

*STAFF REPORT**CITY OF OCEANSIDE*

DATE: June 7, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **CONSIDERATION OF A HISTORIC PERMIT (H22-00001) LOCALLY DESIGNATING THE PROPERTY AND SINGLE-FAMILY RESIDENCE LOCATED AT 1010 LEONARD AVENUE AS A LOCAL HISTORIC RESOURCE WITHIN THE CITY OF OCEANSIDE – 1010 LEONARD AVENUE – APPLICANT: POLLY ROSE**

**SYNOPSIS**

Staff recommends that the City Council adopt a resolution approving a Historic Permit (H22-00001) to designate the property and single-family residence located at 1010 Leonard Avenue as a locally significant historic resource.

**BACKGROUND**

The property at 1010 Leonard Avenue consists of a single-family residence situated in the Townsite Neighborhood Planning Area of the City. It has a land use designation of Single-Family Detached Residential (SFD-R) and a zoning designation of Single-Family Residential (RS). Situated on the north side of Leonard Avenue between South Clementine Street and North Weitzel Street, the site is surrounded by single-family residential properties, including similar Mission Revival style homes located to the north and south.

The subject property, referred to as the Maddox property, is legally described as Lot 3, Block 3 of the Plumosa Heights Addition. The 12 lots within the Plumosa Heights Subdivision were established in 1924 and owned by Bert and Margaret Beers up until 1927 when the Beers family traded any unsold lots to William E. McDonald. The subject property was purchased in 1928 by W.G. and Alta Maddox and was subsequently developed with a Mission Revival single-story residence. The Mission Revival structure is one of the original homes erected in the Plumosa Heights Subdivision in the 1920s. The current property owner, Polly Rose, has requested that this property be considered for designation as a locally significant historic resource within the City.

In 1992, the City conducted a cultural resource survey that included the subject property, along with four other properties on the 1000 Block of Leonard Avenue, as eligible for historical designation.

The proposed historic resource features many Mission Revival characteristics, including a smooth stucco finish, overhanging eaves, gabled tile roof, parapet, arched entry and windows, decorative elements, and covered walkway. The Mission Revival style single-story residence remains fully intact as originally developed with the exception of two outbuildings which were added in 1947 and 1950. The Cultural Resources Report (Attachment 3) prepared for the property includes photos of the residence and indicates the proposed resource is in fair condition. Per the Cultural Resources Report, the residence was the third or fourth home built on Block 3 of the Plumosa Heights subdivision and one of the few properties that has not been modified.

## **PROJECT DESCRIPTION**

The project application consists of a Historic Permit as described below:

Historic Permit (H22-00001) to designate the property located at 1010 Leonard Avenue as a local historic resource within the City of Oceanside pursuant to City Code Chapter 14A, Section 14A.7.

## **ANALYSIS**

### **Key Planning Issues**

#### **1. General Plan Conformance**

The resource under consideration for designation as a local historic resource is situated within the Townsite Neighborhood and, together with other resources in the 1000 Block of Leonard Avenue, creates a neighborhood character consisting of Mission Revival style development. The proposed designation of the resource as a locally historic resource is consistent with the goals and objectives of the City's General Plan as follows:

##### **A. Land Use Element I. Community Enhancement**

Goal: The consistent, significant, long-term preservation and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable, and well-balanced community.

##### **1.33 Historic Areas and Sites**

Policy A: The City shall utilize adopted criteria, such as the "Mission San Luis Rey Historic Area Development Program and Design Guidelines," to preserve and further enhance designated historic or cultural resources.

Staff has reviewed the applicant's request to designate the subject property as a local historic resource and determined that designating the property as a historic resource is consistent with the General Plan. A historic designation will allow conservation and

protection of the significant resource for future historic and educational purposes, thus providing a link to the past and a snapshot of the development timeline of the City of Oceanside. Pursuant to the City's Historical Preservation ordinance, once a site is designated as a historic resource, any proposed alterations would need approval by the Oceanside Historic Preservation Advisory Committee (OHPAC) and City Council prior to receiving a building permit. Additionally, City Council would need to review and approve any plans to demolish a historic resource. The additional reviews and approvals required for historic sites helps to preserve historic resources.

## **2. City Code Chapter 14A Compliance**

Pursuant to Municipal Code Section 14A.6, a historical site may be designated if the property embodies distinctive characteristics of a style, type, period, or method of construction. As described in the Cultural Resources Report, the subject property was built in the Mission Revival style, a significant design and construction style, and has not been modified. Additionally, the property maintains its historical integrity due to its location, design, setting, materials, and feeling. Thus, the property is eligible for local historic designation.

### **Discussion:**

The subject property has been evaluated to determine whether it is "historically significant" pursuant to the California Environmental Quality Act (CEQA). To qualify as historically significant, the resource must meet one or more of the criteria for listing on the California Register of Historical Resources. As detailed in the Cultural Resources Report, the subject property is considered significant under Criterion C because it represents a significant design and style of construction (Mission Revival).

Under the criterion of the City's Historical Preservation Code, the State of California Register of Historical Resources, and CEQA, the property has been determined to possess local historical significance. As described in the Cultural Resources Report, the project maintains integrity based upon the location, design, setting, materials, and feeling. From that perspective, it is appropriate that the property be locally designated as being historically significant.

## **ENVIRONMENTAL REVIEW**

Staff analyzed the proposed project in accordance with CEQA and determined that it qualifies for a "common sense exemption" pursuant to CEQA Guidelines Section 15061 (b)(3) as it could be shown with certainty that the proposed project would have no adverse significant effect on the environment.

## **COMMISSION OR COMMITTEE REPORT**

The Oceanside Historic Preservation Advisory Commission (OHPAC) reviewed the project at its special meeting held on May 10, 2023. After due consideration, the

Commission adopted OHPAC Resolution 2023-H01, recommending approval of the project to the City Council by a 4-0 vote. Overall, the Commission found that the subject resource met the required criterion to be designated as a Locally Historic Resource, and was consistent with the City's Historic Preservation Code, the State of California Register of Historical Resources, and CEQA.

### **FISCAL IMPACT**

Does not apply.

### **CITY ATTORNEY'S ANALYSIS**

The proposed request to designate the site as a historic resource requires a Historic Permit application to be submitted and reviewed by the OHPAC with a recommendation to the City Council for final action.

After conducting the public hearing, the City Council shall affirm, modify, or reject the OHPAC's recommendation.

### **RECOMMENDATION**

Staff recommends that the City Council adopt a resolution approving a Historic Permit (H22-00001) to designate the property and single-family residence located at 1010 Leonard Avenue as a locally significant historic resource.

PREPARED BY:

SUBMITTED BY:

*For*   
\_\_\_\_\_  
Shannon Vitale  
Senior Planner

  
\_\_\_\_\_  
Jonathan Borrego  
City Manager

REVIEWED BY:

Darlene Nicandro, Development Services Director  
Sergio Madera, City Planner

  
\_\_\_\_\_  
  
\_\_\_\_\_

ATTACHMENTS:

1. City Council Resolution
2. OHPAC Resolution No. 2023-H01
3. Cultural Resources Report and Historical Assessment of 1010 Leonard Avenue and Dated February 1, 2022

**RESOLUTION NO.****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING HISTORIC PERMIT (H22-00001) TO LOCALLY DESIGNATE THE PROPERTY AND SINGLE-FAMILY RESIDENCE LOCATED AT 1010 LEONARD AVENUE AS A LOCAL HISTORIC RESOURCE WITHIN THE CITY OF OCEANSIDE (POLLY ROSE- APPLICANT)**

WHEREAS, an application has been submitted for a Historic Permit (H22-00001) to locally designate the property and single-family residence located at 1010 Leonard Avenue as a local historic resource within the City of Oceanside on certain real property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, on May 10, 2023, the Oceanside Historic Preservation Advisory Commission (OHPAC) adopted Resolution No. 2023-H01 by a 4-0 vote recommending City Council approval of Historic Permit H22-00001; and

WHEREAS, on June 7, 2023, the City Council held a duly noticed public hearing and heard and considered all evidence and testimony by all interested parties on the above identified Historic Permit H22-00001; and

WHEREAS, based upon such evidence, testimony and staff reports, this City Council makes the findings of fact as set forth in OHPAC Resolution No. 2023-H01 and attached hereto as Exhibit "B", and incorporates them by reference as if fully set forth herein; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; the proposed project is covered by the "General Rule" Article 5; Section 15061 (b) (3), that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

1. The 1010 Leonard Avenue resource is a good, local example of Mission Revival style architecture, displaying many features common to this style; therefore, qualifying for local listing under the architectural aspect of Criterion C under CEQA.
2. That the resource has retained its historic integrity by possessing the following aspects that convey and maintain its significance as a local historic resource:

- a) Location. The resource has remained in its original location.
- b) Design. The building retains its design element of Mission Revival.
- c) Setting. The resource is set in a residential neighborhood as it was originally intended. The Plumosa Heights subdivision is unique within the City of Oceanside due to its concrete streets and cement light standards, as well as the tree-lined streets.
- d) Materials. The resource still reflects the physical elements and retains sufficient materials that were used during a particular period of time.
- e) Feeling. The resource still evokes the period of time in which it was built.

3. That application of the Secretary of the Interior's Standards to the resource at 1010 Leonard Avenue has determined the following:

- a) The use of resource as a residence remains unchanged.
- b) The historic character of the residence has been retained and preserved. Distinctive materials have not been removed and the character defining relationships of the building were not altered, and all additions to the residence do not alter the character of the original residence.
- c) The addition to the house does not alter the physical record of the building's time, place, and use.
- d) Historic changes to the house were not present prior to construction of the additions.
- e) All materials, features, finishes, construction techniques, and examples of craftsmanship were preserved or restored.
- f) All deteriorated historic features were repaired and/or restored.
- g) Chemical and physical treatments were not used.
- h) Archeological resources are not present.
- i) Construction of the addition did not destroy historic materials, features, spaces, and spatial relationships that characterized the original building. The addition, while sympathetic in style, is discernible from the existing construction in terms of lineal footprint and the introduction of different door styles and window shapes. The addition design does not replicate that of the existing house and further is compatible in feeling, scale, and mass.

j) If the addition were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NOW, THEREFORE, the City Council of the City of Oceanside DOES RESOLVE as follows:

1. The property historically known as one of the Maddox Residence at 1010 Leonard Avenue is hereby designated as a historical site.

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this \_\_\_\_ of \_\_\_\_\_, 2023, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

MAYOR OF THE CITY OF OCEANSIDE

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
City Attorney

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**EXHIBIT A**  
**Legal Description**

Block 3 Lot 3 of Plumosa Heights, in the City of Oceanside, County of San Diego, State of California, according to the map thereof No. 1787, filed in the Office of the County Recorder of San Diego County, March 19, 1924.



OCEANSIDE HISTORIC PRESERVATION  
ADVISORY COMMISSION  
RESOLUTION NO. 2023-H01

A RESOLUTION OF THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA RECOMMENDING APPROVAL OF A HISTORIC PERMIT TO DESIGNATE A PROPERTY AS A LOCAL HISTORICAL SITE AND APPROVAL OF A REQUEST TO ENTER INTO A MILLS ACT PROPERTY CONTRACT ON CERTAIN REAL PROPERTY LOCATED IN THE CITY OF OCEANSIDE

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APPLICATION NO.: H22-00001, MAC22-00001  
APPLICANT: Polly Rose  
LOCATION: 1010 Leonard Avenue

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THE OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting: 1) a historic permit under the provisions of the Municipal Code Chapter 14A (Historical Preservation) and Article 21 of the Zoning Ordinance; and 2) a Mills Act Property Contract under the provisions of the Municipal Code Section 14A.6.2 (Mills Act Program) to permit the following:

To designate the property and residence located at 1010 Leonard Avenue as a Local Historic Resource and to initiate a Mills Act Property Contract between the City of Oceanside and the property owner.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 10<sup>th</sup> day of May, 2023 conduct a public hearing as prescribed by law to consider said request.

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

**FINDINGS:**

1. That the residence located at 1010 Leonard Avenue is listed in the City's 1992 Cultural Resource Survey and is considered historically significant because of its architectural style.
2. That the resource is a good local example of Mission Revival style and includes Mission Revival architectural features such as smooth stucco, overhanging eaves, gabled tile roof, arched entry and decorative windows.
3. That the resource has not been modified from its original construction. While outbuildings were added in 1947 and 1950, the primary residence has not been altered or modified from its original design.
4. That the resource has retained its historic integrity by possessing the following aspects that convey and maintain its significance as a local historic resource:
  - a) Location. The resource has remained in its original location.
  - b) Design. The building retains its design element of Mission Revival.
  - c) Setting. The resource is set in a residential neighborhood as it was originally intended. The Plumosa Heights subdivision is unique within the City of Oceanside due to its concrete streets and cement light standards, as well as the tree-lined streets.
  - d) Materials. The resource still reflects the physical elements and retains sufficient materials that were used during a particular period of time.
  - e) Feeling. The resource still evokes the period of time in which it was built.
5. That application of the Secretary of the Interior's Standards to the resource at 1010 Leonard Avenue has determined the following:
  - a) The use of resource as a residence remains unchanged.
  - b) The historic character of the residence has been retained and preserved. Distinctive materials have not been removed and the character defining relationships of the building were not altered, and all additions to the residence do not alter the character of the original residence.
  - c) The addition to the house does not alter the physical record of the building's time, place, and use.

- 1 d) Historic changes to the house were not present prior to construction of the  
2 additions.
- 3 e) All materials, features, finishes, construction techniques, and examples of  
4 craftsmanship were preserved or restored.
- 5 f) All deteriorated historic features were repaired and/or restored.
- 6 g) Chemical and physical treatments were not used.
- 7 h) Archeological resources are not present.
- 8 i) Construction of the addition did not destroy historic materials, features,  
9 spaces, and spatial relationships that characterized the original building.  
10 The addition, while sympathetic in style, is discernible from the existing  
11 construction in terms of lineal footprint and the introduction of different  
12 door styles and window shapes. The addition design does not replicate that  
13 of the existing house and further is compatible in feeling, scale, and mass.
- 14 j) If the addition were to be removed in the future, the essential form and  
15 integrity of the historic property and its environment would be unimpaired.
- 16 k) The Rehabilitation/Restoration/Maintenance Plan provided for the resource  
17 is consistent with the intent of the Mills Act Program.  
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1 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic  
2 Preservation Advisory Commission does hereby recommend: 1) City Council approval of  
3 Historic Permit H22-00001 to designate 1010 Leonard Avenue as a Local Historic  
4 Resource; and 2) recommend City Planner approval for the City of Oceanside to enter into  
5 a Mills Act Property Contract Agreement (MAC22-00001) with the property owner, Polly  
6 Rose, once the property has been designated as a Local Historic Resource.

7 PASSED AND ADOPTED Resolution No. 2023-H01 on May 10, 2023 by the  
8 following vote to wit:

9 AYES:


10 NAYES:

11 ABSTAIN:

12 ABSENT:

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14  
15  
16 ATTEST:

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18   
19 Shannon Vitale, Secretary

  
Andrew Guatelli, Chairman  
Oceanside Historic Preservation  
Advisory Commission

20 I, Shannon Vitale, Secretary of the Oceanside Historic Preservation Advisory  
21 Commission, hereby certify that this is a true and correct copy of Resolution No. 2023-  
22 H01.  
23

24 Dated: 05/10/23  
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**CULTURAL RESOURCES REPORT  
AND  
HISTORICAL ASSESSMENT  
OF  
1010 LEONARD AVENUE  
OCEANSIDE, CALIFORNIA**

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February 1, 2022

February 1, 2022

City of Oceanside  
Planning Department  
300 North Coast Highway  
Oceanside CA 92054

**REFERENCE: RESULTS OF THE HISTORICAL CULTURAL ASSESSMENT  
FOR 1010 LEONARD AVENUE, OCEANSIDE, CALIFORNIA, 92054**

**I. INTRODUCTION**

This letter details the findings of the historical assessment conducted for the dwelling located at 1010 Leonard Avenue in the City of Oceanside, California 92054 (Figures 1 and 2). This study was conducted to assess the resource's potential for historical significance as defined by the California Environmental Quality Act and to determine the resource's eligibility for the Mills Act. The resource was included in the Cultural Resource Survey of Oceanside conducted in 1992 and is eligible for local listing or designation.

The resource is located in the Plumosa Heights Subdivision west of Interstate 5 and south of downtown in the City of Oceanside, Township 11 South, Range 5 West, on the USGS 7.5' Oceanside quadrangle (Figure 2).

The legal description is: Lot 3 in Block 3 of Plumosa Heights Addition, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 1787, filed in the Office of the County Recorder of San Diego County.

The San Diego County Assessor's Parcel Number is 150-410-22-00.







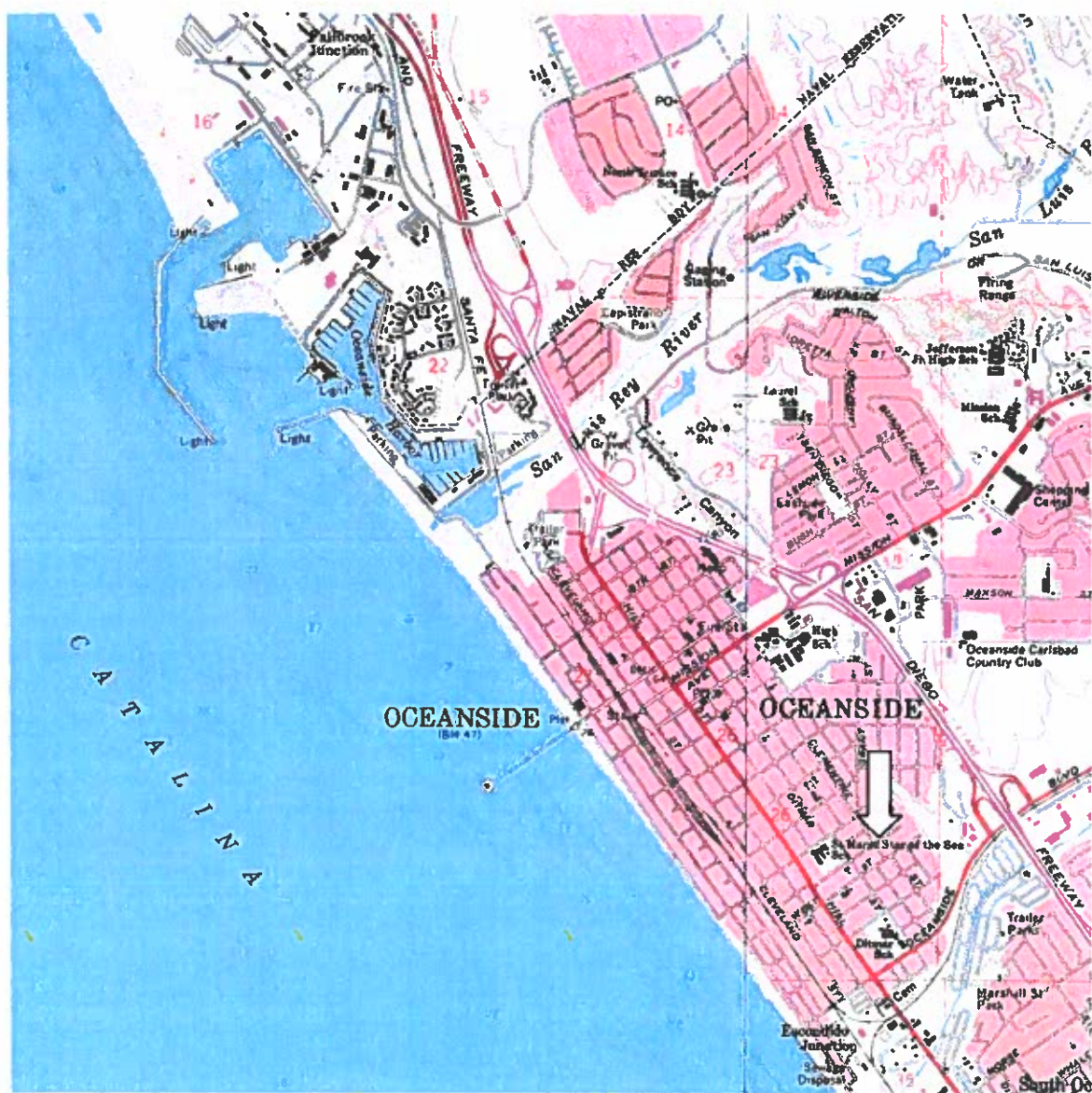


Figure 2 Project Location on USGS 7.5 Oceanside Quadrangle



## II. HISTORICAL CULTURAL ENVIRONMENT

The resource is in the Plumosa Heights Addition of Oceanside, located west of Interstate 5, east of Coast Highway and north of Oceanside Boulevard. Most of the earliest houses built in the subdivision were built in the mid 1920s and were owner-occupied residences. This area was desirable for the ocean views provided by a gentle slope.

The subdivision was named Plumosa Heights, referring to the type of palm trees which line the streets. Other unique features are the concrete lampposts and concrete streets that identify this neighborhood. The subdivision had several restrictions when it was established in 1924 including, the cost of the dwelling, the placement of the lot, as well as racial restriction on homeowners.

The immediate area remained largely unchanged in the post-World War II years, but in recent years the neighborhood has seen change as homeowners build larger homes or modify existing homes.

## III. HISTORICAL OVERVIEW

In 1883 Andrew Jackson Myers applied for and received a homestead grant for land which is now downtown Oceanside. Myers is credited with being the founder of Oceanside. He hired Cave Johnson Coutts, Jr. to survey and sub-divide the new town site. Early development centered around the train depot near Cleveland and Second Street (now Mission Avenue).

John Chauncey Hayes became the exclusive real estate agent for A.J. Myers. Hayes served as Justice of the Peace and postmaster and was the editor of his own newspaper, *The South Oceanside Diamond*. When Hayes drew the petition for the town's first post office, the name "Ocean Side" was used, but this was later changed to simply "Oceanside." On July 3, 1888, Oceanside was incorporated with a vote of 74 to 53. The founder of the city, A. J. Myers, was the first to vote.

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

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

The Depression years greatly impacted the city and growth slowed. In 1942 a dramatic change occurred with the purchase of the Santa Margarita y Los Flores by the U. S.

Government for a military base. The building of Camp Joseph H. Pendleton created an urgent need for housing and new schools as Oceanside's population nearly tripled from 4,500 to well over 12,000 residents by 1950. New housing expanded into the valley as well as South Oceanside.

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

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

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

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

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

Two new long awaited resort hotels opened in 2021 and are evident that Oceanside's landscape is changing at a fast pace.

#### **IV. METHODS AND RESULTS**

Background studies consisting of archival research from the Oceanside Historical Society, examination of City Directories, examination of Lot Books (1894 to 1953), tax assessment records, recorded deeds, San Diego County Master Property Records, a field check of the property, census records, research of various newspapers, review of Google map images and historical photographs were conducted as part of the project. Primary, Continuation and Building, Structure and Object forms for the resource were completed and appear in Appendix A.

## DESCRIPTION OF RESOURCE AT 1010 LEONARD AVENUE

This Mission Revival style residence is a single-story stucco home, with an irregular shape. The front façade is asymmetrical façade and has a front gabled roof. A flat roof with a parapet covers the remainder of the residence. A shed roof extension sits over a set of windows on the front façade. The roofs are trimmed with Spanish tile.

The dwelling has an arched entrance area, with an additional arch at a right angle leading to a brick porch. A brick wall covered in stucco borders the front of the property. The front façade extends to a stucco wall with a "cut out" entryway to the side yard of the west elevation. The main window on the front façade is arched and an aluminum slider replaces the original. There is a decorative block inset to the right of the window.

On the east elevation is a stucco covered chimney with rectangular double hung windows placed on either side. A glass-panel door on the east elevation is covered by a roof extension trimmed with Spanish tile. Another separate entrance is situated on this same elevation. Throughout the residence, windows vary in size, shape, and are wood framed.

A small cement driveway leads to a one-car garage, which was likely built in 1950. It has been converted. To the rear of the residence is a small structure, built in 1947 as a "guest house." The north facing façade features a set of double hung windows and a set of French doors leading to a small wooden deck.

The resource is in fair condition. A view of the resource is shown in Figure 4 with additional views in Appendix C.

## HISTORY OF OWNERSHIP

The subdivision and lots therein were owned by Bert and Margaret Beers. Bert C. Beers was a banker and real estate developer who developed Plumosa Heights in 1924. Plumosa Heights is a twelve-block subdivision named for the Cocos Plumosa palms that line its cement streets. Beers named two of the streets of Plumosa Heights after his son and daughter, Leonard and Alberta.

The 1920's were a decade of growth and prosperity for Oceanside and the new subdivision reflected that. In the 1981 article "Selling of a City" Plumosa Heights was noted: *"Perhaps the most symbolic development came in 1924 with the city's first major 'subdivision,' Plumosa Heights, named for the Cocos Plumosa palms that lined its cement streets. The twelve-block subdivision sold lots, not houses, but it triggered a doubling in building as the number of new houses went from 50 in 1923 to nearly 100 in 1924.*

*"Laid out before zoning came to Oceanside, Plumosa Heights was also the city's first restricted subdivision. All property buyers had to be Caucasian; Mexicans need not apply, according to deed restrictions. In addition, a minimum of \$4,000 had to be spent on construction of a dwelling set back at least 20 feet from the street. The lots were 50 by 108*

*feet and cost from \$700 to \$1,500. A down payment of ten percent was required; payments were made quarterly. The interest rate: seven percent.*

*"The subdivision was located just east of Hill Street and north of Oceanside Boulevard on what developer and banker B. C. Beers called the last remaining undivided property overlooking the ocean. Still identifiable today by its cement street and old-fashioned streetlights, Plumosa Heights was designed for the well-heeled buyer."*

In 1927 Beers traded any unsold lots of his subdivision to William E. McDonald in exchange for "a large apartment house" in San Diego.

According to the 1992 Cultural Resource Survey of Oceanside, W. G. and Alta Maddox purchased the property and had a home built there, probably as an investment as they also had a home built at 1006 Leonard. The Oceanside Blade reported in May of 1928 that Maddox had been issued a permit for "two stucco dwellings, \$5000 each."

Shortly after it was built, the residence at 1010 Leonard Avenue was sold to Charles and Madeline Murphy. On July 3, 1928, the Oceanside Blade reported that "Mr. and Mrs. Charles L. Murphy have moved into their new home in Plumosa Heights."

Murphy was the manager of the South Coast Gas Company, and his wife Madeline was the office bookkeeper. The South Coast Gas Company marked its first anniversary in Oceanside on September 1, 1928. Manager Murphy reported the company had over 500 customers and that there was "a long waiting list for gas connection." To celebrate the Gas Company was offering "wonderful bargains in Electrolux refrigerators, Wedgewood stoves, automatic hot water heaters" which were on display at the office on North Tremont Street.

Tragedy struck on November 9, 1928, when Charles Murphy was killed in an explosion. The Oceanside Blade described the incident: *"While engaged in making repairs to an oil storage tank Manager Charles L. Murphy and Peter Rolfe, welder, were hurled high into the air when the gas in the big container exploded, Murphy falling to the ground over a hundred feet from the tank to instant death, while Rolfe was picked up at least fifty feet away, to die a short time later when brought uptown to a doctor's office. The bodies of both men were terribly battered by the force of the blast, their skulls being fractured, and their limbs broken by the frightful impact with the ground."*

*"The cause of the explosion was the ignition of oil vapor in the top of the tank from the flame of an acetylene torch with which Rolfe was welding a pipe under the supervision of Manager Murphy. Steam had been forced through the pipes on the top of the tank to expel the gas and it was thought that this had been done and that the valves were closed to prevent communication with the tank. It appears that this was not the case, and the resulting explosion tore the top the big container, which was fifteen feet in diameter, and hurled it to a distance of 75 feet, while a heavy piece of pipe flying through the air landed in a vacant lot 400 feet away. The shock of the explosion was felt all over the city and glass in the windows of several houses near the plant was shattered."*



Madeline Murphy continued her position at the gas company but several months was selling her Leonard Avenue home in a March 1929 ad: *For Sale—Will sacrifice my new home, newly furnished. Furniture purchased recently can be bought separately. Phone 82 mornings. Mrs. Charles Lee Murphy, 1010 Leonard.* Perhaps still despondent over the untimely death of her husband, in 1933 Madeline Murphy ended her life by jumping four stories to her death in Los Angeles.

In 1929 Nelle Walter bought the residence who in turn sold it to Georgia Niles, a bookkeeper from Escondido. Niles married Charles W. Hershey, an insurance agent, that same year and the two moved into their home at 1010 Leonard Avenue.

J. W. and Evelyn Fox purchased the house in 1942. Fox was in charge of the local rubber-growing project for the U. S. Department of Agriculture.

The following year the property was sold to Patrick and Nellie Lassitor. Patrick Lassitor was a warrant officer in the Marine Corps and stationed at Marine Corps Base Camp Pendleton.

Herman and Ellen Miller purchased the home in 1947 and in August of that year Miller was issued a permit to make an unnamed alteration to the home at a cost of \$700, which was likely the guest house. The Millers sold the residence at 1010 Leonard Avenue to their daughter and son-in-law, Eva and Thomas McGinnis later that year and moved to a home on North Ditmar Street.

Eva Miller McGinnis was the owner of Eva's Yardage shop at 215 North Freeman Street. In 1951 she opened "Eva's Fashion Shop at the same location. The Oceanside Blade Tribune reported that *"Eva will feature a 'Miss California' suit styled by the queen at the state fair. She will also have in her shop lingerie, hosiery, costume jewelry, handbags, evening specialties, slacks, skirts, jackets and most anything milady desires in all price ranges."*

Thomas A. McGinnis was in the Naval Chief, stationed at Camp Pendleton. The McGinnis had two children, daughter Barbara, and a son, Thomas, Jr. who attended the Army-Navy academy.

Thomas McGinnis was issued a permit in 1950 to build a "utility building" on the property. In 1952, Thomas and Eva Miller put their house up for sale and an ad ran in the local paper which read: *"By owner, two-bedroom home with large guest house, rumpus room 16x24, storeroom 8x12, beautifully landscaped with patio, priced right; 1010 Leonard Ave."*

That year the home was purchased by Paota White Patrick, a librarian in Los Angeles and the widow of Arthur Patrick. She likely purchased the home for her son Edwin White Patrick because he was being sued in a wrongful death lawsuit in Greenfield, California. Edwin Patrick occupied the home and served as Police Chief for the City of Oceanside for two years until the Oceanside City Council dismissed him in 1954 due to "ineptness, disorganization and dissension in the department" and allowing gambling.

In 1955 an ad ran in the Oceanside Blade Tribune: *"1010 Leonard St., Two B R Stucco. Oak floors, all improvements, plus separate Guest House, also recreation room, and Patio Plumbed for Automatic Washer. Many additional features. Lovely Hill-Top view. Close to St Mary's School. Priced to sell."*

John W. and Evelyn Corchran purchased the house in 1956. John "Bill" Corchran was hired in June of that year to serve as the Oceanside-Carlsbad High School Football Coach but was subsequently moved to coach the Oceanside-Carlsbad Junior College team. John and Evelyn divorced, and she was deeded the house in 1968.

Mary C. Colvin purchased the home in 1979. In 1998 Colvin sold the property Brian D. and Gretchen M. Hennessy, who in turn sold it to Philip Edward Jones and Polly Rose in 2004. The property was deeded to Polly Rose, the current owner, in 2005.

[illegible]





**Figure 4 View of 1010 Leonard Avenue, Oceanside, California**



## **ANALYSIS OF SUBJECT RESOURCE ARCHITECTURE**

Mission Revival architecture originated in California in the early 1890's. This style borrowed heavily from the Spanish Missions established along the California coast from San Diego to San Francisco. The style was first used for the "California Building" at the Columbian Exposition in Chicago, Illinois in 1893. Architects such as A. Page Brown and Irving J. Gill would popularize the style in California.

Mission Revival Characteristics include smooth stucco or plaster siding; overhanging eaves with exposed rafters; low-pitched hipped or gabled tile roof; roof parapets; square pillars and/or twisted columns; arched entry and windows; covered walkways; round or quatrefoil windows; decorative elements of tile, iron, and wood.

The subject resource features many of these characteristics including the stucco finish, overhanging eaves, gabled tile roof, parapet, arched entry and windows, decorative elements, and covered walkway.

While outbuildings were added in 1947 and 1950, the residence has not been altered or modified from its original design. It was likely the third or fourth house built on Block 3 in the Plumosa Heights subdivision and one of the few that has not been modified.

## **V. ELIGIBILITY CRITERIA**

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

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

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

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

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

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

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

## **VI. REGISTER STANDARDS**

### **CALIFORNIA REGISTER CRITERIA**

When evaluated within its historic context, under CEQA a property must be shown to be significant for one or more of the four Criteria for Evaluation – A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity.

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

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

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

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

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

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

**Integrity.** Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling and association.

## **VII. APPLICATION OF CRITERIA FOR 1010 LEONARD AVENUE**

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

**Criterion B** (association with a historic person or persons): The resource is associated with a variety of persons but no one of particular significance in Oceanside history. The resource is not significant under Criterion B.

**Criterion C** (represents a significant design or style of construction): The architect of the resource is unknown, but the resource may have been built by local contractors Jensen and Love who built B. C. Beers' Mission style homes on Leonard Avenue in the Plumosa Heights subdivision. This resource is listed in the 1992 Cultural Resource Survey of Oceanside because of its architectural style. The resource is considered significant under Criterion C.

**Criterion D** (ability to yield further information): There have been previous assessments done on the property. It is unlikely that any further information would be revealed with additional study. The resource is not significant under Criterion D.

## **VIII. INTEGRITY OF 1010 LEONARD AVENUE**

Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The seven key aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

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

**FINDING:** The location of the resource at 1010 Leonard Avenue is in its original location. The building retains its location element for integrity purposes.

**Design.** Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

**FINDING:** The resource retains its design element of Mission Revival. It maintains its design for integrity purposes.

**Setting.** Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.

**FINDING:** The resource is set in a residential neighborhood as it was originally intended. The Plumosa Heights Subdivision is unique within the City of Oceanside due to its concrete streets and original cement light standards, as well as the Cocos plumosa-lined streets. The resource retains its integrity for setting or environment.

**Materials.** Materials are 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.

**FINDING:** The resource still reflects elements from a particular period of time and place and retains sufficient materials element for integrity purposes.

**Workmanship.** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

**FINDING:** The quality of workmanship demonstrated in the construction of the resource is of average construction. The architect and builder are unknown.

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

**FINDING:** The resource still evokes the period of time in which it was built.

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

**FINDING:** The resource is not linked to any significant person in Oceanside's history and development other than the developer B. C. Beers.

## **IX. CONCLUSION AND FINDINGS**

The resource at 1010 Leonard Avenue is historically significant under Criterion C. It also maintains and conveys historical integrity including location, design, setting, materials, and feeling.

The Cultural Resource Survey of Oceanside conducted in 1992 noted that the residence "may be eligible as a contributor to a district that has not been fully documented" because of its setting in the Plumosa Heights Subdivision. As previously noted this resource was one of the earlier homes built on the block and is one of the few homes that has not been modified.

These findings make this resource eligible for local designation and for the Mills Act, a program designed to encourage the preservation, maintenance, and restoration of designated historic properties.



**Kristi Hawthorne**



## **X. RESOURCES**

*"A Field Guide to American Houses"* by Virginia Savage McAlester, 2013

Citizen-News (Hollywood, California), Thursday, December 9, 1954, Page 2

Ducy's 1968 Oceanside-Carlsbad Directory

Haines Directory, San Diego County 1970, 1971, 1977

*"History of San Diego County"*, Published by San Diego Press Club, 1936

Home Directory Service, Inc., Oceanside-Carlsbad City Directory, 1954

Luskey's Official Oceanside-Carlsbad Criss-Cross City Directory, 1959

*Oceanside Blade Tribune* 1892-1983

Oceanside Ladies' Minstrel Show Program, 1924

Oceanside Lot Books 1894-1953

Oceanside-Carlsbad Directories 1954, 1959, 1963

*"Oceanside, California's Pride"*, 1992 Cultural Resource Survey of Oceanside, Flanigan, Carrico & Carrico

*"Panned Pictures of the Garden of the World, An Illustrated History of Southern California"*, History of San Diego County, The Lewis Publishing Company, 1890, pages 263-264

San Diego County Directories, Oceanside 1887-1938

San Diego County Master Property Records

San Diego County Tax Assessment Roll

San Diego Union Tribune (San Diego, California), November 9, 1928, page 5

*San Diego Union Tribune* (San Diego, California), December 14, 1954, page 8

*San Diego Union Tribune* (San Diego, California), October 13, 1972, page 17

South Oceanside Diamond 1888-1889

The Californian (Salinas, California), Saturday, April 8, 1933, Page 2

***"The Selling of a City: Oceanside"*, 1920-1930, By Brian Wiersema and Mary Taschner,  
Spring 1981 San Diego Journal**

**The Los Angeles Times (Los Angeles, California), Saturday, November 10, 1928, Page 16**

**The Los Angeles Times (Los Angeles, California), Sunday, April 9, 1933, Page 53**

**The Winona Daily News (Winona, Minnesota), Saturday, April 3, 1993, Page 4**

**Times-Advocate (Escondido, California), Monday, April 10, 1933, Page 1**

**United States Census Records                      1880, 1900, 1910, 1920, 1930, 1940**

**Websites:**

**UCSB Library (aerial photos) [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/)**

**APPENDIX A**  
**BUILDING FORMS**



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

Primary# \_\_\_\_\_

HR# \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 1010 Leonard Avenue, Oceanside, CA

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ of Sec \_\_\_\_\_; SB B.M.

\*c. Address 1010 Leonard Avenue City Oceanside Zip 92054

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

The resource is located in the Plumosa Heights Subdivision west of Interstate 5 and south of downtown in the City of Oceanside, Township 11 South, Range 5 West, on the USGS 7.5' Oceanside quadrangle. The legal description is: Lot 3 in Block 3 of Plumosa Heights Addition, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 1787, filed in the Office of the County Recorder of San Diego County. The San Diego County Assessor's Parcel Number is 150-410-22-00.

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

This Mission Revival style residence is a single-story stucco home, with an irregular shape. The front façade is asymmetrical façade and has a front gabled roof. A flat roof with a parapet covers the remainder of the residence. A shed roof extension sits over a set of windows on the front façade. The roofs are trimmed with Spanish tile. The dwelling has an arched entrance area, with an additional arch at a right angle leading to a brick porch. A brick wall covered in stucco borders the front of the property. The front façade extends to a stucco wall with a "cut out" entryway to the side yard of the west elevation. The main window on the front façade is arched and an aluminum slider replaces the original. There is a decorative block inset to the right of the window. On the east elevation is a stucco covered chimney with rectangular double hung windows placed on either side. A glass-panel door on the east elevation is covered by a roof extension trimmed with Spanish tile. Another separate entrance is situated on this same elevation. Throughout the residence, windows vary in size, shape, and are wood framed. A small cement driveway leads to a one-car garage, which was likely built in 1950. It has been converted. To the rear of the residence is a small structure, built in 1947 as a "guest house." The north facing façade features a set of double hung windows and a set of French doors leading to a small wooden deck. The resource is in fair condition.



P3b. Resource Attributes: (List attributes and codes)

HP2 - Single family dwelling

\*P4. Resources Present:

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

P5b. Description of Photo: (view, date, accession #)

South Elevation, 1/28/2022

\*P6. Date Constructed/Age and Source: ☒ Historic

☐ Prehistoric ☐ Both Constructed 1928

\*P7. Owner and Address:

Polly Rose

1010 Leonard Avenue

Oceanside CA 92054

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

Kristi S. Hawthorne

601 South Ditmar Street

Oceanside CA 92054

\*P9. Date Recorded: 2/01/2022

\*P10. Survey Type: (Describe) Intensive \*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Results of the Historical Cultural Assessment for 1010 Leonard Avenue, Oceanside CA 92054

\*Attachments: ☐ NONE ☐ Location Map  
☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear  
Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 4 \*Resource Name or # (Assigned by recorder) 1010 Leonard Avenue  
\*Recorded by: Kristi S. Hawthorne \*Date 2/01/2022 ☒ Continuation ☐ Update

The subdivision and lots therein were owned by Bert and Margaret Beers. Bert C. Beers was a banker and real estate developer who developed Plumosa Heights in 1924. Plumosa Heights is a twelve-block subdivision named for the Cocos Plumosa palms that line its cement streets. Beers named two of the streets of Plumosa Heights after his son and daughter, Leonard and Alberta.

The 1920's were a decade of growth and prosperity for Oceanside and the new subdivision reflected that. In the 1981 article "Selling of a City" Plumosa Heights was noted: *"Perhaps the most symbolic development came in 1924 with the city's first major "subdivision," Plumosa Heights, named for the Cocos Plumosa palms that lined its cement streets. The twelve-block subdivision sold lots, not houses, but it triggered a doubling in building as the number of new houses went from 50 in 1923 to nearly 100 in 1924.*

*"Laid out before zoning came to Oceanside, Plumosa Heights was also the city's first restricted subdivision. All property buyers had to be Caucasian; Mexicans need not apply, according to deed restrictions. In addition, a minimum of \$4,000 had to be spent on construction of a dwelling set back at least 20 feet from the street. The lots were 50 by 108 feet and cost from \$700 to \$1,500. A down payment of ten percent was required; payments were made quarterly. The interest rate: seven percent.*

*"The subdivision was located just east of Hill Street and north of Oceanside Boulevard on what developer and banker B. C. Beers called the last remaining undivided property overlooking the ocean. Still identifiable today by its cement street and old-fashioned streetlights, Plumosa Heights was designed for the well-heeled buyer."*

In 1927 Beers traded any unsold lots of his subdivision to William E. McDonald in exchange for "a large apartment house" in San Diego.

According to the 1992 Cultural Resource Survey of Oceanside, W. G. and Alta Maddox purchased the property and had a home built there, probably as an investment as they also had a home built at 1006 Leonard. The Oceanside Blade reported in May of 1928 that Maddox had been issued a permit for "two stucco dwellings, \$5000 each."

Shortly after it was built, the residence at 1010 Leonard Avenue was sold to Charles and Madeline Murphy. On July 3, 1928, the Oceanside Blade reported that "Mr. and Mrs. Charles L. Murphy have moved into their new home in Plumosa Heights."

Murphy was the manager of the South Coast Gas Company, and his wife Madeline was the office bookkeeper. The South Coast Gas Company marked its first anniversary in Oceanside on September 1, 1928. Manager Murphy reported the company had over 500 customers and that there was "a long waiting list for gas connection." To celebrate the Gas Company was offering "wonderful bargains in Electrolux refrigerators, Wedgewood stoves, automatic hot water heaters" which were on display at the office on North Tremont Street.

Tragedy struck on November 9, 1928, when Charles Murphy was killed in an explosion. The Oceanside Blade described the incident: *"While engaged in making repairs to an oil storage tank Manager Charles L. Murphy and Peter Rolfe, welder, were hurled high into the air when the gas in the big container exploded, Murphy falling to the ground over a hundred feet from the tank to instant death, while Rolfe was picked up at least fifty feet away, to die a short time later when brought uptown to a doctor's office. The bodies of both men were terribly battered by the force of the blast, their skulls being fractured, and their limbs broken by the frightful impact with the ground.*

*"The cause of the explosion was the ignition of oil vapor in the top of the tank from the flame of an acetylene torch with which Rolfe was welding a pipe under the supervision of Manager Murphy. Steam had been forced through the pipes on the top of the tank to expel the gas and it was thought that this had been done and that the valves were closed to prevent communication with the tank. It appears that this was not the case, and the resulting explosion tore the top the big container, which was fifteen feet in diameter, and hurled it to a distance of 75 feet, while a heavy piece of pipe flying through the air landed in a vacant lot 400 feet away. The shock of the explosion was felt all over the city and glass in the windows of several houses near the plant was shattered."*

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

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or # (Assigned by recorder) 1010 Leonard Avenue  
\*Recorded by: Kristi S. Hawthorne \*Date 2/01/2022 ☒ Continuation ☐ Update

Madeline Murphy continued her position at the gas company but several months was selling her Leonard Avenue home in a March 1929 ad: *For Sale—Will sacrifice my new home, newly furnished. Furniture purchased recently can be bought separately. Phone 82 mornings. Mrs. Charles Lee Murphy, 1010 Leonard.* Perhaps still despondent over the untimely death of her husband, in 1933 Madeline Murphy ended her life by jumping four stories to her death in Los Angeles.

In 1929 Nelle Walter bought the residence who in turn sold it to Georgia Niles, a bookkeeper from Escondido. Niles married Charles W. Hershey, an insurance agent, that same year and the two moved into their home at 1010 Leonard Avenue.

J. W. and Evelyn Fox purchased the house in 1942. Fox was in charge of the local rubber-growing project for the U. S. Department of Agriculture.

The following year the property was sold to Patrick and Nellie Lassitor. Patrick Lassitor was a warrant officer in the Marine Corps and stationed at Marine Corps Base Camp Pendleton.

Herman and Ellen Miller purchased the home in 1947 and in August of that year Miller was issued a permit to make an unnamed alteration to the home at a cost of \$700, which was likely the guest house. The Millers sold the residence at 1010 Leonard Avenue to their daughter and son-in-law, Eva and Thomas McGinnis later that year and moved to a home on North Ditmar Street.

Eva Miller McGinnis was the owner of Eva's Yardage shop at 215 North Freeman Street. In 1951 she opened "Eva's Fashion Shop at the same location. The Oceanside Blade Tribune reported that *"Eva will feature a 'Miss California' suit styled by the queen at the state fair. She will also have in her shop lingerie, hosiery, costume jewelry, handbags, evening specialties, slacks, skirts, jackets and most anything milady desires in all price ranges."*

Thomas A. McGinnis was in the Naval Chief, stationed at Camp Pendleton. The McGinnis had two children, daughter Barbara, and a son, Thomas, Jr. who attended the Army-Navy academy.

Thomas McGinnis was issued a permit in 1950 to build a "utility building" on the property. In 1952, Thomas and Eva Miller put their house up for sale and an ad ran in the local paper which read: *"By owner, two-bedroom home with large guest house, rumpus room 16x24, storeroom 8x2, beautifully landscaped with patio, priced right; 1010 Leonard Ave."*

That year the home was purchased by Paota White Patrick, a librarian in Los Angeles and the widow of Arthur Patrick. She likely purchased the home for her son Edwin White Patrick because he was being sued in a wrongful death lawsuit in Greenfield, California. Edwin Patrick occupied the home and served as Police Chief for the City of Oceanside for two years until the Oceanside City Council dismissed him in 1954 due to "ineptness, disorganization and dissension in the department" and allowing gambling.

In 1955 an ad ran in the Oceanside Blade Tribune: *"1010 Leonard St., Two B R Stucco. Oak floors, all improvements, plus separate Guest House, also recreation room, and Patio Plumbed for Automatic Washer. Many additional features. Lovely Hill-Top view. Close to St Mary's School. Priced to sell."*

John W. and Evelyn Corchran purchased the house in 1956. John "Bill" Corchran was hired in June of that year to serve as the Oceanside-Carlsbad High School Football Coach but was subsequently moved to coach the Oceanside-Carlsbad Junior College team. John and Evelyn divorced, and she was deeded the house in 1968.

Mary C. Colvin purchased the home in 1979. In 1998 Colvin sold the property Brian D. and Gretchen M. Hennessy, who in turn sold it to Philip Edward Jones and Polly Rose in 2004. The property was deeded to Polly Rose, the current owner, in 2005.



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code \_\_\_\_\_

Page 4 of 4

\*Resource Name or # (Assigned by recorder) 1010 Leonard Avenue, Oceanside, California

B1. Historic Name: Maddox Residence

B2. Common Name: \_\_\_\_\_

B3. Original Use: residential B4. Present Use: residential

\*B5. Architectural Style: Mission Revival

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

The resource was constructed in 1928.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme Mission Revival Area \_\_\_\_\_

Period of Significance 1890s to 1940s Property Type Residential Applicable Criteria C

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

The resource is in the Plumosa Heights Addition of Oceanside, located west of Interstate 5, east of Coast Highway and north of Oceanside Boulevard. Most of the earliest houses built in the subdivision were built in the mid-1920s and were owner-occupied residences. This area was desirable for the ocean views provided by a gentle slope. The subdivision was named Plumosa Heights, referring to the type of palm trees which line the streets. Other unique features are the concrete lampposts and concrete streets that identify this neighborhood. The subdivision had several restrictions when it was established in 1924 including, the cost of the dwelling, the placement of the lot, as well as racial restriction on homeowners.

The resource at 1010 Leonard Avenue is historically significant under Criterion C. It also maintains and conveys historical integrity including location, design, setting, materials, and feeling. The Cultural Resource Survey of Oceanside conducted in 1992 noted that the residence "may be eligible as a contributor to a district that has not been fully documented" because of its setting in the Plumosa Heights Subdivision. This resource was one of the earlier homes built on the block and is one of the few homes that has not been modified. These findings make this resource eligible for local designation and for the Mills Act, a program designed to encourage the preservation, maintenance, and restoration of designated historic properties.

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

\*B12. References: Oceanside Blade Tribune newspaper; Oceanside Blade Tribune; San Diego County Master Property Records; "Oceanside, California's Pride", 1992 Cultural Resource Survey of Oceanside, Flanigan, Carrico & Carrico; "The Selling of a City: Oceanside", 1920-1930, By Brian Wiersema and Mary Taschner, Spring 1981 San Diego Journal

B13. Remarks: \_\_\_\_\_

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

Date of Evaluation: 2/01/2022



(This space reserved for official comments.)

**APPENDIX B**  
**HISTORY OF OWNERSHIP/CHAIN OF TITLE**

**LIST OF OWNERS  
and  
CHAIN OF TITLE  
1010 Leonard Avenue**

1. Owner: B. C. Beers  
Plumosa Heights Subdivision, Recorded: March 22, 1924

2. Owner: William E. McDonald  
Year: 1927, Oceanside Lot Book, page 97

3. Owner: W. G. and Alta Maddox  
1928 (Per 1992 Cultural Resource Survey of Oceanside)

4. Owner: Charles L. Murphy and Madeline Murphy  
1928-1929 (per Oceanside Blade Tribune)

5. Nelle Walters  
1929 (Per 1992 Cultural Resource Survey of Oceanside)

6. Georgia Niles  
1929 (Per 1992 Cultural Resource Survey of Oceanside)

7. Owner: Charles W. Hershey and Georgia Niles Hershey  
Year: 1930, Oceanside Lot Book, page 97

8. Owner: J. W. and Evelyn Fox  
Year: 1942; 1943, Oceanside Lot Book

9. Owner: Patrick H. and Nellie Lassitor  
Year: 1943-1946, Oceanside Lot Book

10. Owner: Thomas A. McGinnis and Eva E. McGinnis  
Year: 1947, Oceanside Lot Book

11. Grant Deed  
Grantor: Thomas A. McGinnis and Eva E. McGinnis  
Grantee: Paota W. Patrick  
Recorded: October 27, 1952, Book 1952, Page 133180 of Official Records

**12. Deed**

**Grantor: Paota W. Patrick**

**Grantee: John W. Corchran and Evelyn W. Corchran**

**Recorded: September 18, 1956, Book 1956, Page 131009 of Official Records**

**13. Deed**

**Grantor: John W. Corchran**

**Grantee: Evelyn W. Corchran**

**Recorded: October 10, 1968, Book 1968, Page 177163 of Official Records**

**14. Deed**

**Grantor: Evelyn W. Corchran**

**Grantee: Mary C. Colvin**

**Recorded: May 17, 1979, Document #1979-203410 of Official Records**

**15. Quitclaim Deed**

**Grantor: Mary C. Colvin**

**Grantee: Mary Curtiss Trustee of Mary Curtiss Colvin Trust**

**Recorded: February 9, 1993, Document #1993-0084808 of Official Records**

**16. Deed**

**Grantor: Mary C. Colvin aka Mary Curtiss Trustee of Mary Curtiss Colvin Trust**

**Grantee: Brian D. Hennessy and Gretchen M. Hennessy**

**Recorded: August 18, 1998, Document #1998-0523292 of Official Records**

**17. Grant Deed**

**Grantor: Brian D. Hennessy and Gretchen M. Hennessy**

**Grantee: Philip Edward Jones and Polly Rose**

**Recorded: July 2, 2004, Document #2004-0625840 of Official Records**

**18. Quitclaim Deed**

**Grantor: Philip Edward Jones**

**Grantee: Polly Rose**

**Recorded: September 19, 2005, Document #2005-0808293 of Official Records**

**19. Quitclaim Deed**

**Grantor: Polly Rose**

**Grantee: Polly Rose, The Polly Rose Family Trust**

**Recorded: July 10, 2020, Document #2020-0368761 of Official Records**

MASTER PROPERTY RECORD  
ASSESSOR'S DEPARTMENT, COUNTY OF SAN DIEGO, CALIFORNIA

TAX CODE AREA

7000 700

150 410 22 150-112 19\*

34-154-21

REFERENCE	DATE	LAND	BLDG., ETC.	IMPROVEMENTS TREES-VINES	FIXTURES	PERSONAL PROPERTY	EXEMPTIONS	NET TOTAL	SOLVENT CREDITS	TAX SALE Redeemed 12/5/55	REMARKS CROSS REFERENCE
	1950	470	1960								
	1951		2230			420	1000	2120			
	1952					1160	1000	2860			
	1953	630	2680								
	1954		2730								
	1955					(270)					28685
	1956					270					
	1957						1000	2630			
	1958						1000	2630			
	1959	1170	2250			230	1000	2650			NO. UNITS 2
	1960						1000	2450			
	1961					230	1000				
	1962						1000	2650			
	1963						1000				
	1964						1000				
	1965	1350	2050			200	1000				NO. UNITS 1
	1966					190	1000				
	1967	1490	2050			170					619 R & T
	1968	1490	2050			170					
	1969	1560	2150				750				619 R & T

DATE	TRANS. NO.	ADDRESS	OWNER	ADDRESS
			McGinnis, Thomas A. & Eva E. (JT)	215 N. Freeman St., Oceanside, Calif.
1952	133180	1760	Patrick, Peter W.	1010 Leonard St., Oceanside, Calif.
1953			"	6710 4 Ave. S.E., Seattle, Wash.
1956			"	96 E W Patrick, 1010 Leonard St., Oceanside
1956	131008	1475	Corchran, John W. & Evelyn W.	1010 Leonard St., Oceanside, Calif.
1969	0906		Corchran, Evelyn W. (M/W John)	1010 Leonard St., Oceanside, Ca 92054

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[illegible]

MAP NO. 1787

ARB. NO.

STREET AND  
NUMBER

1010 Leonard Ave.

LEGAL DESCRIPTION ~~Plumosa Heights, Lot 3 Blk 3~~

Map 1787      Lot 3 Blk 3  
(1969 Cut 906)

- |    |    |
|----|----|
| 3  | 58 |
| 30 | 37 |
| 36 | 39 |
| 38 | 40 |
| 4  | 42 |
| 42 | 43 |
| 44 | 45 |
| 46 | 47 |
| 48 | 49 |
| 50 | 51 |
| 52 | 53 |
| 54 | 55 |
| 56 | 57 |
| 58 | 59 |
| 60 | 61 |
| 62 | 63 |
| 64 | 65 |
| 66 |    |

**APPENDIX C**  
**ADDITIONAL VIEWS OF 1010 LEONARD AVENUE**



Above: South elevation taken from southeast corner of residence  
Below: View of front porch







Above: East elevation  
Below: North elevation, back porch or patio







Views of "Guest house" or ADA





West elevation views







**Above: View of garage door**

**Below: View of entrance to converted garage (right) and to left view of ADA**





Above: View of arched entryway, south elevation  
Below: View south elevation

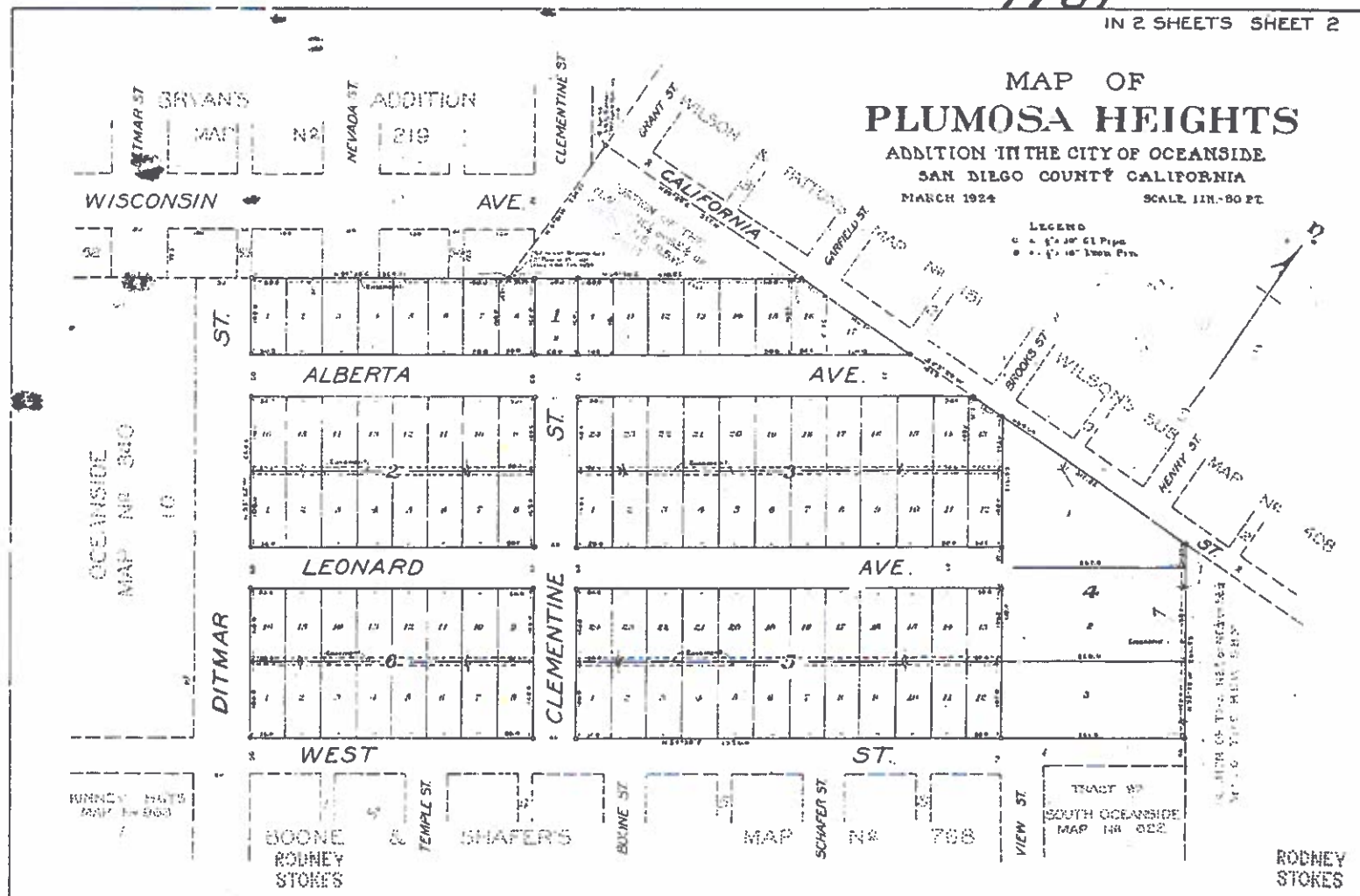


## ATTACHMENTS



1787

IN 2 SHEETS SHEET 2



Original Plat Map, 1924

**Remember This!**

---

What MONTECITO is to SANTA BARBARA,  
WILSHIRE to LOS ANGELES  
What BELMONT HEIGHTS is to LONG BEACH  
or MISSION HILLS to SAN DIEGO---

**Plumosa Heights.**

WILL BE TO  
**OCEANSIDE**

---

**Remember That!**

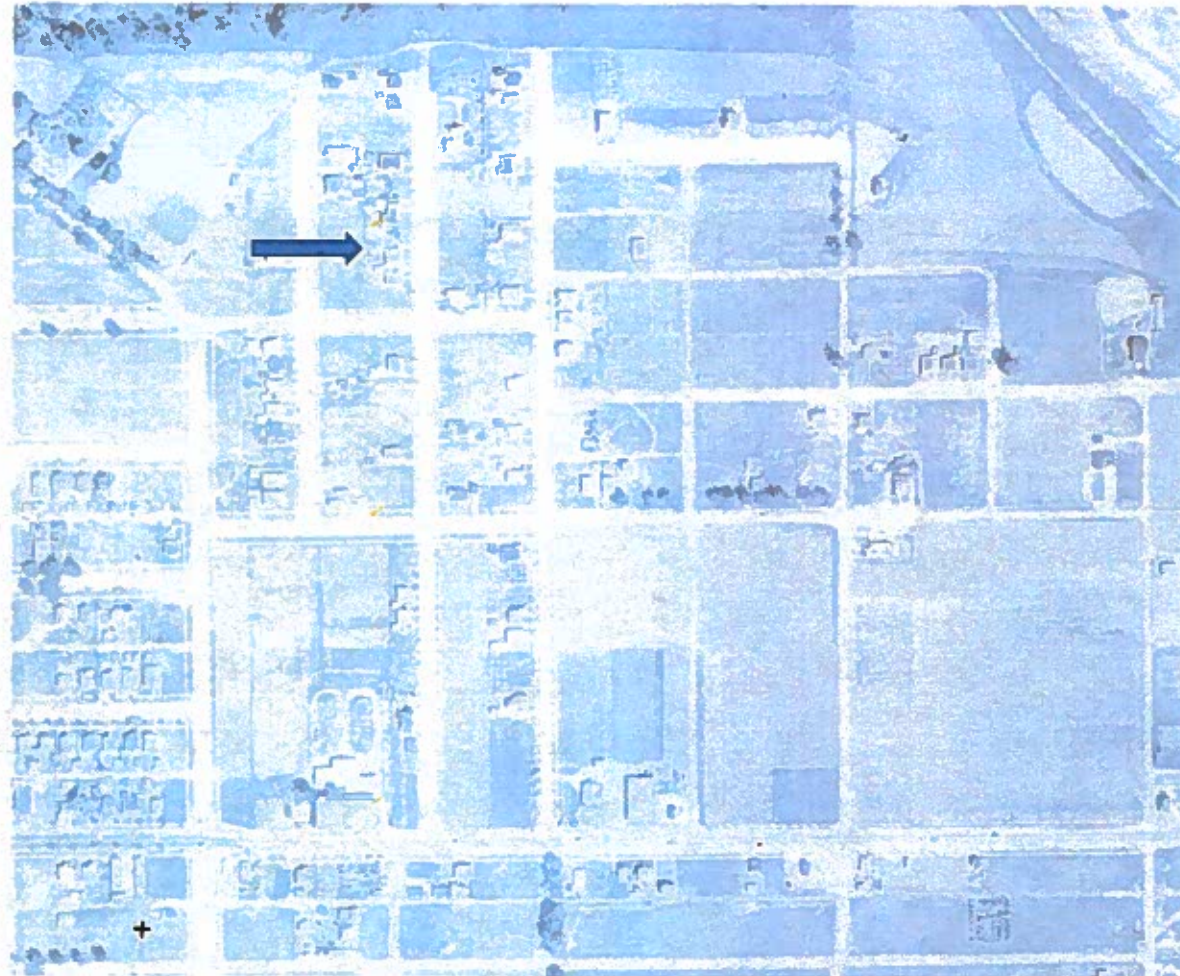
Ad for Plumosa Heights, 1924





**View of Leonard Avenue looking west in 1924**





Aerial view of resource 1932 (UC Santa Barbara Library)





Aerial view of resource 1937 (UC Santa Barbara Library)





**Above: Resource circa 1990**

**Below: View of Leonard Street looking east circa 1990**

