulevard (Queen Anne Victorian, 1887)
- 400 Elm Avenue (Carlsbad Village Drive) (Carpenter Gothic, 1887)
- 3309 Roosevelt Street (Vernacular, 1918)
- 3329 Roosevelt Street (B/C Spanish, 1923)
- 2770 Sunny Creek Road (Adobe rehab, 1842; outbuildings, c. 1900s).

The following is a list of resources that were identified as potential listings as a California Historical Landmark:

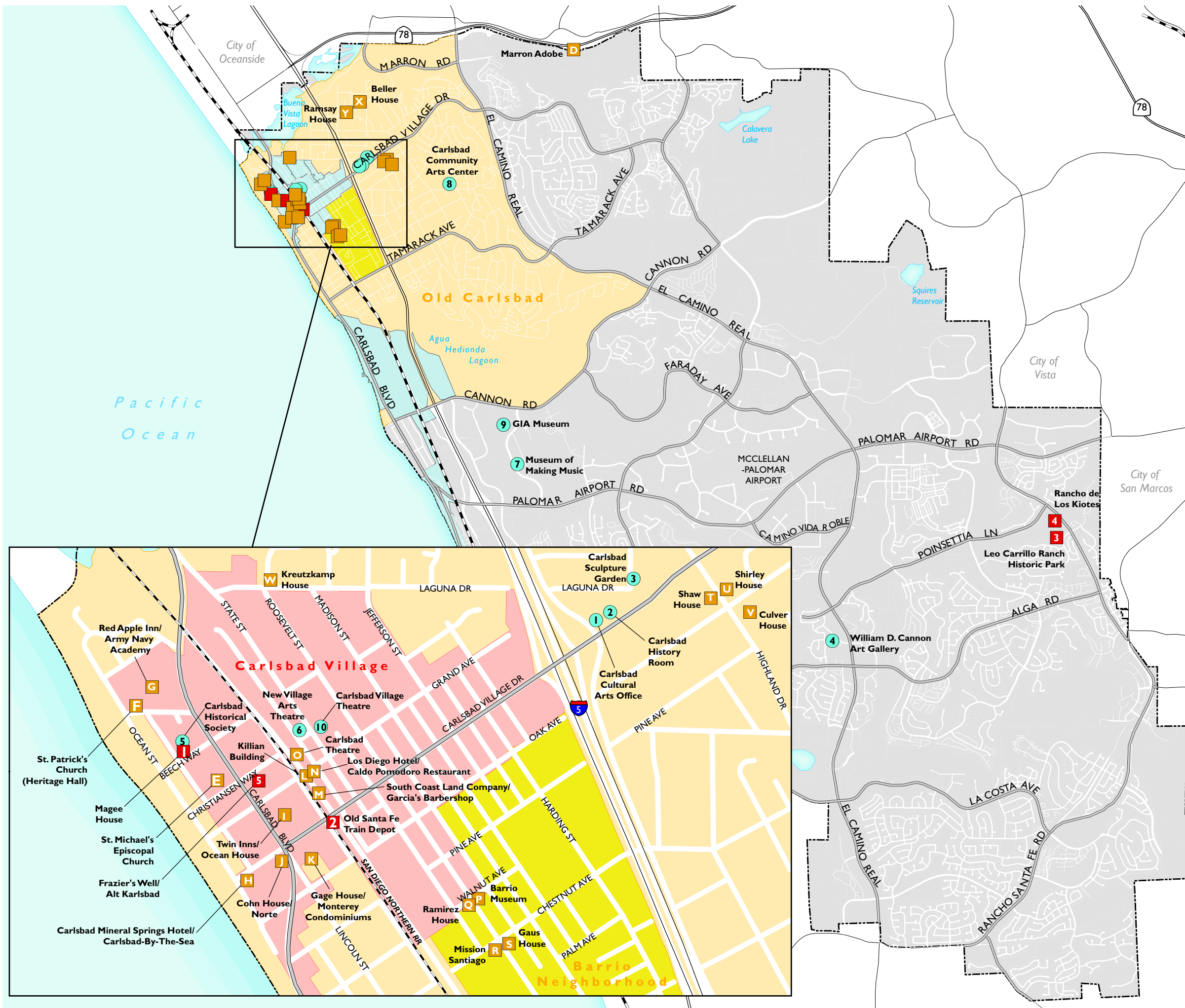
- El Camino Real (Landmark No. 784)
- Haymar Road (Adobe remodel-Spanish, 1842)
- 3080 Lincoln Street (Monterey, 1925)
- 2956 State Street (Spanish Eclectic, pre-1925)
- Rancho De Los Kiotes (Spanish, 1935-39)
- Stage Coach Park (Adobe ruins, 1842).

While the remaining sites have not been identified as potential historic resources of federal or state listing, many are considered by the city as containing significant features in the local architectural and historic growth of the community.

Other Potential Historical Resources

In addition to the potential resources listed above, there are several buildings and areas in the city with local historic and/or architectural merit that characterize the city's heritage, as they meet the descriptions of structures of specific historic architectural styles or they represent a settlement within a specific area that contributed to the cultural values of the city. A brief description of these buildings and/or locations is offered below and the location of these resources is shown on Figure 3.7-1. While these resources have been identified by the City of Carlsbad, the Save Our Heritage Organization, or the Carlsbad Historical Society, they are not officially listed federal, state, or local historic resources.

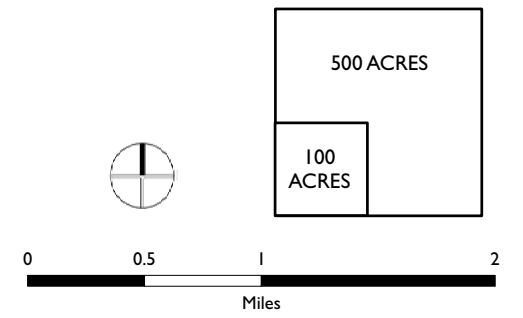
Figure 3.7-1
PROPOSED GENERAL PLAN
Historic and Cultural Arts Resources



- Historic Resources**
- Official Historic Resource
 - Potential Historic Resource
 - Cultural Arts Resource

- Other Potential Historic Resources**
- Carlsbad Village
 - Old Carlsbad
 - Barrio Neighborhood

- Highway
- Major Road
- Railroad
- City Limits



Source: City of Carlsbad, 2009; SANDAG, 2008; Dudek, 2010; San Diego Archaeological Center, 2010; Dyett & Bhatia, 2010.

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Potential Historical Resources:

- A. **Carlsbad Village.** Carlsbad Village is located along Carlsbad Village Drive and is known for specialty shops, clothing stores, and restaurants. The village is home to buildings that consist of New England style architecture, and hosts events such as Carlsbad Art in the Village and Carlsbad Village Street Faire.
- B. **Old Carlsbad.** Carlsbad Village is located within Old Carlsbad. The original boundaries of the city. Old Carlsbad encompasses the area south of Buena Vista Lagoon, west of El Camino Real, and north of Cannon Road. Several historic buildings are located in this area, including the Magee House.
- C. **Barrio Neighborhood.** The Barrio, located within the boundaries of Old Carlsbad, was the first neighborhood established in Carlsbad in the 1920s. The area includes several locally recognized historic buildings, businesses, and sites.
- D. **Marrón Adobe.** (1850s) This property includes the Buena Vista Creek and El Salto Falls archaeological sites as well as natural open space, part of which is sensitive habitat.⁴
- E. **St. Michael's Episcopal Church.** 2775 Carlsbad Boulevard (1894)
- F. **St. Patrick's Church (Heritage Hall).** Magee Park, 2650 Garfield Street (1926)
- G. **Red Apple Inn/Army Navy Academy.** 2585 Carlsbad Boulevard (1927)
- H. **Carlsbad Mineral Springs Hotel/Carlsbad-By-the-Sea.** 2855 Carlsbad Boulevard (1930)
- I. **Twin Inns/Ocean House.** 2978 Carlsbad Boulevard (1887)
- J. **Cohn House/Norte.** 3003 Carlsbad Boulevard (1929)
- K. **Gage House/Monterey Condominiums.** 3080 Lincoln Street (1934)
- L. **Killian Building.** 2900 State Street (1920s)
- M. **South Coast Land Company/Garcia's Barbershop.** 2956 State Street (Circa 1914)
- N. **Los Diego Hotel/Caldo Pomodoro Restaurant.** 2907 State Street (1925)
- O. **Carlsbad Theatre.** 2822 State Street (1926–27)
- P. **Barrio Museum.** 3304 Roosevelt Street (1943)
- Q. **Ramirez House.** 3309 Roosevelt Street (1918)
- R. **Mission Santiago.** 3329 Roosevelt Street (Circa 1923)
- S. **Gaus House.** 3442 Roosevelt Street (1929)

⁴ Save Our Heritage Organization. 2006. "Marron Adobe." Accessed September 13, 2010. <http://sohosandiego.org/reflections/2006-2/marron.htm>.

- T. **Shaw House.** 3081 Highland Drive (1927)
- U. **Shirley House.** 1542 Oak Street (Circa late 1880s)
- V. **Culver House.** 3140 Highland Drive (Circa 1887)
- W. **Kreutzkamp House.** 624 Laguna Drive (1890s)
- X. **Beller House.** 1448 Forest Avenue (Circa 1894)
- Y. **Ramsay House.** 1330 Chuparosa Way (1904).

While the above resources have not been officially designated as federal, state, or local historic resources, they may be determined eligible for listing as official historic resources upon if other criteria (including local, state, or federal) apply.

Paleontological Setting

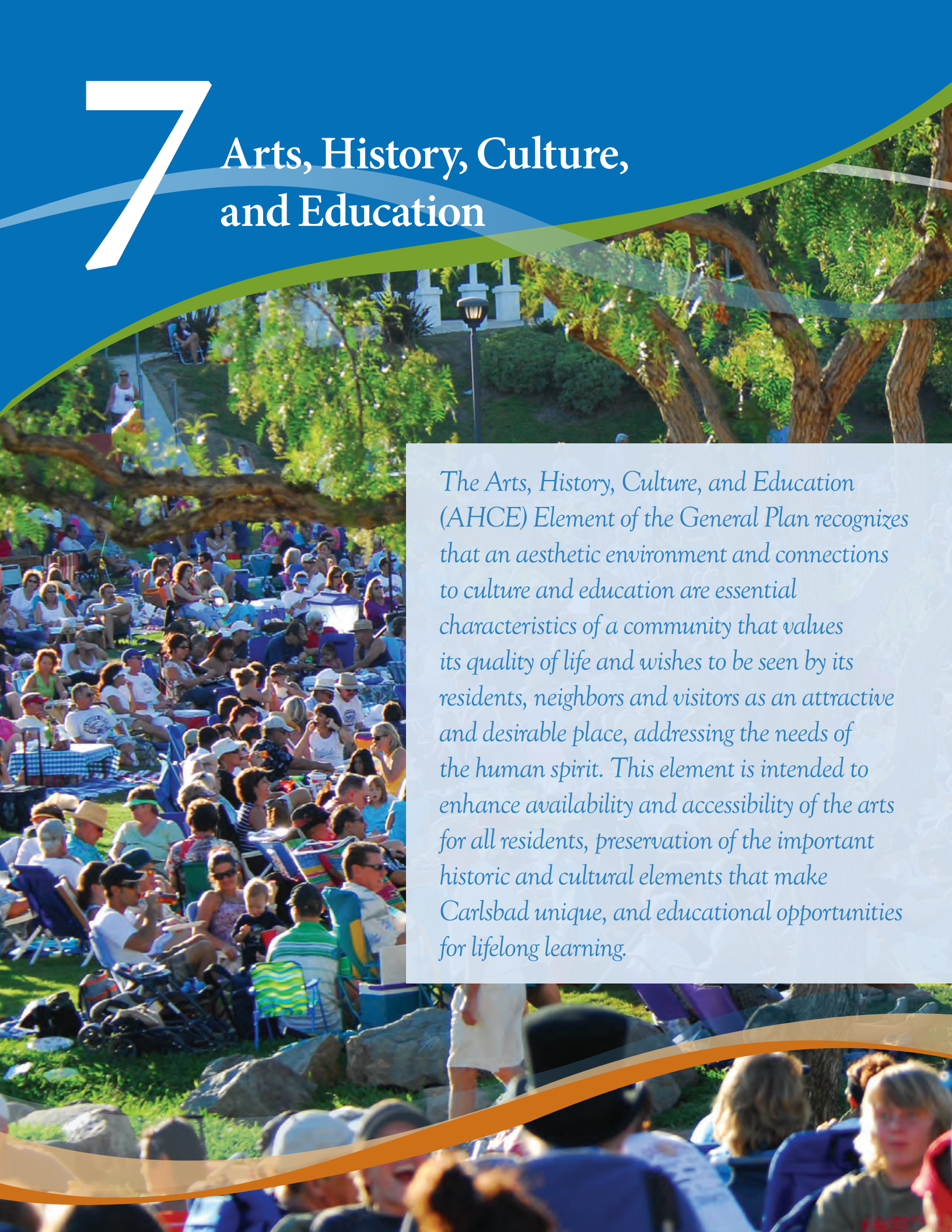
Paleontological resources are the remains and/or traces of prehistoric plant and animal life, exclusive of human remains. The formation of fossils typically involves the rapid burial of plant or animal remains and the formation of casts, molds, or impressions in the associated sediment (which subsequently becomes sedimentary rock). Because of this, the potential for fossil remains in a given geologic formation can be predicted based on known fossil occurrences from similar (or correlated) geologic formations in other locations. According to the County of San Diego's Guidelines for Determining Significance of Paleontological Resources, this is the case in San Diego County, where the geologic setting provides a basis for reasonably predicting the location of paleontological resources.

The Society of Vertebrate Paleontology has established a professional review process for the determination of paleontological potential and paleontologic sensitivity, as described in the following text. The determination of a site's (or rock unit's) degree of paleontological potential is first founded on a review of pertinent geological and paleontological literature and on locality records of specimens deposited in institutions. This preliminary review may suggest particular areas of known high potential. If an area of high potential cannot be delimited from the literature search and specimen records, a surface survey will determine the fossiliferous potential and extent of the sedimentary units within a specific project. The field survey may extend outside the defined project to areas where rock units are better exposed. If an area is determined to have a high potential for containing paleontologic resources, a program to mitigate impacts is developed. In areas of high sensitivity, a pre-excavation survey is recommended to locate surface concentrations of fossils which might need special salvage methods. The sensitivity of rock units in which fossils occur may be divided into three operational categories.

- I. **HIGH POTENTIAL.** Rock units from which vertebrate or significant invertebrate fossils or significant suites of plant fossils have been recovered are considered to have a potential for containing significant nonrenewable fossiliferous resources. These units include but are not limited to, sedimentary formations and some volcanic formations, which contain significant nonrenewable paleontological resources anywhere within their geographical

7

Arts, History, Culture, and Education



The Arts, History, Culture, and Education (AHCE) Element of the General Plan recognizes that an aesthetic environment and connections to culture and education are essential characteristics of a community that values its quality of life and wishes to be seen by its residents, neighbors and visitors as an attractive and desirable place, addressing the needs of the human spirit. This element is intended to enhance availability and accessibility of the arts for all residents, preservation of the important historic and cultural elements that make Carlsbad unique, and educational opportunities for lifelong learning.

TABLE 7-1: CARLSBAD NATIONAL AND STATE HISTORIC RESOURCES

NAME/DESCRIPTION	ADDRESS	NATIONAL REGISTER OF HISTORIC PLACES	CALIFORNIA REGISTER OF HISTORIC RESOURCES
Carlsbad Santa Fe Depot	400 Carlsbad Village Dr.	X	
Rancho de los Kiotes (Leo Carrillo Ranch Historic Park)	6200 Flying Leo Carrillo Ln.	X	X
Frazier's Well/Alt Carlsbad	2802 Carlsbad Blvd.		X

Source: Dyett & Bhatia, 2010.

Historic and Cultural Places and Landmarks

Carlsbad is home to many structures and places with historical and cultural value that help to connect the city’s heritage to its present and future, as described in the historical narrative above. There are three resources in Carlsbad listed on the National Register of Historic Places and/or the California Register of Historical Resources (see Table 7-1). In addition, there are several resources potentially eligible for nomination to the state or federal registers. More information on listed resources and potential historic resources, including addresses and a map, can be found in Envision Carlsbad Working Paper 4 – History, the Arts and Cultural Resources; High Quality Education and Community Services.

Paleontological Resources

Paleontological resources are the remains and/or traces of prehistoric plant and animal life, exclusive of human remains. The formation of fossils typically involves the rapid burial of plant or animal remains and the formation of casts, molds, or impressions in the associated sediment (which subsequently becomes sedimentary rock). Because of this, the potential for fossil remains in a given geologic formation can be predicted based on known fossil occurrences from similar (or correlated) geologic formations in other locations.

The City of Carlsbad contains several geologic formations that include a sequence of marine and non-marine sedimentary rock units that record portions of the last 140 million years of earth history. The geologic formations found in the city are primarily the Lusardi Formation of the Cretaceous Age, as well as the Santiago Formation and Del Mar Formation of the Tertiary Age that overlie the Lusardi Formation. The Lusardi Formation consistently produces significant fossils and consists of sandstones and conglomerate that were deposited in a shallow sea that covered the region approximately 74 million years ago. The Santiago Formation and Del Mar Formation make up the sandstones and siltstones of the La Jolla Group, which is approximately 45 million years old and has produced a large number of vertebrate and invertebrate fossils. The La Jolla Group has a high potential for containing significant fossils. Loma Linda terrace deposits of the Quaternary Age have the potential to contain fossiliferous rock from Pleistocene terrace deposits of not more than two million years in age. These fossils are also potentially significant.

"Historic" Properties in Carlsbad

November 21, 2019

Mark-up 13 Oct 2020

Properties designated historic by City Council, marked with a plaque and/or appear in *Historic Carlsbad: A Self-Guided Tour*

Property Name	Address	CC Action	Plaque	Tour	1980 List	1984 List	1986 List	2004 List	2010 List
*1 Alt Carlsbad/Frazier's Well	2802 Carlsbad Blvd.	X	X	X	X	X	X		X
Army Navy Academy/Red Apple Inn	2605 Carlsbad Blvd.		X	X	X	X	X	X	X
Barrio "Heart of the Barrio"	Walnut Ave. & Roosevelt St.		X						X
Barrio Museum	3304 Roosevelt St.			X				X	X
Beller House/Deckleman House	1448 Forest Ave.			X	X	X	X		X
2 Calavera Lake & Dam	Lake Calavera	X					X		
3 Calavera School Site	Calavera Hills Community Park	X	X				X		
Carlsbad Springs Mineral Springs Hotel	2855 Carlsbad Blvd.			X	X	X	X		X
4 Carlsbad School District Office/Pine Street School	Pine Ave. & Harding St.	X					X		
Carlsbad Theater	2822 State St.		X	X			X		X
5 Carlsbad Union Church	800 Pine Ave.	X			X	X	X		
*6 Carrillo Ranch	6200 Flying Leo Carrillo Ln.	X	X				X		X
Cohn House	3003 Carlsbad Blvd.			X	X	X	X	X	X
7 Culver-Myers-Capp House	3140 Highland Dr.	X	X	X	X	X	X		X
El Camino Real Bell	State St. & Grand Ave.		X						
8 Gage House	3080 Lincoln St.	X	X	X	X	X	X	X	X
9 Gaus House	3442 Roosevelt St.	X	X	X	X	X	X		X
10 Highland Bungalows	3264 Highland Dr.	X					X		
Highway 101	Highway 101		X						
Hosp Grove	2240 Jefferson St.		X						
11 Kelly Barn	El Camino Real	X					X		X
Killian Building	2900 block of State St.			X	X	X	X	X	X
Kreutzkamp House	624 Laguna Dr.			X	X	X	X		X
Ledgerwood House	3862 Carlsbad Blvd.		X				X		
Los Diego Hotel	2907 State St.			X			X	X	X
*12 Magee House	258 Beech St.	X	X	X	X	X	X		X
Mission Santiago	3329 Roosevelt St.			X				X	X
Ramirez Bungalow	3309 Roosevelt St.		X	X					X
13 Ramsay House	1330 Chuparosa Way	X		X	X	X	X		X
14 Rancho Agua Hedionda Adobe/Marron Adobe	2770 Sunny Creek Rd.	X			X	X	X		X
*15 Santa Fe Depot	400 Carlsbad Village Dr.	X	X	X	X	X	X		X
Shaw House	3081 Highland Dr.			X	X	X	X		X
16 Shipley Ward House	2747 Carlsbad Blvd.	X			X	X	X		
Shirley House (Rancho de la Motte-Kirmse-Shirley)	1542 Oak St.			X	X	X	X		X
17 South Coast Land Company	2958 State St.	X	X	X			X	X	X
18 Stagecoach Stop	El Camino Real	X							
19 St. Michael's Episcopal Church	2775 Carlsbad Blvd.	X	X	X	X	X	X		X
St. Patrick's Church/Heritage Hall	2650 Garfield St.			X	X	X	X		X
Twin Inns/Schutte House	2978 Carlsbad Blvd.		X	X	X	X	X		X
Twin Inns Gazebo	Magee Park		X						
Twin Inns Granary	Magee Park		X						

* National, State and/or San Diego Historic Places