CULTURAL RESOURCES STUDY FOR THE ESTATES AT DEL MAR PROJECT

CITY OF DEL MAR, SAN DIEGO COUNTY, CALIFORNIA

TTM 14-001

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Report Title:	Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego County, California (TTM 14-001)
Type of Study:	Phase I Cultural Resources Survey and Phase II Site Evaluation
New Sites:	None
Updated Site:	SDI-7979
USGS Quadrangle:	*Del Mar, California* (7.5 minute)
Acreage:	5.6 acres
Key Words:	Survey; multi-component; SDI-7979; not significant; monitoring of grading is recommended; historic structure (Tippett Hall) not significant, preservation not recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request by Nieto Consulting Engineers, a cultural resources study was conducted by Brian F. Smith and Associates, Inc. (BFSA) for the Estates at Del Mar Project. The project consists of a Tentative Map (TM) proposal to subdivide 5.6 acres into five residential lots for single-family housing development. The project will propose to develop the entire property available. More specifically, the project is located on the 7.5-minute USGS *Del Mar, California* topographic quadrangle, in Section 2, Township 14 South, Range 4 West. The project includes Assessor's Parcel Numbers (APN) 298-241-06 and 298-241-07. This property is situated on the northern edge of the city of Del Mar, primarily west of Camino Del Mar (Old Highway 101) on bluffs above the Pacific Ocean to the west and the Del Mar racetrack and San Dieguito Lagoon to the east.

The purpose of this investigation was to locate and record any cultural resources present within the project and subsequently evaluate any resources as part of the City of Del Mar's environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The archaeological investigation of the project area also included a review of an archaeological records search performed at the South Coastal Information Center (SCIC) at San Diego State University (SDSU) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project boundaries or in the immediate vicinity.

A review of the records search provided by the SCIC indicated that previously recorded resources are located within the subject property. The recorded resources include a historic residence referred to as Tippett Hall, which was constructed in 1938, and elements of a prehistoric occupation site (SDI-7979) that included the entire bluff top, both north and south of the project boundaries, from the southernmost tip of the bluff to a point north of Border Avenue. The cultural resources survey was conducted on April 30, 2014 and resulted in the verification of the presence of a previously recorded multi-component site (SDI-7979). Subsequently, the evaluation of SDI-7979 was conducted from June 26 to July 8, 2014. The site within the project is characterized as a prehistoric shell midden and occupation site. The historic structure (Tippett Hall) was also documented on the project, although the structure is unoccupied and in a state of decay and partial demolition. The project area was easily accessible and no constraints were encountered within the project area.

Based upon the results of the field survey and records searches, the location of SDI-7979 has been confirmed within the boundaries of the proposed development. Portions of Site SDI-7979 to the south and north of the project have been previously studied as part of past development projects. This area is also recorded as W-39 and corresponds to the location of the discovery of human remains on the bluff edge that became know as Del Mar Man. From the perspective of the CEQA review of the proposed development, the prehistoric site within the tentative map has an area that was tested and is characterized as a marginal area of prehistoric

occupation and has been evaluated as not significant. As a result of the testing of SDI-7979, the site was characterized as lacking the potential to contain significant subsurface deposits. No impacts to significant resources are associated with the proposed development of the property.

The historic structure (Tippett Hall) was previously studied by Moomjian (2000) and determined to be not CEQA-significant. While the structure is historic in age and was designed by an architect of importance, Moomjian concluded that the structure has no architectural elements of importance and the owners were not historically significant to the community. Based upon the conclusions reached by Moomjian, no mitigation measures or preservation are recommended for the historic structure.

Although neither the historic structure nor the prehistoric site were evaluated as CEQA-significant, the potential exists that unidentified significant historic or prehistoric deposits or features may be uncovered during grading. Because of this potential to encounter buried cultural deposits, monitoring of grading is recommended. Should potentially significant cultural deposits be discovered, mitigation measures will be implemented to reduce the effects of the grading impacts. Archaeological monitoring by qualified archaeologists shall be required for all grading and trenching associated with the development. A Mitigation Monitoring and Reporting Program (MMRP) has been provided in this report.

A copy of this report will be permanently filed with the SCIC at SDSU. All notes, photographs, and other materials related to this project will be curated at the archaeological laboratory of BFSA in Poway, California.

1.0 INTRODUCTION

1.1 Project Description

The archaeological survey program for the Estates at Del Mar Project was conducted in order to comply with CEQA and City of Del Mar environmental guidelines. The project consists of a Tentative Map (TM) proposal to subdivide 5.6 acres into five residential lots for single-family housing development (Figures 1.1–1 through 1.1–3). The project will include grading of five lots with a street and access to Camino Del Mar. The site is currently developed with an existing single-family residence and an associated guesthouse, as well as extensive landscaping, a pool, and gardens. The project site may be found immediately south of the intersection of Camino Del Mar and Border Avenue in Del Mar, San Diego County, California. More specifically, the project is located on the 7.5-minute USGS *Del Mar, California* topographic quadrangle, in Section 2, Township 14 South, Range 4 West. The project includes APNs 298-241-06 and 298-241-07.

The Area of Potential Effect (APE) for this project is the 5.6-acre project area. The decision to request this investigation was based upon cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which in the coastal area were focused around fresh water resources and a food supply. In this particular case, the proximity to the ocean, San Dieguito Lagoon, the San Dieguito River, and the terrestrial ecosystems surrounding the lagoon are part of an environmental setting that supported a significant prehistoric population for over 10,000 years.

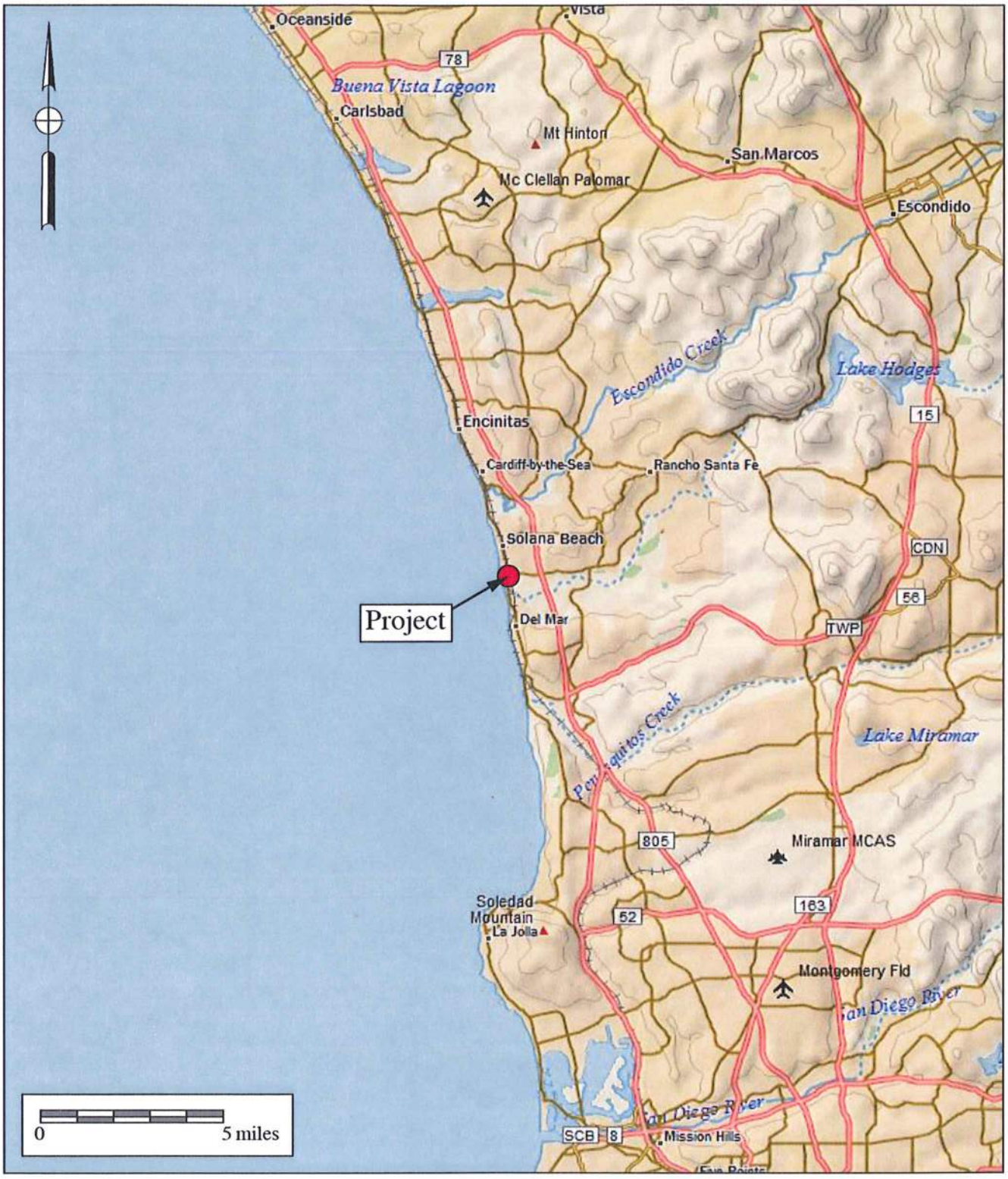

Figure 1.0–1

General Location Map

The Estates at Del Mar Project

DelAmore (1:250,000 series)

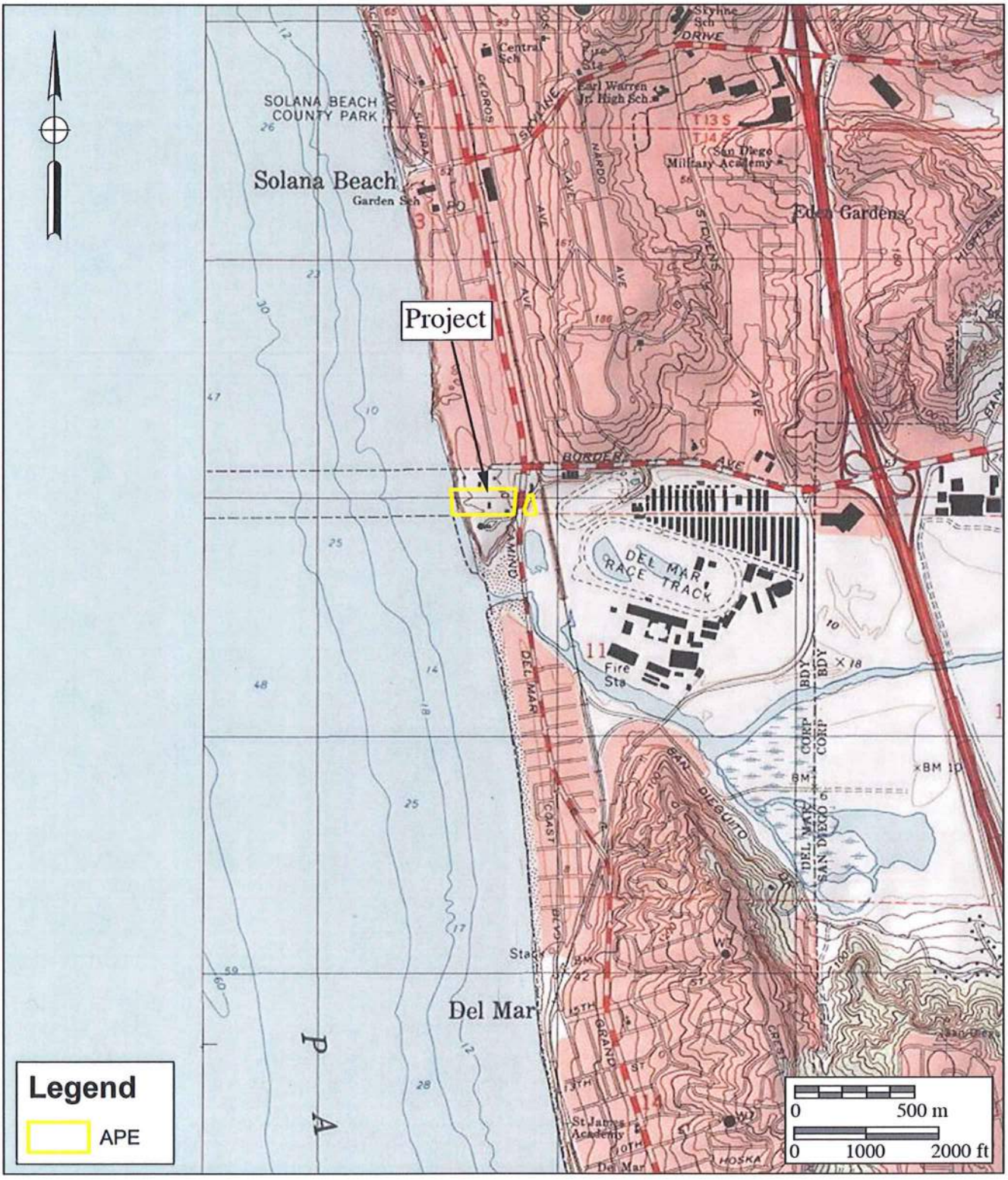

Figure 1.0–2

Project Location Map

The Estates at Del Mar Project

USGS *Del Mar* Quadrangle (7.5-minute series)

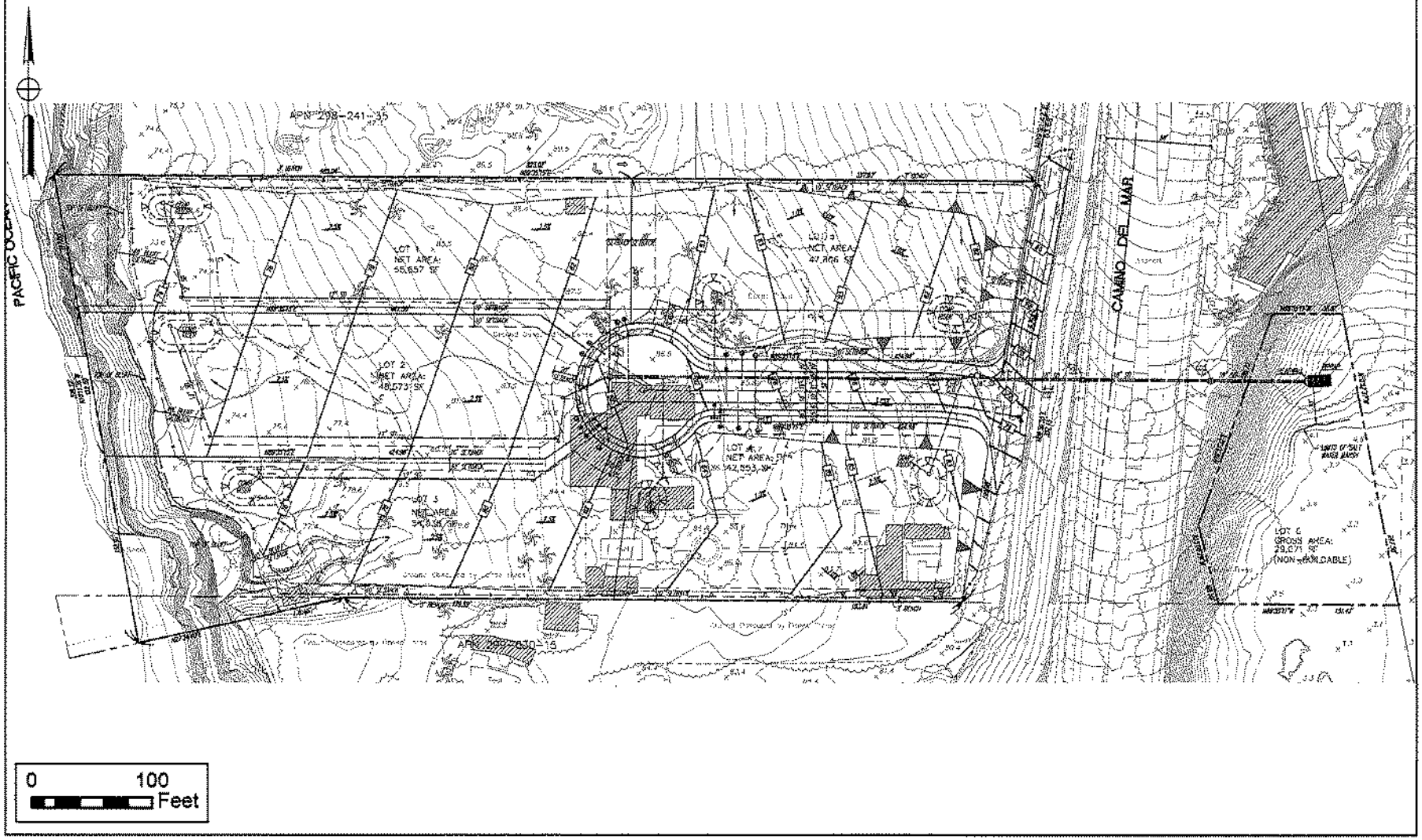

Figure 1.0–3

Site Plan

The Estates at Del Mar Project

1.2 Environmental Setting

The subject property is situated on a coastal mesa bluff adjacent to the Pacific Ocean. The property lies in Township 14 South, Range 4 West, San Bernardino Meridian, as depicted on the USGS *Del Mar* 7.5' topographic quadrangle. Physically, the general project area is characterized by a coastal mesa and erosional canyons adjacent to the San Dieguito River Valley. The project elevations range from 60 to 90 feet above mean sea level. The property has been impacted by rural-residential development and cultivation. The area surrounding the project is characterized by three significant landform elements. The first is the permanent lagoon (now represented by the San Dieguito Slough), which in the period of prehistoric occupation (*i.e.,* between 10,000 and 4,000 years ago) was similar to the other coastal lagoons along the San Diego County coastline. The lagoon at the mouth of the San Dieguito River was created as the sea level rose rapidly after a long period of lower sea levels that had allowed the river to cut a deep canyon in the area of the present-day fairgrounds. This canyon was flooded and the lagoon habitat that developed supported a large population identified as the La Jolla Complex. The second major landform component is the mesa bluff upon which the project is situated. This narrow extension of the coastal marine terrace provided an excellent habitation location with access to shellfish in the lagoon to the south, fresh water in nearby canyons, and plants and animals of the coastal ecological zone. The third major element of the setting is the San Dieguito River Valley, which provided a vast area of biological resources available for exploitation by prehistoric people.

Geologically, the project lies primarily on Pleistocene marine and nonmarine sediments (Kennedy and Peterson 1975). Soil in the area consists of a dark brown silty sand overlying a reddish-brown sand. At times during the last post-glacial age (approximately the last 18,000 years), sea levels have been lower than at present (Inman 1983). During this period, the San Dieguito Lagoon and all other San Diego County tidal marshes and the intervening coastal bluffs experienced significant physical changes (Inman 1983). The fluctuating sea level corresponded to changes in the location of the shoreline during the period of prehistoric occupation. The shoreline was previously located farther to the west. Down cutting occurred during periods of low sea level. As sea levels rose, the coastal canyons filled and became bays rich with marine organisms. As sea levels stabilized, the bays continued to fill with sediments, eventually becoming the lagoon environments of today. The project is disturbed, and has been intensely cultivated for over 100 years (Beauchamp 1986). For the most part, non-native vegetation is present on the project. Much of the project area has been planted in the past with a variety of dry farm crops, including alfalfa, oats, and rye. Currently, project vegetation consists of pepper and palm trees with other ornamental flora in varying quantities. Although no standing structures exist on the property, three foundations are visible on the surface. The largest of the three may have been the foundation for the main residence on the property, while the two smaller ones may have functioned

as outbuildings. Plate 1.2–1 shows the property as it looked in 1980, when some of the residences were still standing. The area to the north and east of the project includes recent urban development. The biotic community has also been affected by historic land use. There is, however, every reason to believe that the general climate existed with little change during the last 8,000 years (Hubbs 1958). The mixed chaparral communities that probably surrounded the lagoon represented a food resource that became increasingly important to the early prehistoric coastal population (La Jolla) as the rate of rising sea levels slowed and the concomitant decrease in estuarine shellfish populations led to a shift in subsistence strategies (Warren 1968). The same terrestrial resource base was of primary importance to all later cultures, including Europeans, until the late nineteenth century (Moratto 1984; Bancroft 1885). The marine environment, on the other hand, has changed dramatically from the coastal bay of about 8,000 to 10,000 years ago, alternating between fresh, brackish, and salt water until present day. During the bay stage, the San Dieguito estuary would have comprised a rich and varied resource for prehistoric cultures. These ecological niches in the coastal zone are seen by most researchers as highly desirable for prehistoric human occupation (Carrico and Taylor 1983; Smith and Moriarty 1985; Winterrowd and Cardenas 1987).

1.3 Cultural Setting

The area within and surrounding the project contains a very rich record of prehistoric human activity. This area has been extensively studied by archaeologists since the 1920s (Rogers 1966; Wade and Hector 1988; Gallegos and Kyle 1992). The cultures, which have been identified in the general vicinity of the project (within a five-mile radius), include the possible Paleo Indian manifestation of the San Dieguito Complex, the Archaic and Early Milling Stone horizons represented by the La Jolla Complex (Encinitas Tradition), and the Late Prehistoric Kumeyaay Indians.

1.3.1 Prehistory

The prehistoric record for the project vicinity has been documented in many reports and studies. Several of these studies constitute the earliest scientific work in this region, resulting in the recognition and interpretation of the archaeological manifestations present. Malcolm Rogers initiated the recordation of sites in the project area during the 1920s and 1930s, using his field notes to construct the first cultural sequencing for the area based upon artifact assemblages and subsurface stratigraphy (Rogers 1966). Subsequent scholars added to the information gathered by Rogers and offered more academic interpretations of the prehistoric record.

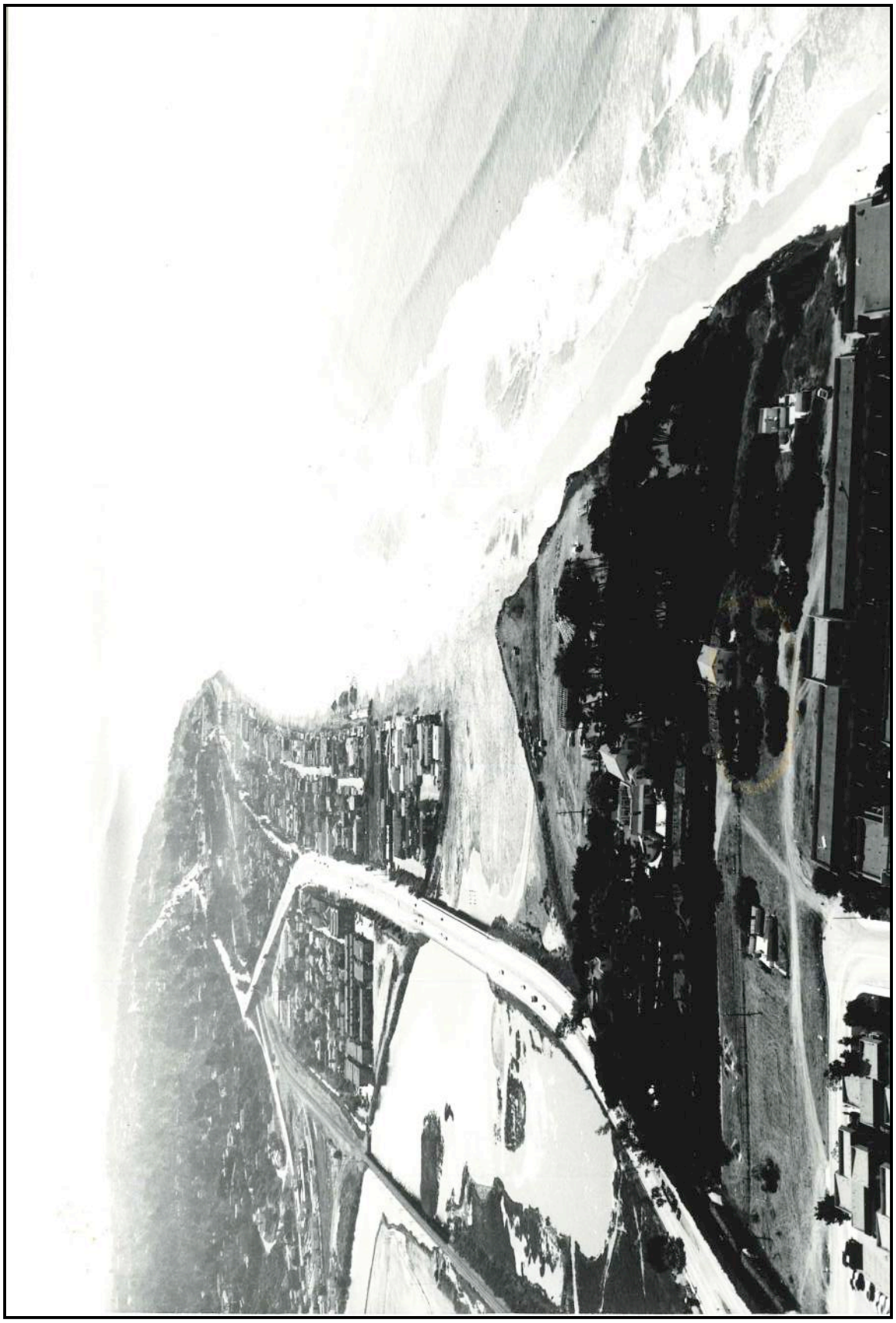

Plate 1.2–1: 1980 aerial photograph showing the project area and Site SDI-7979 in the foreground.

The San Dieguito Complex

The name "San Dieguito Complex" is a cultural distinction used to describe a group of people who occupied sites in this region between 10,000 and 8,000 YBP (years before the present), and who appear to have been related to or contemporaneous with the Paleo Indian groups in the Great Basin area and the Midwest. The artifacts recovered from San Dieguito sites duplicate a typology that has been attributed to the Western Pluvial Lakes Tradition (Moratto 1984; Davis et al. 1969). This typology generally includes scrapers, choppers, bifaces, and large projectile points, and few or no milling tools. The tools recovered from the sites of the San Dieguito Complex and the pattern of the site locations indicate that they were a wide-ranging hunting and gathering society (Moriarty 1969; Rogers 1966).

The San Dieguito Complex is the least understood of the cultures that have existed in the San Diego County region. This is primarily due to the fact that San Dieguito sites rarely contain stratigraphic information or datable material. Currently, controversy exists among researchers, which centers upon the relationship of the San Dieguito and the subsequent cultural manifestation in the area, the La Jolla Complex. As yet, strong evidence has not been discovered that would indicate whether the San Dieguito culture "evolved" into the La Jolla Complex, was assimilated by the La Jolla Complex (who moved into the area), or retreated from the area due to environmental or cultural pressures.

The La Jolla Complex

At approximately 9,000 to 8,500 YBP, a major cultural tradition became established in the San Diego region, primarily along the coast. The shoreline at that time was located farther west than the present coastline due to the lowered sea level that existed during the end of the last ice age (Pierson et al. 1987). This tradition has been called the La Jolla Complex, and radiocarbon dates from sites attributed to this culture span a period of more than 7,000 years in this region. The La Jolla Complex is best recognized for its pattern of shell middens, grinding tools closely associated with the marine resources of the area, and flexed burials (Shumway et al. 1961; Smith and Moriarty 1985).

The tool typology of the La Jolla Complex displays a wide range of sophistication in the lithic manufacturing techniques used to create the tools found at their sites. Scrapers, the dominant La Jolla flaked tool type, were created by either splitting cobbles or by finely flaking quarried materials. La Jolla sites also contain large numbers of milling tools (manos and metates) and utilized flakes that appear to have been used to open shellfish (Smith and Moriarty 1985). Inland sites of the La Jolla Complex generally lack marine-related food refuse and contain large quantities of milling tools and food bone, suggesting a seasonal migration from the coast to the inland valleys (Smith 1986).

Of all the sites attributed to the La Jolla Complex, perhaps the most controversial is SDM-W-34. The site, which is located on a bluff overlooking the Pacific Ocean on the west and San Dieguito Lagoon on the south, contains a lower and upper midden comprising

shellfish remains and lithic artifacts. Excavation conducted here in 1929 (Rogers 1974) revealed a burial in the lower midden. Subsequent amino acid racemization dating of the burial found it to be 41,000 to 48,000 years old (Bada et al. 1974). If reliable, the date would have represented the oldest example of human remains in North America. However, further dating of the site by radiometric methods overturned this finding with dates ranging from 9,100 to 4,900 YBP (Bada et al. 1974; Stafford and Tyson 1989). Given the geologic context of the site and the artifact assemblage, which includes an Elko series projectile point, it is more likely that SDM-W-34 represents a La Jolla-period site dating from the middle Archaic, or 6,000 to 4,900 YBP (Stafford and Tyson 1989).

The Late Prehistoric Kumeyaay Indians

Approximately 2,000 years ago, the Kumeyaay, a Yuman-speaking people deriving from the Colorado River region, appeared archaeologically in the western part of San Diego County. Firm evidence has not been recovered to indicate whether the La Jolla are ancestral to the Kumeyaay, or area separate people that were culturally absorbed or simply pushed out. However, stratigraphic information recovered from Site SDI-4609 in Sorrento Valley suggests a hiatus of 650 ± 100 years between the occupation of the coastal area by the La Jolla Complex (1,730 ± 75 years YBP) and the Kumeyaay (1,085 ± 65 years YBP) (Carrico and Taylor 1983; Smith and Moriarty 1983). This gap in the archaeological record may represent the intrusion of a culturally distinct people, the Kumeyaay, deriving from Yuman groups living along the Colorado River.

When contacted by the Spanish in the sixteenth century, the Kumeyaay were observed as a hunting and gathering people who practiced cremation, used the bow and arrow, and relied upon the acorn as a main food staple (Moratto 1984). The Kumeyaay made use of the marine resources available, fishing for and collecting shellfish for food, as well as terrestrial resources such as acorns and game on a seasonal basis.

1.3.2 A Brief History of Del Mar

The first historic occupation of the Del Mar area occurred in 1840 through a land grant from Governor Pio Pico to Don Juan Maria Osuna. Osuna named his land the San Dieguito Rancho (little San Diego). The rancho was situated on 8,824 acres three miles from the ocean and 25 miles north of San Diego. Located just east of the current Del Mar racetrack, most of the rancho was later transformed into the community of Rancho Santa Fe (Pourade 1969).

In 1882, Theodore M. Loop, the contractor and engineer who worked on connecting the California Southern Railroad from San Diego to San Bernardino, purchased the land now occupied by the Torrey Pines State Beach. Believing the area to be "the most attractive place on the entire coast," Loop built a tent city on the beach. Ella, his wife, christened the tent city after word from the poem *The Fight on Paseo Del Mar*. Del Mar was officially founded in 1885 after Jacob Taylor, owner of the Johnson-Taylor Adobe in Rancho Peñasquitos, purchased 338.11

acres of land at the northern end of the mesa. Taylor built a hotel-resort on what is now 10th Street and called it Casa Del Mar. The hotel was the focal point of the town, in addition to the town's train station, dance pavilion, and bathing pool (Del Mar Historical Society). Between the late 1800s and early 1900s, after the end of the land boom of the 1880s and the destruction of the Casa Del Mar, the development in and around Del Mar was minimal. Eventually, the South Coast Land Company reinitiated the development of Del Mar, and between 1905 and World War II, the investors of the South Coast Land Company built a new hotel and developed properties in Del Mar. Growth in Del Mar ebbed and flowed over the mid-twentieth century until the City of Del Mar incorporated in 1959.

1.3.3 Results of the Archaeological Records Search

An archaeological records search for a one-quarter-mile radius around the project area was conducted by the SCIC at SDSU, the results of which were reviewed by BFSA. The SCIC reported that one previously recorded archaeological site (SDI-7979) is recorded within the project boundaries. In addition, one cultural resource location (SDI-10,940/W-34) has been recorded within a one-quarter-mile radius of the project area (Table 1.3–1). Together, these sites include two prehistoric habitation sites. Site SDI-7979 is recorded as a moderately dense habitation site that includes a wide range of artifacts such as ground stone tools, hammerstones, choppers, and vertebrate and invertebrate faunal remains and a moderately developed midden. SDI-10,940/W-34 is a dense habitation site at the northwest point of the San Dieguito slough. The site includes a wide range of cultural materials such as ground stone equipment, projectile points, knives, debitage, vertebrate and invertebrate faunal remains, hearths, a deep and extensive midden deposit, and human burials. Most notably, the site is known for the recovery of the famous "Del Mar Man." Although no historic addresses have been recorded within one mile of the project APE with the SCIC, background research by BFSA indicates that one 1938 historic home known as Tippett Hall lies within the boundary of the project. In total, 17 cultural resource studies have been conducted within a one-mile radius of the proposed project area, one of which (an overview study) overlaps portions of the current project boundary (Gallegos et al. 1988). BFSA reviewed the following historic sources:

- The National Register of Historic Places Index
- The Office of Historic Preservation, Archaeological Determinations of Eligibility
- The Office of Historic Preservation, Directory of Properties in the Historic Property Data File
- The 1:24,000 USGS *Del Mar* (1953) topographic map
- San Diego County 1872 map

These sources did not indicate the presence of any additional cultural resources within or immediately adjacent to the project. The complete records search results are provided in Appendix C.

Table 1.3–1
Cultural Resources Within One Mile of the Project Area

Site Number	Site Type	Site Dimensions	Report Reference/Recorded By
SDI-7979	Habitation Site	2,500 square meters	Smith 1996; Cheever 1980
SDI-10,940/W-34	Habitation Site	8,094 square meters	Pigniolo 1988; Rogers 1929

1.4 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of San Diego County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, the criteria outlined in CEQA and the City of Del Mar environmental guidelines provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

1.4.1 California Environmental Quality Act (CEQA)

According to CEQA (§15064.5a), the term "historical resource" includes the following:

1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (CRHR) (Pub. Res. Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by

substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the CRHR (Pub. Res. Code SS5024.1, Title 14, Section 4852) including the following:

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

4) The fact that a resource is not listed in, or determined eligible for listing in the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Section 5020.1(j) or 5024.1.

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
2) The significance of an historical resource is materially impaired when a project:

a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the CRHR; or
b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public

Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,

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

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21803.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) & (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an initial study identifies the existence of, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the Native American Heritage

Commission (NAHC) as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5)
2) The requirement of CEQA and the Coastal Act.

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project area through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is the immediate coastal zone and lagoonal environmental at the intersection of the Pacific Ocean and the San Dieguito River. The scope of work for the cultural resources study conducted for the Estates at Del Mar Project included the survey of a 5.6-acre area, the assessment of a 1937 historic residence, and the evaluation of Site SDI-7979. Given the area involved and the recorded presence of an archaeological site, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of the resource to address regional research topics and issues.

Although elementary site testing programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the small size and location of the project area discussed above.

Research Questions:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for valley environments of the region?

Data Needs

At the test level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Therefore, adequate information on site function, context, and chronology from

an archaeological perspective is essential for the investigation. The fieldwork and archival research was undertaken with the following primary research goals in mind:

1) To identify cultural resources occurring within the project area,
2) To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified,
3) To place each cultural resource identified within a regional perspective, and
4) To provide recommendations for the treatment of each of the cultural resources identified.

For the historic residence, the potential for historic deposits is considered remote, and therefore, the research process was focused upon the built environment and those individuals associated with the ownership, design, and construction of the residence referred to as Tippett Hall.

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search, an intensive cultural resource survey of the entire 5.6-acre project area, and the detailed recordation of all identified cultural resources. This study was conducted in conformance with City of Del Mar environmental guidelines, Section 21083.2 of the California Public Resources Code, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Methods

3.1.1 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. Principal Investigator Brian F. Smith, Project Archaeologist Tracy A. Stropes (RPA), Archaeological Supervisor Director Clarence Hoff, and archaeological field technicians Kyle Coulter, David Grabski, and Mary Lenich conducted the intensive pedestrian survey on April 30, 2014. The field methodology employed for the project included walking evenly spaced survey transects set approximately three meters apart and oriented east to west across the property, while visually inspecting the ground surface. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey discoveries and overall survey conditions were taken frequently (Plates 3.1–1 through 3.1–4). Ground visibility varied greatly across the property, due in large part to the dense and mature landscaping. As a result of the field survey, a prehistoric occupation site (SDI-7979) was identified within the project area during the survey, which required additional study to evaluate (Figure 3.1–1). The historic residence was previously evaluated and no additional evaluation efforts were required. All cultural resources were recorded as necessary according to the Office of Historic Preservation's (OHP) manual, *Instructions for Recording Historical Resources,* using Department of Parks and Recreation (DPR) forms.

Plate 3.1–1: Overview of the north side of the property, facing west.

Plate 3.1–2: Overview of the south side of the property, facing west.

Plate 3.1–3: View of the backside of Tippett Hall, facing east.

Plate 3.1–4: View to the west from Tippett Hall.

Figure 3.1–1
Cultural Resource Location Map

(Deleted for Public Review; Bound Separately)

3.1.2 Test Methods

The evaluation of SDI-7979 was initiated with the mapping and recovery of all surface artifacts. As noted previously, the site is part of a large prehistoric occupation site with recorded subsurface deposits to the north and south of the subject property. The tasks included in the evaluation of SDI-7979 consisted of the detailed mapping of all components and surface indications of the prehistoric site and the search for subsurface deposits similar to those recorded on adjacent properties to the north and south. The recovery of surface artifacts was completed using Trimble Geo XT Global Positioning System (GPS) instruments. All surface artifacts were individually bagged with provenience data for subsequent analysis. The locations of the surface artifacts were used to generate the site boundary map.

The testing program for Site SDI-7979 was accomplished using a combination of shovel test pits (STPs) and one-by-one-meter excavation units. The STPs measured 30 centimeters in diameter. Both the STPs and the one-by-one-meter excavation units were excavated in contour levels (levels that parallel the original ground surface) that were each 10 centimeters in depth. All excavated sediments were passed through one-eighth-inch mesh hardwire cloth screens. Artifacts were collected from the soils in the units and from the material retained in the screens. The locations of all tests were mapped via GPS.

All artifacts recovered from subsurface tests were placed in plastic bags, labeled with provenience information, and transported to the office of BFSA. All field data was recorded on appropriate forms, and photographs were used to document the excavations.

3.1.3 Laboratory Analysis

All artifacts recovered from SDI-7979 were subjected to laboratory analysis that included cleaning and cataloging. Each artifact was inventoried according to standard data categories of artifact types, materials, size, and use-ware. At the conclusion of the cataloging process, all artifacts were packaged appropriately for curation. Acid-free paper and packaging materials that meet federal standards and the guidelines of the San Diego Archaeological Center (SDAC) were used for the preparation of artifacts for curation.

3.1.4 Curation

All project field notes, photographs, and reports will be curated at the office of BFSA in Poway, California. Artifacts, copies of field notes, and the final cultural resources study will be submitted for permanent curation to the SDAC.

3.2 Results of the Field Survey

The archaeological field survey of the 5.6-acre project area resulted in the relocation and subsequent expansion of one previously recorded archaeological site (SDI-7979). Site SDI-7979 was originally recorded by D. Barbolla in 1980, but was previously recorded by Malcolm Rogers as W-39 in the 1930s as the location of the Del Mar Man site. Barbolla identified the site as a

prehistoric shell midden. Subsequent work by RECON in 1995 increased the information at the site to document the presence of a subsurface deposit to depths of 110 centimeters adjacent to the Estates at Del Mar Project. Artifacts identified on the property included milling tools, hammerstones, cores, and lithic production waste commonly associated with the Archaic La Jolla Complex in this coastal area.

3.3 Field Investigation

The cultural resources study consisted of an archaeological survey to locate historic or prehistoric sites within the project and the significance testing and evaluation of Site SDI-7979. The following section provides the pertinent field results for the evaluation of significance of SDI-7979. Testing consisted of the mapping and recordation of the surface expression of the site and the excavation of 36 STPs and four test units. The testing program was conducted from June 26 to July 8, 2014. The positions of surface materials identified at the site and the location of the STPs and test units have been illustrated on Figure 3.3–1.

3.3.1 Surface Collection

The entire surface of SDI-7979 within the project was inspected for artifacts and features. The surface artifacts at SDI-7979 were clustered in the east-central area of the property, although shell was observed across the entire 5.6 acres. Areas of lawn or dense landscaping prevented ground visibility in some areas, and therefore, the pattern of cultural materials across the property contains voids that correspond to obscured ground surface. All surface artifacts were mapped using a Trimble Geo XT GPS handheld unit. Visibility was very good across the majority of the site, which consisted of disked soil and a nursery of palm trees with sparse ground cover.

The mapped locations of the surface materials are presented on Figure 3.3–1. The recovery consisted of one flake tool, 10 debitage, 171.7 grams of marine shell, 2.0 grams of faunal bone, and one historic bottle. The pattern of recovery indicated that the east-central area of the property contained a higher frequency of surface cultural materials. The artifacts are consistent with the recovery from the area of SDI-7979 studied in 1997 by Smith and Kirkish just north of the subject property.

Figure 3.3–1
Excavation Location Map

(Deleted for Public Review; Bound Separately)

3.3.2 Subsurface Investigation

In order to assess the potential for significant deposits within SDI-7979, 36 STPs and four one-by-one-meter test units were excavated. The purpose of the testing was to identify any subsurface cultural deposits that were associated with the surface artifact scatters. The pattern of shovel tests followed a non-biased sampling grid based upon a 50-foot grid laid across the entire property. Not all grid intersections included a shovel test excavation due to existing improvements or landscaping. The pattern of completed shovel tests was sufficient to document the locations of subsurface deposits within the project. The locations of the shovel tests are plotted on Figure 3.3–1.

Of the 36 shovel tests excavated within the property, 25 shovel tests had positive recovery. All of the shovel tests were excavated in decimeter levels to at least 30 centimeters, unless native soil was encountered. The recovery information from the shovel tests is presented in Table 3.3–1 and summarized in Table 3.3–3. The depths of recovery ranged from 10 to 60 centimeters. The deepest shovel tests were clustered within the south-central area of the property. The shovel test recovery was dominated by marine shell, primarily *Chione* sp., within a sandy soil matrix. Lithic recovery was sparse but included lithic production waste, a hammerstone, flaked tools, and a mano. This lithic tool recovery is consistent with the reported artifact recovery from the prehistoric site areas to the immediate north and south of 929 Border Avenue, and reflective of the archaic occupation of the coastal lagoon areas for several thousand years.

Table 3.3–1

Shovel Test Excavation Data for Site SDI-7979

Unit Type	Level	Artifact	Quantity	Cat. No.
STP 1J	0-10	Faunal Shell	5.4 grams	145
		Faunal Bone	0.2 gram	146
	10-20	Faunal Shell	0.3 gram	147
	20-30	No Recovery		
	30-40	Faunal Shell	0.1 gram	148
		Debitage	1	149
	40-50	Faunal Shell	0.6 gram	150
	50-60	No Recovery		
STP 1L	0-10	Faunal Shell	0.2 gram	142
	10-20		5.5 grams	143
	20-30	No Recovery		
	30-40	Faunal Shell	1.0 gram	144
	40-50	No Recovery		
STP 2E	0-10	No Recovery		

Unit Type	Level	Artifact	Quantity	Cat. No.
	10-20	Debitage	1	151
	20-30	No Recovery		
	30-40			
STP 2G	0-10	No Recovery		
	10-20			
	20-30			
	30-40			
STP 2I	0-10	No Recovery		
	10-20			
	20-30			
	30-40			
STP 2K	0-10	Faunal Shell	0.5 gram	152
	10-20		0.3 gram	153
	20-30		2.0 grams	154
	30-40	Faunal Shell	1.3 grams	155
		Debitage	1	156
	40-50	Faunal Shell	0.7 gram	157
STP 2M	0-10	Debitage	1	158
		Faunal Shell	0.2 gram	159
	10-20	No Recovery		
	20-30	Faunal Shell	1.8 grams	160
	30-40	Angular Hammerstone	1	161
	40-50	Faunal Shell	0.2 gram	162
STP 2O	0-10	No Recovery		
	10-20			
	20-30			
	30-40			
STP 2Q	0-10	No Recovery		
	10-20			
	20-30	Faunal Shell	0.07 gram	163
		Debitage	1	164
	30-40	No Recovery		
STP 3F	0-10	No Recovery		
	10-20			
	20-30			
STP 3H	0-10	No Recovery		
	10-20	Faunal Shell	0.8 gram	165
	20-30	No Recovery		
	30-40			
STP 3I	0-10	No Recovery		

Unit Type	Level	Artifact	Quantity	Cat. No.
	10-20	Faunal Shell	0.5 gram	166
	20-30	No Recovery		
	30-40			
STP 3J	0-10	Faunal Shell	0.4 gram	167
	10-20	No Recovery		
	20-30			
	30-40			
STP 3N	0-10	No Recovery		
	10-20			
	20-30			
	30-40	Faunal Shell	2.6 grams	168
	40-50		6.9 grams	169
	50-60		0.9 gram	170
STP 3O	0-10	No Recovery		
	10-20	Faunal Shell	0.9 gram	171
	20-30	Faunal Shell	0.8 gram	172
		Debitage	1	173
	30-40	No Recovery		
	40-50			
STP 3Q	0-10	No Recovery		
	10-20			
	20-30			
	30-40			
	40-50			
STP 4I	0-10	No Recovery		
	10-20			
	20-30			
	30-40			
STP 4K	0-10	No Recovery		
	10-20			
	20-30			
	30-40			
	40-50			
STP 4M	0-10	No Recovery		
	10-20	Faunal Shell	6.0 grams	174
	20-30	Faunal Shell	4.6 grams	175
		Debitage	1	176
	30-40	Faunal Bone	11.3 grams	177
	40-50	Faunal Shell	17.5 grams	178
	50-60		4.6 grams	179

Unit Type	Level	Artifact	Quantity	Cat. No.
STP 5E	0-10	No Recovery		
	10-20			
	20-30			
	30-40			
STP 5G	0-10	No Recovery		
	10-20			
	20-30			
	30-40	Faunal Shell	0.4 gram	180
	40-50		6.2 grams	181
	50-60	No Recovery		
STP 5I	0-10	No Recovery		
	10-20	Faunal Shell	1.7 grams	182
	20-30		3.0 grams	183
	30-40	No Recovery		
	40-50			
STP 5N	0-10	Faunal Shell	5.3 grams	184
	10-20	Debitage	1	185
		Faunal Shell	5.7 grams	186
	20-30	Faunal Shell	4.0 grams	187
	30-40	Faunal Shell	12.2 grams	188
		Debitage	2	189
	40-50	Faunal Shell	6.5 grams	190
STP 5O	0-10	Faunal Shell	0.3 gram	191
	10-20	No Recovery		
	20-30			
	30-40	Faunal Shell	0.2 gram	192
STP 5P	0-10	No Recovery		
	10-20	Faunal Shell	0.3 gram	193
	20-30	No Recovery		
	30-40			
STP 6H	0-10	No Recovery		
	10-20			
	20-30	Faunal Shell	1.2 grams	199
	30-40		3.7 grams	200
	40-50		3.5 grams	201
	50-60		3.1 grams	202
STP 6J	0-10	Faunal Shell	0.1 gram	198
	10-20	No Recovery		
	20-30	Faunal Shell	2.1 grams	194
		Mano	1	195

Unit Type	Level	Artifact	Quantity	Cat. No.
	30-40	Faunal Shell	14.6 grams	196
	40-50		26.0 grams	197
	50-60	No Recovery		
STP 6M	0-10	Faunal Shell	0.6 gram	203
	10-20	Faunal Shell	1.6 grams	204
	20-30	Faunal Shell	0.3 gram	205
	30-40	Faunal Shell	0.2 gram	206
STP 6Q	0-10	Faunal Shell	0.4 gram	207
	10-20	No Recovery		
	20-30	Faunal Shell	0.3 gram	208
		Debitage	1	209
	30-40	Faunal Shell	0.04 gram	210
	40-50	No Recovery		
STP 7G	0-10	No Recovery		
	10-20			
	20-30			
	30-40			
	40-50			
STP 7I	0-10	No Recovery		
	10-20			
	20-30			
	30-40			
STP 7J	0-10	No Recovery		
	10-20	Faunal Shell	0.3 gram	211
	20-30		0.4 gram	212
	30-40	No Recovery		
	40-50			
STP 7N	0-10	No Recovery		
	10-20			
	20-30	Faunal Shell	1.5 grams	213
		Debitage	1	214
	30-40	No Recovery		
	40-50	Faunal Shell	0.5 gram	215
STP 7O	0-10	Faunal Shell	0.6 gram	216
	10-20	No Recovery		
	20-30			
	30-40	Flake Tool	1	217
	40-50	No Recovery		
	50-60	Faunal Shell	1.0 grams	218
STP 7R	0-10	No Recovery		

Unit Type	Level	Artifact	Quantity	Cat. No.
	10-20			
	20-30			
	30-40			
STP 8M	0-10	Debitage	3	219 and 221
		Faunal Shell	0.6 gram	220
	10-20	Faunal Shell	2.3 grams	222
		Debitage	1	223
	20-30	Faunal Shell	0.4 gram	224
	30-40	Faunal Shell	5.2 grams	225
		Debitage	1	226
	40-50	Faunal Shell	9.6 grams	227
		Debitage	1	228
	50-60	Faunal Shell	11.5 grams	229

Based upon the results of the shovel tests, the potential for subsurface deposits associated with the prehistoric occupation at SDI-7979 was on the highest point of land within the property, which corresponds to the location of the existing residence (Tippett Hall). The shovel test with the highest recovery of marine shell and cultural materials was actually along the southern boundary of the property (STP 8M). This pattern correlates to information for SDI-7979 to the south and north of this property. To gain further information regarding the content of the cultural deposit, four test units were excavated within the area of highest potential. Each test unit measures one-square meter, excavated in 10-centimeter levels. The locations of the test units are provided on Figure 3.3–1.

The test unit recovery is presented in Table 3.3–2 and summarized in Table 3.3–3. The data from the excavations indicated that the cultural deposit ranged from 40 to 90 centimeters and is characterized as a sparse deposit of marine shell, milling tools, and flaked lithic tools.

Table 3.3–2

Test Unit Excavation Data for Site SDI-7979

Unit Type	Level	Artifact	Quantity	Cat. No(s).
TU 1	0-10	No Recovery		
	10-20	Debitage	2	1
		Faunal Bone	0.4 gram	5
		Faunal Shell	9.4 grams	2-4
	20-30	Debitage	4	6-8
		Faunal Shell	10.0 grams	9-11
	30-40	Angular	1	12

Unit Type	Level	Artifact	Quantity	Cat. No(s).
		Hammerstone		
		Debitage	1	14
		Fire-Affected Rock (FAR)	2	15
		Steep-Edged Unifacial Tool (SEUT)	1	13
		Faunal Bone	0.1 gram	16
		Faunal Shell	12.2 grams	17 and 18
	40-50	Debitage	1	20
		Faunal Shell	5.5 grams	19
	50-60	Faunal Shell	9.2 grams	21 and 22
TU 2	0-10	Faunal Shell	3.8 grams	23
	10-20	Debitage	3	26
		Faunal Shell	24.2 grams	24 and 25
	20-30	Debitage	2	27
		Faunal Shell	23.6 grams	28-30
	30-40	Faunal Shell	23.4 grams	31-33
	40-50	Debitage	2	35
		Faunal Shell	51.5 grams	34 and 36-38
	50-60	Debitage	1	39
		Faunal Shell	17.5 grams	40-42
	60-70	Faunal Shell	5.6 grams	43 and 44
	70-80	Faunal Shell	3.7 grams	45 and 46
TU 3	0-10	Debitage	4	47 and 48
		Faunal Shell	2.0 grams	49
	10-20	Debitage	1	52
		Faunal Bone	1.7 grams	51
		Faunal Shell	1.6 grams	50
	20-30	Debitage	1	54
		Faunal Shell	2.9 grams	53
	30-40	Debitage	4	55-57
		Faunal Shell	3.5 grams	58
	40-50	Debitage	1	60
		Faunal Shell	11.1 grams	59
	50-60	Debitage	8	61-63
		Faunal Shell	0.1 gram	64
	60-70	Debitage	4	65-67
		Faunal Shell	1.3 grams	68
	70-80	Faunal Shell	7.0 grams	70-71
		Debitage	1	69

Unit Type	Level	Artifact	Quantity	Cat. No(s).
	80-90	Faunal Shell	2.3 grams	72
TU 4	0-10	Debitage	1	78
		Faunal Shell	26.3 grams	73-77
	10-20	Faunal Shell	28.7 grams	79-81
	20-30	Debitage	1	82
		Faunal Bone	1.0 gram	87
		Faunal Shell	21.2 grams	83-86
	30-40	Debitage	1	95
		Flake Tool	1	88
		Faunal Shell	26.7 grams	89-91
	40-50	FAR	1	92
		Faunal Shell	9.2 grams	93-94
	50-60	Debitage	1	96
	60-70	No Recovery		

3.4 Artifact Analysis

3.4.1 Flaked Lithic Artifacts

Laboratory analysis for Site SDI-7979 included the standard procedures described in Section 3.1 of this report. All artifacts recovered from field investigations conducted at the site were returned to the laboratory of BFSA for cataloging and further analysis. In total, 72 debitage, three flake tools, two angular hammerstones, one SEUT, one mano fragment, three pieces of FAR, 719.31 grams of marine shell, and 16.7 grams of faunal bone were recovered as a result of the testing program. In addition, one historic vessel fragment was also recovered during the course of the study (Table 3.4–1).

Table 3.4–1
Cultural Materials Recovered From Site SDI-7979

Item	Unit Type			Total	Percent
	Surface Collection	Shovel Test	Test Unit		
Angular Hammerstone	-	1	1	2	2.41
Debitage	10	18	44	72	86.75
FAR	-	-	3	3	3.61
Flake Tool	1	1	1	3	3.61
Mano	-	1	-	1	1.20
SEUT	-	-	1	1	1.20
Historic Bottle	1	-	-	1	1.20
Faunal Shell (grams)	171.7	204.11	343.5	719.31	-
Faunal Bone (grams)	2.0	11.5	3.2	16.7	-
Total*	12	21	50	83	100.00**

**Totals do not include grams*

***Rounded totals may not equal 100.00 percent*

Debitage Analysis

Methodology

The technological identification of all debitage sampled was based upon work done by Flenniken (1978, 1981) for analysis and interpretation. Technological lithic analysis based upon replicative data was conducted for all debitage recovered from surface collections and STP excavations at Site SDI-7979. Technological reduction stage flake categories were defined by comparing technological attributes of replicated artifacts from known stone tool reduction technologies to the recovered lithic assemblage. By comparing the recovered assemblage to the replicated assemblage in terms of manufacture, reduction stages were assigned to technologically diagnostic debitage. Some debitage, however, was considered technologically undiagnostic because of its fragmented condition. Data from the four test units was compared to identify changes in the percentages of diagnostic debitage, which can be used to define a change in reduction techniques in separate and distinct flintknapping activities at different locations throughout the site, to delineate different depths in site stratigraphy, or to define homogeneity of the deposit. Although the technological analysis of flaked stone artifacts from each of the test units is designed to segregate differences in reduction technology, technological differences were not identified either horizontally or vertically within the site matrix. The flaked stone assemblage recovered from SDI-7979 is extremely homogeneous in terms of reduction

technology, tool stone materials, and frequency of artifacts. This is likely a result of the natural mixing of sediments.

Debitage classification attributes were divided into reduction-oriented technological categories, and then these categories were segregated into stages. As a result of the analysis and segregating the technologically diagnostic debitage into technological categories that represent and identify reduction techniques, two different reduction sequences were defined. Both nodule core reduction and biface reduction were identified within the present assemblage. Nodule core debitage was recognized and grouped into technological categories based upon the amount and location of dorsal cortex, platform attributes, dorsal arris count and direction, and flake cross/long-section shape. Debitage was classified according to three platform types identified among the flakes from nodule core reduction: natural/cortical platforms (NP), single-facet platforms (SFP), and multi-faceted platforms (MFP). In addition, flakes were further subdivided according to the location of dorsal cortex (*i.e.,* flake categories NP-1 through NP-11 and SFP-1 through SFP-11). The reduction-oriented technological categories of diagnostic flakes were also separated on the basis of geological material types (*i.e.,* metavolcanic, quartz, chert, and obsidian). Flake fragments that lacked the necessary attributes to be placed in one of these categories were classified as undiagnostic fragments. Only the raw material type and the presence or absence of a cortex were recorded for these artifacts. Interpretation of the reduction sequence from this site was determined using only the technologically diagnostic debitage.

Often, it is possible that two different reduction sequences may or may not be part of a single interrelated reduction continuum. For instance, bifacial artifacts may have been manufactured from flake blanks produced from nodule cores, and thus, the collection may be viewed as a single continuum. Reduction stage, as employed for this analysis, is a concept designed to separate a flintknapping continuum for analytical purposes only. The reduction-oriented technological stages (processes) employed in this analysis, the flake categories (based upon replicated artifacts that correspond to the processes), and the flake attributes used to define those categories are all within the nodule core reduction technology that was well established in prehistoric southern California.

All debitage was analyzed, identified, and assigned to specific technological categories and stages. Technologically diagnostic debitage was assigned to a specific reduction category and served as the basis for interpretation of lithic technology. Preliminary analyses indicate that artifacts recovered from the site are intra-site similar in technological character. As such, the sample of the entire assemblage excavated from each unit is considered homogeneous. In light of this lack of technological change, all artifacts from SDI-7979 were combined for the purpose of interpreting the site's overall lithic technology.

Technological Assessment

Technological analyses of the artifact sample recovered during the investigation of SDI-7979 identified two specific reduction technologies that were employed by the site's prehistoric

knappers: nodule core reduction and, to a lesser extent, biface reduction. As stated previously, these reduction technologies may be part of the same continuum, as flakes from nodule core reduction may have been used as flake blanks for flake-based biface production. The flaked stone assemblage recovered from this site is an adequate sample, and to maximize the sample, artifacts collected from all contexts were combined for analytical purposes. With few exceptions (*i.e.*, Piedra de Lumbre [PDL] chert and chert), all lithic artifacts are made of local materials.

All formed artifacts recovered from the site and all debitage recovered from TU 1 through TU 4 were combined for the purpose of analysis. Of the 44 debitage recovered, 23 were technologically diagnostic of two different reduction technologies, while 21 were technologically undiagnostic. A total of six different lithic tool stone materials were represented in the SDI-7979 assemblage (includes both technologically diagnostic and undiagnostic debitage). These materials include metavolcanic, quartz, volcanic, quartzite, chert, and chalcedony.

Nodule Core Reduction

The most common reduction technology identified in the assemblage was nodule core reduction. When the assemblage is considered as a whole analytic set, 18 of the technologically diagnostic debitage supported nodule core reduction. Two nodule core platform types were represented at SDI-7979. NP debitage was represented by six flakes and SFP debitage was represented by 12 flakes. These platform configurations suggest two different platform preparations on cores. The primary SFP debitage category was SFP-11. This flake category comprises ideal flake blanks, but the specific flakes from SDI-7979 were either broken or too small for use. NP debitage totaled six flakes, all of which were primarily NP-11 flakes. Again, these specific flakes were either too small or broken to be ideal flake blanks and were discarded. As such, it does not lend itself to discussion other than simply noting its presence.

Biface Reduction

For this analysis, biface reduction debitage was divided into four reduction-oriented technological categories (as defined by Flenniken 2001) that were, in turn, employed to define the reduction sequences used at SDI-7979. These include core reduction (Stage 1), edge preparation (Stage 2), percussion bifacial thinning (Stage 3), and pressure bifacial thinning (Stage 4). For SDI-7979, portions (Stages 2 through 4) of three of the four stages were identified in the assemblage. However, although no Stage 1 bifacial reduction debitage was identified in the present assemblage, this may in fact be a result of separating those materials and classifying them as nodule core reduction. The following are technological definitions by Flenniken (2001) for bifacial technological categories:

1. Core reduction, that is, primary decortication debitage segregated on the basis of approximately 100 percent cortex on the dorsal surface and platform configuration; secondary decortication debitage separated based upon partial dorsal cortex and

platform type; and interior debitage categorized by platform attributes, dorsal arris count and direction, flake cross/long-section configuration, and especially, absence of dorsal cortex;

2. Edge preparation, that is, bifacial reduction debitage classified on the basis of multi-faceted platform configuration and location, location of remnant bulb of force, dorsal arris count and direction, flake termination, flake cross/long-section orientation, and presence or absence of detachment scar;
3. Percussion bifacial thinning, that is, debitage segregated on the basis of multi-faceted platform configuration, size, lipping, and location, dorsal arris count and direction, flake termination, cross/long-section orientation, and presence or absence of detachment scar;
4. Pressure bifacial thinning, that is, debitage separated on the basis of multi-faceted platform configuration and location, dorsal arris count and direction, flake termination, platform-to-long axis geometry, cross/long-section orientation, and presence or absence of detachment scar.

Stage 2, edge preparation debitage, includes one edge preparation flake. Edge preparation flakes are created by preparing the margin (moving the margin by percussion into the mass) of a flake blank for reduction into a biface. While this stage sample constitutes only a small percentage of the assemblage of the technologically diagnostic debitage (which is typical of this reduction stage), it supports the technological assumption that flake blanks were manufactured at the site (or flake blanks were transported to the site) and some were then partially reduced by direct freehand percussion.

Stage 3 technologically diagnostic flakes included two early percussion bifacial thinning flakes. The general sizes of these flakes indicate that small bifaces were thinned at the site. Some of the early biface thinning flakes were produced as a result of bifacial blank manufacture by direct freehand percussion flaking. All of the Stage 3 flakes were small, indicating small biface production. Small (arrow point size, or less than approximately 6.0x2.5x1.0 centimeters) technologically diagnostic debitage indicates that small bifaces were manufactured at the site. It is not possible to produce large bifaces via the production of small debitage, as this process would fail to thin the biface. In general, the length of complete bifacial thinning flakes represents approximately two-thirds of the width of the biface being reduced. Virtually all of the complete bifacial thinning flakes recovered from SDI-7979 were within the arrow point blank size range.

Pressure biface thinning flakes (Stage 4) were represented by two early pressure flakes, which were small and the result of bifacial thinning and shaping bifacial tools. Given that the dominant tool stone materials were metavolcanic and quartz, much of the thinning of the arrow point blanks was completed by percussion. In terms of arrow point manufacture in general

throughout the American West, percussion thinning of arrow point blanks is rare, but raw material constraints at SDI-7979 likely necessitated percussion thinning of arrow point blanks.

Undiagnostic Debitage

A total of 21 technologically undiagnostic flake fragments were also identified in the TEMP-1 assemblage. Only six fragments possessed cortex (Uw/icc), while 15 were cortex-free (Uwo/c). The cortex noted on these flakes includes flakes with incipient cone cortex common on local lithic materials. The amount of cortex on debitage across the site suggests that the cores used to produce flakes at SDI-7979 may have been prepared (decorticated and shaped) away from the site location. However, it is likely that the majority of raw tool stone material was gathered relatively close to the site. As with the technologically diagnostic debitage, undiagnostic flake fragment materials were primarily collected from alluvial contexts (incipient cone cortex). Incipient cone cortex herein refers to materials with thin exterior rinds that are punctuated by hundreds, if not thousands, of intersecting Hertzian cones, which is the result of being transported by moving water in the not-so-distant past.

Anthropological Interpretation

Based upon the technological assessment of the debitage assemblage recovered at SDI-7979, the following anthropological interpretation of the assemblage is offered. Nodule reduction technology is the most common technology identified in the lithic sample from SDI-7979. Products of nodule reduction are the most abundant at the site, as measured by the percent of technologically diagnostic flakes. The flaked stone reduction technology identified at SDI-7979 was almost exclusively related to nodule reduction and arrow point production and rejuvenation. The nodule core reduction portion of the assemblage was dominated by non-cortical SFP flakes that were either brought to the site or produced at the site during the production of flake blanks for arrow points from flake cores. Flake cores were either transported from the site and/or laterally cycled into other tools, as flake cores were not represented in the excavated assemblage. Based upon the low frequency of cortical debitage, non-cortical flake blanks and/or partially prepared cores (free of most of the cortex) were transported to the site. Both flake blanks (as evidenced in the Stage 2 biface reduction debitage) and bifacial blanks were reduced into preforms and arrow points. By definition, Stage 2 debitage represents flake blank production.

Stage 3 percussion biface thinning is also represented at the site, which supports arrow point manufacture, as percussion bifacial thinning is not extensively employed when manufacturing arrow points from smaller flake blanks. However, given the raw material constraints, percussion bifacial thinning was employed to thin arrow point blanks. Only a small percentage of the technologically diagnostic debitage supported direct freehand percussion biface manufacture. Also, these bifacial thinning flakes were small, suggesting small biface manufacture such as blanks for arrow points.

Stage 4 pressure biface thinning debitage was represented by early stage pressure flakes. A larger percentage of early pressure flakes indicate original tool manufacture over bifacial tool rejuvenation. However, given that most of these tool stone materials (metavolcanic and quartz) are not ideal for the production of bifacial tools, early pressure flakes may not only represent original tool manufacture, but may include rejuvenation processes.

Formed Artifacts

SEUTs

Southern California archaeology has been plagued for years with amorphous lumps of metavolcanic stone that possess steep, unifacial edges. These objects have also long been recognized by archaeologists as artifacts. However, these SEUTs have been subjected to numerous morphological, as well as functional, categories (*i.e.*, horse hoof scraper, scraper plane, flake scraper, biscuit scraper, and various core types). Schroth and Flenniken's (1997) analysis of flaked stone tools from SDI-11,424 is, by far, the best effort to sort these artifacts into techno-functional categories. The category of adze, or woodworking tool, defines these tools. A single metavolcanic SEUT fragment was identified at SDI-7979.

SEUTs were manufactured from thick flake blanks (eight centimeters or thicker) and, more commonly, from exhausted cobble cores. SEUTs are plano-convex in cross-section, have steep sides, are almost circular in plan view, are heavy, and most importantly, have strong acute cutting edges. These tools are ideal woodworking tools because they are sharp, weighted, and durable. Brian Hayden's (1979) ethnographic study in Australia, *Paleolithic Reflections,* describes the manufacture and use of SEUTs in extreme detail. Given that the environments of Australia and southern California are very similar, and that wood was essential for prehistoric artifacts, southern California SEUTs were most likely used in a similar manner. This functional interpretation is supported by the fact that these tool categories (SEUTs and adzes) are the same in terms of manufacture, material quality, size, shape, wear patterns, and overall variation. Additionally, experimentation described by Schroth and Flenniken (1997:8-62) supports the use of SEUTs as adzes.

Morphological variation within the SEUT category is, perhaps, the main reason for the numerous scraper, plane, and core categories. However, this variation in size and weight was an important technological consideration for the various tasks required of these tools. With basically the same attributes, except those of size and weight, SEUTs functioned as adzes where different sizes and weights were essential for the different tasks at hand. The most critical attribute in addition to size and weight was an acute, sharp cutting edge. When this edge became dulled during woodworking, the tool was resharpened or rejuvenated by removing flakes from the steep face while employing the plano-surface as a platform.

Flake Tools and Utilized Flakes

Utilized flakes are flakes with a minimal amount or no shaping with modification (if any), generally restricted to the working edge, and often resulting from naturally occurring use-wear. These tools are frequently used for a short period of time, and then discarded. A total of three flake tools/flake tool fragments were identified in the present collection. All of the flake tools identified in the collection are laterally utilized flakes. Laterally utilized flake tools exhibit use or modification along a single lateral margin of the flake from which the tools were produced. In addition, small areas of polish are exhibited on natural arrises on the flake tools suggesting use in a scraping activity. All of the specimens maintain relatively straight edges. Two of the specimens have naturally straight edges while one was modified through edge preparation to bring their working edge into alignment. The angle of the working faces of three of the specimens is relatively low (less than 45 degrees). It is likely that these flake tools were used in a scraping motion for various purposes, including the working of opposing curved surfaces (such as vegetable products), animal materials (such as animal hides), and even other softer stone.

Angular Hammers

Prehistoric flaked stone assemblages from southern California and the Southwest contain a common artifact identified by archaeologists by a variety of names including chopper, hammerstone, pounder, muller, milling stone, flaked hammerstone, handstone, battered hammerstone, masher, basher, utilized core, scraper plane, pecking stone, fist ax, and hand ax, to name a few (*cf.* Dodd 1979; Wallace 1978). Many of these artifacts are employed as archaeological identifiers of specific prehistoric cultures (Wallace 1954; Kowta 1969). Others are simply weighed, measured, and generally described as plant and animal resource processing tools. Dodd (1979) and others (*cf.* Ambler 1985; Geib 1986), however, have devoted considerable time and energy to the identification and function of a rather unsophisticated, but highly specialized and important, prehistoric tool class: angular hammers. Angular hammers are separated from the other artifact classes on the basis of pockmarks located on one or more intentionally prepared areas on a single tool, which are the result of repeated pounding against another hard object. These implements are most frequently produced from conchoidally fractured, subrounded to subangular, spherical to discoidal, cobble-sized quartzite, metavolcanic, and volcanic nodular alluvial materials. For SDI-7979, two angular hammers were identified in the collection. Angular hammers were employed prehistorically and ethnographically to shape, sharpen, and resharpen ground stone (Flenniken et al. 1993). The presence of angular hammers at SDI-7979 adds support to the use of milling implements at the site.

Ground Stone Artifacts

All ground stone materials identified at SDI-7979 were selected for analysis and interpretation. Ground stone implements/features may include a wide range of objects used for,

or created by, the processes of abrasion, impaction, or polishing (Adams 2002). Often, ground stone tools are associated with the processing/milling of seeds, nuts (*i.e.*, acorns, walnuts, or holly leaf cherry), and small mammals. In addition, ethnographic evidence indicates that bone, clay, and pigments may have also been processed with the same tools (Gayton 1929; Kroeber 1925; Spier 1978). Implements or features of this type may be identified by the pattern of wear developed through milling stone against stone. This process often results in a smooth and/or polished surface, depending on the substance ground and the lithic material type. These surfaces were frequently pecked or resharpened when ground too smooth. These implements/features are sometimes shaped into a desired form through pecking, grinding, and/or flaking. Thus, tool identification is based upon the presence of ground or smooth surfaces, pecked or resharpened surfaces, and evidence of shaping of the tool form.

A single mano was recovered as a result of the test program at SDI-7979. The specimen is a granitic mano fragment that demonstrates evidence of shaping and some pecking. The overall curvature of the mano face is slight, indicating that the opposing milling surface that the mano was ground against (*i.e.*, metate or milling slick) was shallow in form. In addition, the grinding pattern evident on the face of the specimen indicates that the mano is a relatively flat mano, used primarily in a reciprocal stroke manner in concert with flat metates (Adams 2002). It is likely, given the lack of bedrock milling at SDI-7979, that the mano was used in concert with metates rather than bedrock milling features. However, the mano does appear to be thermally damaged, which may also suggest recycling from another location for use in a fire hearth/earth oven context.

Vertebrate and Invertebrate Faunal Analysis

The excavations for SDI-7979 produced 16.7 grams of vertebrate faunal material. The largest single specimen may be attributable to an intrusive rodent species, the common pocket gopher (*Thomomys bottae*). This specimen likely represents a past rodent kill of indeterminate age within the site area. This is also supported by the large amount of rodent activity identified across the property. The remaining vertebrate faunal materials are too fragmentary to attribute to a specific species. Rather, these specimens appear to represent a small frequency of medium and small mammals. In addition, a small amount (719.31 grams) of marine shell was also identified within the site assemblage. The majority of the specimens are highly fragmented and weathered, preventing the identification of many of the specimens to specific species. Despite this, the presence of *Chione*, *Argopecten*, and *Psuedochama* were noted within the assemblage. However, due to the limited frequency of invertebrate and vertebrate faunal materials, in addition to the preservation condition of those materials, the specimens do not lend themselves to a detailed discussion or analysis.

3.4.2 Analysis Summary

The investigation of portions of Site SDI-7979 revealed surface artifacts and the presence of a disturbed, low frequency subsurface deposit. The lithic tools, milling tools, and faunal assemblage present at the site indicate that activities at this location were focused upon floral resource processing as well extraction of local coastal resources. Subsistence at the site appears to have been based upon a reliance on botanical and faunal resources for a smaller populous. In total, 72 debitage, three flake tools, two angular hammerstones, one SEUT, one mano fragment, three pieces of FAR, 719.31 grams of marine shell, and 16.7 grams of faunal bone were recovered as a result of the testing program. In addition, one historic vessel fragment was also recovered during the course of the study.

Based upon the lithic assemblage from SDI-7979, flintknapping activities were limited to primarily nodule core flake blank production and percussion and pressure biface thinning. The analyzed debitage assemblage from SDI-7979 provided an example of a site wherein the last stages of nodule core reduction occurred. The primary flintknapping activity that occurred at SDI-7979 was associated with nodule core reduction, and the predominant aspect of nodule core reduction was production of late-stage flake blanks, most likely for unmodified flake tools and potentially bifaces. The majority of the technologically diagnostic flakes present in the assemblage were nodule technology-based. Therefore, the primary flintknapping activity that occurred at SDI-7979 was nodule core reduction. However, selection of metavolcanic nodule core tool stone, nodule core platform preparation, nodule core decortication and manufacture, and extensive nodule core reduction did not occur at this site

Based upon the lithic technology identified at SDI-7979 within the APE, the site may have served as a secondary reduction locus where flake blanks were manufactured and arrow points were manufactured and/or retooled. Although a small amount of flake production from metavolcanic and volcanic nodules from local sources may have occurred at the site, it is only a very small portion of the assemblage. Most likely, flake blanks were manufactured off-site, or at other portions of the site not within the boundary of the current project area. The evidence for arrow point manufacture suggests that hunting activities may have occurred near this site as well. Contrarily, these artifacts may simply represent hunting equipment maintenance. The presence of an SEUT and angular hammers supports non-flintknapping activities at the site.

3.5 Discussion/Summary

The archaeological survey of the project and subsequent testing of SDI-7979 resulted in the identification of the continuation of the cultural site between the adjacent properties north and south of 929 Border Avenue. As anticipated, the cultural deposit has a higher frequency of marine shell and lithic artifacts on the south side of the property, which is closer to the main occupation area on the southern point of the bluff on the adjacent property. Within the project, the cultural materials consisted of a mano, flaked lithic tools, lithic production waste, hammerstones, FAR, faunal bone, and marine shell. While cultural materials are spread across

much of the 5.6-acre property, there is no evidence of a substantial occupation focus. This area appears to be on the periphery of the main occupation focus on the south area of the bluff. Little evidence of fire hearths, focused food processing activities, or tool manufacture was noted in the excavations, which supports the interpretation of this portion of SDI-7979 as a marginal use area associated with the La Jolla Complex occupation of W-39/SDI-7979.

4.0 HISTORIC STRUCTURE ANALYSIS

Within the boundaries of the subject property, a historic residence complex has been identified. The residence is referred to as Tippett Hall, located at 929 South Highway 101/929 Border Avenue in the city of Del Mar. The two-story residence was completed in 1938 and includes approximately 9,492 square feet, including the basement. The residence was built for William and Ruth "Sally" Tippett, who had retired from work in the oil and gas business and moved to Del Mar. The residence was designed by architect Robert Farquhar of Pasadena and constructed by Gunnar Johnson. The residence was designed in a Colonial Revival style with Neo-Classical influences. The Tippetts occupied the residence until 1966 when William Tippett died, after which, Ruth Tippett continued to live out her life in the house until her passing in 1999.

In 2000, property owner Carol Anne Stensrud commissioned Scott Moomjian of the law offices of Marie Burke Lia to conduct a historical assessment of the residence. Along with Wendy Tinsley, Mr. Moomjian reviewed the historical and architectural importance of the structure. The report for this historical/architectural study is attached to this report and will be referenced in this document as the *"Historical Assessment of Tippett Hall"* (Moomjian 2000; see Appendix G). It is significant to denote that between the date of Moomjian's study in 2000 and the current review in 2014, the interior of the house has been gutted and much of the exterior has been partially demolished. The overall configuration and architectural design of Tippett Hall can still be appreciated; however, the structure has decayed significantly in the past decade, aided by the demolition of interior and exterior elements of the building.

4.1 Background Information

BFSA evaluated the architectural and historical significance of the structure at 929 Border Avenue in conformance with CEQA and City of Del Mar historic resources eligibility criteria (City of Del Mar 1994). Because the planned development for this property will encompass the entire parcel, the APE includes the complete lot, which contains the approximately 9,600-square-foot structure, pool and pool house, changing rooms, gazebo, grotto, and detached 280-square-foot guesthouse.

Records relating to the ownership and developmental history of this project were sought with a view to not only fulfill the requirements of this report, but to identify any associated historical or architectural significance. Records located at the BFSA research library, those of the San Diego Assessor/Recorder/County Clerk, and Sanborn Fire Insurance maps were accessed for information regarding the structure. Title records for the property were also obtained. Historical data regarding the residence was confirmed with the previous study by Moomjian (2000).

Field Survey

A photographic documentation survey was conducted by BFSA on June 29, 2014. Preparation of architectural descriptions was conducted in the field and supplemented using the photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

Based upon building records, construction of the estate located at 929 Border Avenue was completed in 1938. The structure is an example of a Colonial Revival style with influences of Neo-Classical style designed by Los Angeles architect Robert Farquhar. According to the 2000 study *"Historical Assessment of Tippett Hall"* (Moomjian 2000), "the main or eastern elevation of the home displays many elements reminiscent of the Colonial Revival style, supporting a determination that the home is a 'colonial mansion.'" The combination of the Colonial Revival style with Neo-Classical style was a common pattern in the early twentieth century and was also a trend in many of Farquhar's designs in the Los Angeles area. In basic terms, Tippett Hall is a wood-framed structure with two floors and a basement. The façade of the home is symmetrical and exhibits a half-height wraparound porch with round Ionic columns. The porch extends across the front of the home and connects to the north and south wings in a "U" shape. Plates 4.1–1 and 4.1–2 show pictures of the home before and after it was gutted and partially demolished.

The detailed description of the structure by Moomjian (2000) notes that the structure consists of three main sections, with a main rectangular section in the center, which is flanked by a north and a south wing. The entry door for the home is located on the east side of the building in the center of the front porch. Also on the east side of the home is a brick walkway that leads to the driveway. Some of the original landscaping is still present at the front of the home, including palm trees, hydrangeas, and a large aloe vera plant; however, the rosebushes that once grew on lattice wood panels attached to the front porch were removed during the renovation, and the front lawn has since died.

The roof of the structure is a low-pitched, side-gabled style with cornice lines emphasized with a wide band of trim (Plate 4.1–3). No shingles are currently present on the structure; when the home was built, composite shingles were used.

The rear of the home exhibits the same prominent Ionic columns as the front; however, unlike the façade of the home, these columns extend to the full height of the structure. Glass windows were installed between these columns as well in order to close off the rear porch, and a sliding glass door was placed at the center for access to the backyard (Plate 4.1–4).

Plate 4.1–1: Tippett Hall circa 1999 before deterioration.
(Courtesy of Mark Hopkins Photography)

Plate 4.1–2: Tippett Hall circa 2014 after being gutted and partially demolished.

Plate 4.1–3: View of the low-pitched, side-gabled style of the roof. Note the cornice lines emphasized with a wide band of trim. The effects of demolition since 2000 are obvious.

Plate 4.1–4: Glass windows installed to enclose the rear porch.

According to the building records, the guesthouse was constructed in 1959. At the time of original construction, the guesthouse was a 280-square-foot structure attached to the main house by an open-air covered walkway. The guesthouse was built to match the design of the main house, complete with a low-pitched, side-gabled roof, casement windows, and board and batten siding. Since its construction, several alterations have been made to the guesthouse, including a room add-on with an attached wooden deck. While the siding on the guesthouse room add-on matches the original guesthouse in color, the siding type is reverse board and batten siding rather than true board and batten siding. The roof of the add-on is also completely flat rather than being low-pitched and gabled like the guesthouse and main house, while the deck is of simple utilitarian design and does not match the midcentury modern architectural style of the rest of the structure. In addition, a six-foot privacy fence has been installed in the middle of the covered walkway, disrupting the flow of the structural landscape.

The only building permit listed on the building record is for the guesthouse, which was completed in 1959. Additional, non-permitted alterations have clearly been made to the structures, such as the installation of the walls and roof on the brick patio of the main house, as well as the additional room and attached deck on the south side of the guesthouse. While it appears that there was an attempt to retain some of the original design of each structure, close inspection reveals that they are not original and they do in fact impact the integrity of the intended architectural design. Plates 4.1–5 and 4.1–6 show examples of the previous demolition and poor condition of the current exterior of Tippett Hall.

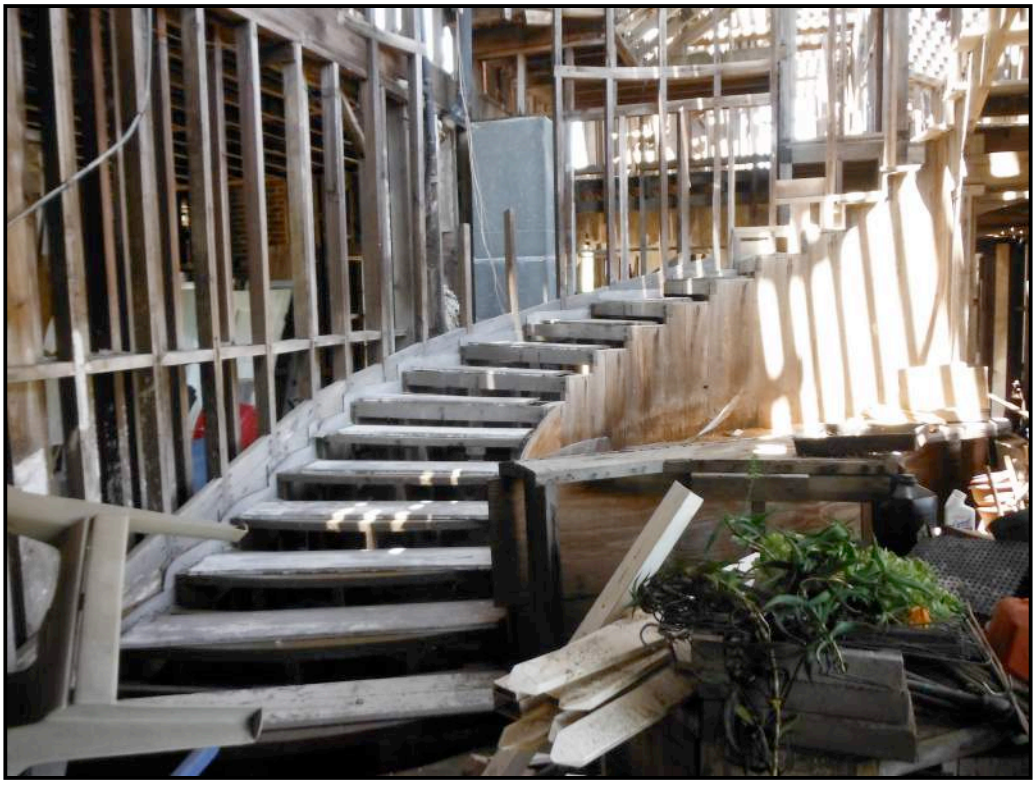

Plate 4.1–5: As an example of the demolition of Tippett Hall and the gutting of the interior of the home, this photograph shows the main stairway frame.

Plate 4.1–6: This photograph of the front north wing structure displays the poor condition of the exterior of Tippett Hall.

4.2 Evaluation of Tippett Hall

When evaluating a historic resource, integrity is the authenticity of the resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of the resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. The seven aspects of integrity used in evaluating a historic resource are:

1. **Location** is the place where a resource was constructed or where an event occurred.

2. **Design** results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.

3. **Setting** applies to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.

4. **Materials** comprise the physical elements combined or deposited in a particular pattern or configuration to form a property.

5. **Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.

6. **Feeling** relies on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.

7. **Association** directly links a property with a historic event, activity, or person of past time and place, and requires the presence of physical features to convey the property's character.

In order to assess each aspect of integrity when evaluating the structure at 929 Border Avenue, the following steps were taken, as recommended in the *National Register Bulletin: Guidelines for Evaluating and Registering Archaeological Properties* (Little et al. 2000):

1. Integrity of location was assessed by reviewing historic records and aerial photographs in order to determine if the structure had always existed at its present locations or if it had been moved or rebuilt.

2. Integrity of design was assessed by evaluating the spatial arrangement of the structure and any unique architectural features present in the structure.

3. Integrity of setting was assessed by inspecting the elements of the property, which included "topographic features, open-space, views, landscapes, vegetation, man-made features, and relationships between buildings and other features" (Little et al. 2000).

4. Integrity of materials was assessed by determining the presence or absence of original building materials, as well as the possible introduction of materials, which may have altered the architectural design of the structure.

5. Integrity of workmanship was assessed by evaluating the quality of the architectural features present in the structure.

6. Integrity of feeling was assessed by evaluating whether or not the resource's features, in combination with its setting, conveyed a historic sense of the property during its period of significance.

7. Integrity of association was assessed by evaluating the resource's data or information and its ability to answer any research questions relevant to the history of the city of Del Mar or the state of California.

Because this project requires approval from the City of Del Mar, CEQA and city historic resources eligibility criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and the City of Del Mar Cultural Resources Inventory were used to measure the significance of the resource.

CRHR Criteria

A historical resource must be significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**
  It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

- **CRHR Criterion 2:**
  It is associated with the lives of persons important in our past.

- **CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

- **CRHR Criterion 4:**
  It has yielded, or may be likely to yield, information important in prehistory or history.

CRHR Evaluation

- **CRHR Criterion 1:**
  In order to evaluate the structure at 929 Border Avenue under Criterion 1, BFSA followed protocols as recommended by the *National Register Bulletin: Guidelines for Evaluating and Registering Archaeological Properties* (Little et al. 2000):

  1) Identify the event(s) with which the property is associated through the review of the archaeological record, historic records, and oral histories.

     a. It was discovered through historic research that no significant events could be associated with the property. Because the property could not be associated with any specific event, no further evaluations for Criterion 1 were conducted.

- **CRHR Criterion 2:**
  In order to evaluate the structure at 929 Border Avenue under Criterion 2, BFSA took the following steps as recommended by the *National Register Bulletin: Guidelines for Evaluating and Registering Archaeological Properties* (Little et al. 2000):

  1) Identify any important persons associated with the property through the investigation of the archaeological record, historic records, and oral histories.

     a. The residence at Tippett Hall is associated with three individuals of potential historical importance. These individuals are William and Ruth Tippett (owners) and Robert Farquhar (architect). As discussed by Moomjian (2000), the Tippetts were not historically important individuals relevant to the history of Del Mar or southern California. The Tippetts were socially prominent and members of the Del Mar Turf Club; however, no historically important activities associated with the Tippetts are associated with the structure.

b. The architect Robert Farquhar was a prominent southern California architect focused on designing homes in the Los Angeles area for wealthy individuals. He was not, as noted by Moomjian (2000), a historically important individual and his design of Tippett Hall was not a significant historical event.
c. It was discovered through historic research that no historically significant persons could be associated with the property. Because the property could not be associated with any historically important persons, no further evaluations for Criterion 2 were conducted.

- **CRHR Criterion 3:**
  In order to evaluate the structure at 929 Border Avenue under Criterion 3, BFSA took the following steps as recommended by the *National Register Bulletin: Guidelines for Evaluating and Registering Archaeological Properties* (Little et al. 2000):

1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the property. This will be done by examining the pattern of features common to the particular class of resources that the site or feature may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.

a. For the consideration of CRHR Criterion 3, it is important to understand the distinction between the CRHR and the National Register of Historic Places (NRHP) in this particular analysis because the CRHR considers the work of an important creative individual as a part of the evaluation criteria, while the NRHP requires the architect to be considered to be a master (or the constructed element as the "work of a master").
b. As noted by Moomjian and confirmed by BFSA, Tippett Hall was designed with a mix of Colonial Revival and Neo-Classical styles, which was a common trend at the time of construction and was a mix used often by the architect Robert Farquhar. While the design is interesting and conveys the appearance of the colonial mansion, Tippett Hall's design does not embody the distinctive characteristics of a type, period, or method of construction.
c. The association of Tippett Hall with Robert Farquhar does link the structure with an important individual. Moomjian and BFSA agree that Robert Farquhar is an important architect in southern California;

however, he was never classified as a "master" nor were his works listed as major contributions to architecture or local history. Based upon this assessment, Tippett Hall does not qualify as the work of a master architect under the criteria of the NRHP. However, under the criteria of the CRHR, the eligibility review states that consideration is extended to individuals considered to be important and creative. To this end, Moomjian (2000) states:

> *While Robert Farquhar was not determined to have been an architect whose work merited master status, according to Dr. Robert Winter, Farquhar's contribution to Southern California architecture was more than merely as an important, creative individual (Winter 2000). Farquhar's designs were typically Neoclassical in nature, which drew upon European historical precedents in an effort to combine elegance with understated detail. As an example designed in the latter part of his career, which combines the Colonial Revival and Neoclassical styles, Tippett Hall undoubtedly represents the work of any important, creative individual. As such, it qualifies for the California Register of Historical Resources as a work which represents an important, creative individual.*

- **CRHR Criterion 4:**
  It is unlikely that the structure, as it presently exists, could contribute additional information beyond that which is presented in this report, which could be considered important to the history of the local area or the state. The structure could not be associated with any specific events, persons, or architectural styles, and therefore, further research of the structure would not provide any additional information pertinent to the history of the city of Del Mar or the state of California.

City of Del Mar Eligibility Criteria

The City of Del Mar has established a historical significance criteria that denotes that a property can be evaluated as historically significant if a structure possesses a unique architectural style representing a period of California history or the history of Del Mar. Therefore, while Tippett Hall can be eligible to the CRHR because of its association with architect Robert Farquhar, the building is not representative of trends in California history nor does it typify the historical character of the city of Del Mar. The structure is not currently listed on the City's historical structure inventory and does not qualify for that register based upon the information gathered for the structure.

4.3 Conclusion

The assessment of Tippett Hall was based upon the previous analysis of the structure completed by Moomjian and Tinsley in 2000. The current assessment is in agreement with the study from 2000, which concluded that the residence was eligible for the CRHR based upon the association of the structure with architect Robert Farquhar, who is defined as an important and creative individual. The structure has not been listed on the CRHR as of this date. The distinction to be made between the 2000 Moomjian study and the current 2014 survey is that the residence is now in an advanced state of decay and demolition. The structure no longer maintains a state of preservation or integrity to be considered architecturally significant. Obviously, the association of the structure with Robert Farquhar has not diminished, and the significance of this association remains relevant to the historical aspect of the building. According to the 2000 Moomjian study, the structure is not CEQA-significant because "… no historical evidence was identified which would support a determination that the residence derives significance in terms of the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of California" (Moomjian 2000).

Impacts Discussion

The proposed development of the Estates at Del Mar Project will include the removal of the remainder of Tippett Hall prior to grading of the property. Based upon the determination that the structure is not CEQA-significant, impacts to the structure associated with demolition will not be significantly adverse. Mitigation measures are not required as part of the Conditions of Approval.

5.0 INTERPRETATION OF RESOURCE IMPORTANCE AND IMPACT IDENTIFICATION

5.1 Resource Importance

The cultural resources survey of the Estates at Del Mar subdivision project identified one prehistoric resource and one historic structure. The testing of SDI-7979 has provided information that facilitated the interpretation that this portion of the recorded prehistoric site does not represent a location with identified research potential or deposits that merit further investigation. The area of SDI-7979 within 929 Border Avenue is evaluated as not significant as defined by CEQA. The archaeological investigations have provided information linking the cultural materials with adjacent components of this large site; however, the area within this project does not retain any additional research potential or any identified features or deposits considered to be significant. The small quantity of artifacts from the subsurface tests points to the use of the area as associated with the expedient production of tools used to collect and process food.

With regards to the historic structure Tippett Hall, the conclusion of the 2000 Moomjian study and the current assessment is that the structure is not CEQA-significant; however, the structure is architecturally significant because of its association with architect Robert Farquhar. The structure has been previously thoroughly recorded, and no additional information can be derived from further analysis, especially in light of the fact that the structure has been partially demolished and much of the interior has been stripped.

5.2 Impact Identification

The proposed development for the Estates at Del Mar property will include the grading of the location of SDI-7979. The direct impacts to the cultural site will not be significant because this resource has no research potential or other significant characteristics based upon the testing data. Mitigation measures to reduce the effect of any grading or development impacts will not be required. However, because of the presence of human burials to the south of the subject property and the potential to encounter deposits that are masked or buried, a monitoring program during grading is recommended. The mitigation monitoring program is presented in Section 6.0.

As noted in Section 4.3, the removal of historic Tippett Hall as part of the development of the property will not constitute an adverse impact because the structure has been evaluated as not CEQA-significant. Although the structure is not CEQA-significant, the potential does exist that historic deposits may be present related to the occupation of this location since the 1930s. To mitigate potential impacts to unrecorded historic features or deposits, mitigation monitoring is recommended. The mitigation monitoring program is presented in Section 6.0.

6.0 MANAGEMENT CONSIDERATIONS – MITIGATION MEASURES AND DESIGN CONSIDERATIONS

6.1 Mitigation Measures

The proposed development will impact prehistoric Site SDI-7979 and the historic structure Tippett Hall; however, as these resources are evaluated as lacking any further research potential, impacts have been determined to be not significant. Based upon these evaluations of SDI-7979 and Tippett Hall as lacking further research potential, mitigation measures will not be required as a Condition of Approval.

Although mitigation measures are not required, a MMRP is recommended because grading will expose areas within SDI-7979 that could contain buried cultural deposits that could not be observed during the survey and testing of this resource. Likewise, grading may expose historic features or deposits associated with the historic occupation of the property since the 1930s. Based upon this potential, monitoring of grading is recommended to prevent the inadvertent destruction of any potentially important cultural deposits that were not observed or detected during the current cultural resources study. The monitoring program should include Native American observers in the event that significant prehistoric deposits are detected.

6.2 Mitigation Monitoring and Reporting Program (MMRP)

The proposed development of the Estates at Del Mar property will disturb a prehistoric and a historic resource, and to mitigate for potential impacts to resources that have not been detected, a MMRP is recommended as a condition of approval. The MMRP is provided below:

General Procedures and Protocols to Be Implemented During Construction Monitoring

During Grading

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
    1. The archaeological monitor shall be present full-time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources.
    2. The principal investigator (PI) may submit a detailed letter to the lead agency during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.

B. Discovery Notification Process
   1. In the event of an archaeological discovery, either historic or prehistoric, the archaeological monitor shall direct the contractor to temporarily divert all soil-disturbing activities, including but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Native American monitor and client, as appropriate.
   2. The monitor shall immediately notify the PI (unless monitor is the PI) of the discovery.

C. Determination of Significance
   1. The PI shall evaluate the significance of the resource. If human remains are involved, follow protocol in Section D below.

      a. The PI shall immediately notify the City to discuss significance determination and shall also submit a letter indicating whether additional mitigation is required.
      b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) that has also been reviewed by the Native American consultant/monitor, and obtain written approval from the City to implement that program. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
      c. If the resource is not significant, the PI shall submit a letter to the City indicating that artifacts will be collected, curated, and documented in the final monitoring report. The letter shall also indicate that that no further work is required.

D. Discovery of Human Remains
   If human remains are discovered, work shall halt in that area until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98), and the State Health and Safety Code (Sec. 7050.5) shall be undertaken:

      I. Notification
         1. The archaeological monitor shall notify the PI, if the monitor is not qualified as a PI.

2. The PI shall notify the medical examiner after consultation with the City, either in person or via telephone.

II. Isolate discovery site
   1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the medical examiner in consultation with the PI concerning the provenance of the remains.
   2. The medical examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
   3. If a field examination is not warranted, the medical examiner will determine, with input from the PI, if the remains are or are most likely to be of Native American origin.

III. If Human Remains **ARE** determined to be Native American
   1. The medical examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the medical examiner can make this call.
   2. The NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
   3. The MLD will contact the PI within 24 hours or sooner after the medical examiner has completed coordination to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources, and the State Health and Safety Code.
   4. The MLD will have 48 hours to make recommendations to the property owner or representative for the treatment or disposition with proper dignity of the human remains and associated grave goods.
   5. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:

      a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the NAHC; OR;
      b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with Public Resources Code 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,

c. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and grave goods buried with the Native American human remains shall be reinterred with appropriate dignity.

IV. If Human Remains are **NOT** Native American

1. The PI shall contact the medical examiner and notify them of the historic-era context of the burial.
2. The medical examiner will determine the appropriate course of action with the PI and city staff (Public Resources Code 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the City. The decision for internment of the human remains shall be made in consultation with City, the applicant/landowner, and any known descendant group.

Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit to the City a draft monitoring report (even if negative) prepared in accordance with the agency guidelines, which describes the results, analysis, and conclusions of all phases of the archaeological monitoring program (with appropriate graphics).

   a. For significant archaeological resources encountered during monitoring, the ADRP shall be included in the draft monitoring report.
   b. Recording sites with the State of California Department of Parks and Recreation (DPR) shall be the responsibility of the PI, including the recording (on the appropriate forms-DPR 523 A/B) any significant or potentially significant resources encountered during the archaeological monitoring program.

2. The PI shall submit a revised draft monitoring report to the City for approval, including any changes or clarifications requested by the City.

B. Handling of Artifacts
   1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and cataloged.
   2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
   3. The cost for curation is the responsibility of the property owner.

C. Curation of Artifacts
   1. To be determined.

D. Final Monitoring Report(s)
   1. The PI shall submit the approved final monitoring report to the City and any interested parties.

7.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the Estates at Del Mar Project was directed by Principal Investigator Brian F. Smith. The archaeological fieldwork was conducted by Project Archaeologist Tracy A. Stropes (RPA), Archaeological Field Supervisor Clarence Hoff, and archaeological field technicians Kyle Coulter, David Grabski, and Mary Lenich. The report text was prepared by Brian F. Smith. Report graphics were provided by Tracy A. Stropes. Technical editing and report production were conducted by Elena Buckley. The SCIC at SDSU provided the archaeological records search information.

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APPENDIX A

Resumes of Key Personnel

Brian F. Smith, MA

Owner, Principal Investigator
Brian F. Smith and Associates, Inc.
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Education

Master of Arts, History, University of San Diego, California **1982**

Bachelor of Arts, History and Anthropology, University of San Diego, California **1975**

Experience

Principal Investigator **1977–Present**
Brian F. Smith and Associates, Inc.

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. In the past 35 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Brian Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Crops of Engineers (USACE), the Bureau of Land Management (BLM), Bureau of Reclamation (BR), the Department of Defense (DOD), and Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts which have added significantly to the body of knowledge concerning the prehistoric lifeways of cultures once present in the southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large number of downtown San Diego mitigation and monitoring projects submitted to the Centre City Development Corporation, some of which included Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to

the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade. 2000-2007.

The Navy Broadway Complex: Architectural and historical assessment of over 25 structures that comprise the Naval Supply Depot, many of which have been in use since World War I and were used extensively during World War II. The EIR/EIS which was prepared included National Register evaluations of all structures. The archaeological component of the project involved the excavation of backhoe trenches to search for evidence of the remains of elements of the historic waterfront features that characterized the bay front in the latter half of the 19th century. This study was successful in locating portions of wharves and shanties that existed on the site prior to capping of this area after construction of the sea wall in the early 20th century.

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the City of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the City of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs which document this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the City and County of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the City. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the City showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Midbayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the City. The study included the analysis of some potentially historic features and numerous prehistoric sites.

Cultural resources survey and test of sites within the proposed development of the Audie Murphy Ranch, Riverside County, California: Project Manager/Director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February-September 2002.

Cultural resources evaluation of sites within the proposed development of the Otay Ranch Village 13 Project, San Diego County, California: Project Manager/Director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural resources survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project Manager/Director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural resources survey and test of sites within the proposed development of the Menifee West GPA, Riverside County, California: Project Manager/Director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of a Archaic cultural resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project Archaeologist/ Director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

Cultural resources survey and test of sites within the proposed French Valley Specific Plan/EIR, Riverside County, California: Project Manager/Director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural resources survey and test of sites within the proposed Lawson Valley Project, San Diego County, California: Project Manager/Director of the investigation of 28 prehistoric and two historic sites—included project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural resource survey and geotechnical monitoring for the Mohyi Residence Project, La Jolla, California: Project Manager/Director of the investigation of a single-dwelling parcel—included project coordination; field survey; assessment of parcel for potentially buried cultural deposits; monitoring of geotechnichal borings; authoring of cultural resources project report. Brian F. Smith and Associates, San Diego, California. June 2000.

Enhanced cultural resource survey and evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project Manager/Director of the investigation of a single-dwelling parcel—included project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.

Cultural resources survey and test of sites within the proposed development of the Menifee Ranch, Riverside County, California: Project Manager/Director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage mitigation of a portion of the San Diego Presidio identified during water pipe construction for the City of San Diego, California: Project Archaeologist/Director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced cultural resource survey and evaluation for the Tyrian 3 Project, La Jolla, California: Project Manager/Director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced cultural resource survey and evaluation for the Lamont 5 Project, Pacific Beach, California: Project Manager/Director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced cultural resource survey and evaluation for the Reiss Residence Project, La Jolla, California: Project Manager/Director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage mitigation of a portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project Archaeologist/ Director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and testing of two prehistoric cultural resources for the Airway Truck Parking Project, Otay Mesa, California: Project Archaeologist/Director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural resources Phase I and II investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project along the International Border, San Diego County,

California: Project Manager/Director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a prehistoric cultural resource for the Westview High School Project for the City of San Diego, California: Project Archaeologist/ Director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a prehistoric cultural resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project Archaeologist/Director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of grading for the Herschel Place Project, La Jolla, California: Project Archaeologist/ Monitor—included monitoring of grading activities associated with the development of a single-dwelling parcel. September 1999.

Survey and testing of an historic resource for the Osterkamp Development Project, Valley Center, California: Project Archaeologist/ Director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and testing of a prehistoric cultural resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project Manager/Director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and evaluation of cultural resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project Archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and evaluation of cultural resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project Manager/Director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural resources Phase I, II, and III investigations for the Immigration and Naturalization Services Triple Fence Project along the International Border, San Diego County, California: Project Manager/Director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997-January 2000.

Phase I, II, and II investigations for the Scripps Poway Parkway East Project, Poway California: Project

Archaeologist/Project Director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Archaeological evaluation of cultural resources within the proposed corridor for the San Elijo Water Reclamation System Project, San Elijo, California: Project Manager/Director —test excavations; direction of artifact identification and analysis; graphics production; coauthorship of final cultural resources report. December 1994-July 1995.

Evaluation of Cultural Resources for the Environmental Impact Report for the Rose Canyon Trunk Sewer Project, San Diego, California: Project Manager/Director —direction of test excavations; identification and analysis of prehistoric and historic artifact collections; data synthesis; co-authorship of final cultural resources report, San Diego, California. June 1991-March 1992.

Reports/Papers

Author, coauthor, or contributor, to over 2,500 cultural resources management publications, a selection of which are presented below.

2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.

2009 Archaeological constraints study of the Morgan Valley Wind Assessment Project, Lake County, California.

2008 Results of an archaeological review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.

2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.

2007 Archaeology at the Ballpark. Brian F. Smith and Associates, San Diego, California. Submitted to the Centre City Development Corporation.

2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3,115-180-049-1, 115-180-042-4, 115-180-047-9) in te City of Corona, Riverside County.

2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Katzer Jamul Center Project; P00-017.

2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.

2005 Results of archaeological monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6.

2005 Results of archaeological monitoring at the Baltazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).

2004 TM 5325 ER #03-14-043 Cultural Resources.

APPENDIX B

Updated Site Record Form

(Deleted for Public Review; Bound Separately)

APPENDIX C

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX D

Confidential Maps

(Deleted for Public Review; Bound Separately)

APPENDIX E

Artifact Catalog

Artifact Catalog
Site SDI-7979
The Estates at Del Mar Project

ACCESSION	CAT NO	UNIT TYPE	UNIT	LEVEL	ARTIFACT	PORTION	MATERIAL	MOD 1	QUAN	LENGTH	THICKNESS	WIDTH	WEIGHT (g)
SDI-7979	1	TU	1	10-20	Debitage	Com	Volcanic		2				8.6
SDI-7979	2	TU	1	10-20	Faunal Shell	Frag	Shell	Chione spp.					2.4
SDI-7979	3	TU	1	10-20	Faunal Shell	Frag	Shell	Tivela stultorum					0.9
SDI-7979	4	TU	1	10-20	Faunal Shell	Frag	Shell	Unidentified					6.1
SDI-7979	5	TU	1	10-20	Faunal Bone	Frag	Bone						0.4
SDI-7979	6	TU	1	20-30	Debitage	Com	Volcanic		2				19
SDI-7979	7	TU	1	20-30	Debitage	Com	Metavolcanic		1				3.5
SDI-7979	8	TU	1	20-30	Debitage	Com	Quarts		1				6.9
SDI-7979	9	TU	1	20-30	Faunal Shell	Frag	Shell	Pseulochama exogyra					4.2
SDI-7979	10	TU	1	20-30	Faunal Shell	Frag	Shell	Tivela stultorum					1.9
SDI-7979	11	TU	1	20-30	Faunal Shell	Frag	Shell	Unidentified					3.9
SDI-7979	12	TU	1	30-40	Angular Hammerstone	Com	Volcanic		1	60.1	63.2	51.8	260
SDI-7979	13	TU	1	30-40	Steep Edge Tool	Com	Metavolcanic		1	36.9	32.2	13.3	11.7
SDI-7979	14	TU	1	30-40	Debitage	Com	Volcanic		1				8.4
SDI-7979	15	TU	1	30-40	FAR	Frag	Granite		2				123.7
SDI-7979	16	TU	1	30-40	Faunal Bone	Frag	Bone						0.1
SDI-7979	17	TU	1	30-40	Faunal Shell	Frag	Shell	Unidentified					7
SDI-7979	18	TU	1	30-40	Faunal Shell	Frag	Shell	Tivela stultorum					5.2
SDI-7979	19	TU	1	40-50	Faunal Shell	Frag	Shell	Unidentified					5.5
SDI-7979	20	TU	1	40-50	Debitage	Com	Volcanic		1				0.7
SDI-7979	21	TU	1	50-60	Faunal Shell	Frag	Shell	Unidentified					4.1
SDI-7979	22	TU	1	50-60	Faunal Shell	Frag	Shell	Chione spp.					5.1
SDI-7979	23	TU	2	0-10	Faunal Shell	Frag	Shell	Unidentified					3.8
SDI-7979	24	TU	2	10-20	Faunal Shell	Frag	Shell	Unidentified					12
SDI-7979	25	TU	2	10-20	Faunal Shell	Frag	Shell	Chione spp.					12.2
SDI-7979	26	TU	2	10-20	Debitage	Com	Volcanic		3				32.3
SDI-7979	27	TU	2	20-30	Debitage	Com	Volcanic		2				14.7
SDI-7979	28	TU	2	20-30	Faunal Shell	Frag	Shell	Unidentified					13.4
SDI-7979	29	TU	2	20-30	Faunal Shell	Frag	Shell	Ostrea lurida					3.9
SDI-7979	30	TU	2	20-30	Faunal Shell	Frag	Shell	Chione spp.					6.3
SDI-7979	31	TU	2	30-40	Faunal Shell	Frag	Shell	Mytilus sp.					7
SDI-7979	32	TU	2	30-40	Faunal Shell	Frag	Shell	Unidentified					13.4
SDI-7979	33	TU	2	30-40	Faunal Shell	Frag	Shell	Chione spp.					3
SDI-7979	34	TU	2	40-50	Faunal Shell	Frag	Shell	Unidentified					5.8
SDI-7979	35	TU	2	40-50	Debitage	Com	Volcanic		2				12.2
SDI-7979	36	TU	2	40-50	Faunal Shell	Frag	Shell	Chione spp.					9.5
SDI-7979	37	TU	2	40-50	Faunal Shell	Frag	Shell	Ostrea lurida					27.4
SDI-7979	38	TU	2	40-50	Faunal Shell	Frag	Shell	Neverita reclusianus					8.8
SDI-7979	39	TU	2	50-60	Debitage	Com	Volcanic		1				1
SDI-7979	40	TU	2	50-60	Faunal Shell	Frag	Shell	Ostrea lurida					8
SDI-7979	41	TU	2	50-60	Faunal Shell	Frag	Shell	Chione spp.					5.8
SDI-7979	42	TU	2	50-60	Faunal Shell	Frag	Shell	Unidentified					3.7
SDI-7979	43	TU	2	60-70	Faunal Shell	Frag	Shell	Unidentified					0.8

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Site SDI-7979
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ACCESSION	CAT NO	UNIT TYPE	UNIT	LEVEL	ARTIFACT	PORTION	MATERIAL	MOD 1	QUAN	LENGTH	THICKNESS	WIDTH	WEIGHT (g)
SDI-7979	44	TU	2	60-70	Faunal Shell	Frag	Shell	Ostrea lurida					4.8
SDI-7979	45	TU	2	70-80	Faunal Shell	Frag	Shell	Unidentified					1.4
SDI-7979	46	TU	2	70-80	Faunal Shell	Frag	Shell	Neverita reclusianus					2.3
SDI-7979	47	TU	3	0-10	Debitage	Com	Volcanic		1				0.2
SDI-7979	48	TU	3	0-10	Debitage	Com	Quartz		3				1.5
SDI-7979	49	TU	3	0-10	Faunal Shell	Frag	Shell	Unidentified					2
SDI-7979	50	TU	3	10-20	Faunal Shell	Frag	Shell	Unidentified					1.6
SDI-7979	51	TU	3	10-20	Faunal Bone	Frag	Bone						1.7
SDI-7979	52	TU	3	10-20	Debitage	Com	Quartz		1				0.2
SDI-7979	53	TU	3	20-30	Faunal Shell	Frag	Shell	Unidentified					2.9
SDI-7979	54	TU	3	20-30	Debitage	Com	Volcanic		1				0.7
SDI-7979	55	TU	3	30-40	Debitage	Com	Volcanic		2				18.1
SDI-7979	56	TU	3	30-40	Debitage	Com	Metavolcanic		1				0.8
SDI-7979	57	TU	3	30-40	Debitage	Com	Quartz		1				0.1
SDI-7979	58	TU	3	30-40	Faunal Shell	Frag	Shell	Unidentified					3.5
SDI-7979	59	TU	3	40-50	Faunal Shell	Frag	Shell	Unidentified					11.1
SDI-7979	60	TU	3	40-50	Debitage	Com	Volcanic		1				0.9
SDI-7979	61	TU	3	50-60	Debitage	Com	Volcanic		4				44.4
SDI-7979	62	TU	3	50-60	Debitage	Com	Metavolcanic		3				2.8
SDI-7979	63	TU	3	50-60	Debitage	Com	Debitage	Quartzite	1				0.4
SDI-7979	64	TU	3	50-60	Faunal Shell	Frag	Shell	Unidentified					0.1
SDI-7979	65	TU	3	60-70	Debitage	Com	Chert		1				0.1
SDI-7979	66	TU	3	60-70	Debitage	Com	Metavolcanic		1				12.1
SDI-7979	67	TU	3	60-70	Debitage	Com	Volcanic		2				17.9
SDI-7979	68	TU	3	60-70	Faunal Shell	Frag	Shell	Unidentified					1.3
SDI-7979	69	TU	3	70-80	Debitage	Com	Quartzite		1	54.4	39.6	10.5	18.8
SDI-7979	70	TU	3	70-80	Faunal Shell	Frag	Shell	Unidentified					4.7
SDI-7979	71	TU	3	70-80	Faunal Shell	Frag	Shell	Chione spp.					2.3
SDI-7979	72	TU	3	80-90	Faunal Shell	Frag	Shell	Unidentified					2.3
SDI-7979	73	TU	4	0-10	Faunal Shell	Frag	Shell	Haliotis sp.					1
SDI-7979	74	TU	4	0-10	Faunal Shell	Frag	Shell	Chione spp.					17.9
SDI-7979	75	TU	4	0-10	Faunal Shell	Frag	Shell	Donax sp.					0.1
SDI-7979	76	TU	4	0-10	Faunal Shell	Frag	Shell	Tivela stultorum					3.3
SDI-7979	77	TU	4	0-10	Faunal Shell	Frag	Shell	Unidentified					4
SDI-7979	78	TU	4	0-10	Debitage	Com	Volcanic		1				1
SDI-7979	79	TU	4	10-20	Faunal Shell	Frag	Shell	Chione spp.					22.6
SDI-7979	80	TU	4	10-20	Faunal Shell	Frag	Shell	Tivela stultorum					4.7
SDI-7979	81	TU	4	10-20	Faunal Shell	Frag	Shell	Unidentified					1.4
SDI-7979	82	TU	4	20-30	Debitage	Com	Volcanic		1				7.4
SDI-7979	83	TU	4	20-30	Faunal Shell	Frag	Shell	Unidentified					1.6
SDI-7979	84	TU	4	20-30	Faunal Shell	Frag	Shell	Tivela stultorum					9.7
SDI-7979	85	TU	4	20-30	Faunal Shell	Frag	Shell	Argo pecten					0.4
SDI-7979	86	TU	4	20-30	Faunal Shell	Frag	Shell	Chione spp.					9.5

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ACCESSION	CAT NO	UNIT TYPE	UNIT	LEVEL	ARTIFACT	PORTION	MATERIAL	MOD 1	QUAN	LENGTH	THICKNESS	WIDTH	WEIGHT (g)
SDI-7979	87	TU	4	20-30	Faunal Bone	Frag	Bone						1
SDI-7979	88	TU	4	30-40	Flake Tool	Com	Volcanic		1	52.2	22.5	12.5	20.5
SDI-7979	89	TU	4	30-40	Faunal Shell	Frag	Shell	Unidentified					4.6
SDI-7979	90	TU	4	30-40	Faunal Shell	Frag	Shell	Tivela stultorum					4.9
SDI-7979	91	TU	4	30-40	Faunal Shell	Frag	Shell	Chione spp.					17.2
SDI-7979	92	TU	4	40-50	FAR	Frag	Granite		1				23
SDI-7979	93	TU	4	40-50	Faunal Shell	Frag	Shell	Chione spp.					6.3
SDI-7979	94	TU	4	40-50	Faunal Shell	Frag	Shell	Unidentified					2.9
SDI-7979	95	TU	4	30-40	Debitage	Com	Volcanic		1				2.3
SDI-7979	96	TU	4	50-60	Debitage	Com	Volcanic		1				42.8
SDI-7979	97	SC	1	Surface	Faunal Shell	Frag	Shell	Chione spp.					7.7
SDI-7979	98	SC	2	Surface	Faunal Shell	Frag	Shell	Chione spp.					1.8
SDI-7979	99	SC	3	Surface	Faunal Shell	Frag	Shell						0.8
SDI-7979	100	SC	4	Surface	Faunal Shell	Frag	Shell						0.8
SDI-7979	101	SC	5	Surface	Debitage	Com	Volcanic		1				15.3
SDI-7979	102	SC	6	Surface	Faunal Shell	Frag	Shell	Chione spp.					6.1
SDI-7979	103	SC	7	Surface	Debitage	Com	Metavolcanic		1				3.4
SDI-7979	104	SC	8	Surface	Faunal Shell	Frag	Shell						2.2
SDI-7979	105	SC	9	Surface	Faunal Shell	Frag	Shell	Chione spp.					0.4
SDI-7979	106	SC	10	Surface	Faunal Shell	Frag	Shell	Chione spp.					1.7
SDI-7979	107	SC	11	Surface	Faunal Shell	Frag	Shell	Chione spp.					2.8
SDI-7979	108	SC	12	Surface	Faunal Shell	Frag	Shell	Chione spp.					4.9
SDI-7979	109	SC	13	Surface	Faunal Shell	Frag	Shell	Chione spp.					6
SDI-7979	110	SC	14	Surface	Faunal Shell	Frag	Shell						2.1
SDI-7979	111	SC	15	Surface	Debitage	Com	Metavolcanic		1	57.5	35.4	8.3	16.6
SDI-7979	112	SC	16	Surface	Faunal Shell	Frag	Shell	Chione spp.					4.6
SDI-7979	113	SC	17	Surface	Debitage	Frag	Volcanic		2				16.5
SDI-7979	114	SC	17	Surface	Faunal Shell	Frag	Shell	Chione spp.					0.3
SDI-7979	115	SC	18	Surface	Faunal Shell	Frag	Shell						5.6
SDI-7979	116	SC	19	Surface	Faunal Shell	Frag	Shell	Chione spp.					4.3
SDI-7979	117	SC	20	Surface	Historic Vessel	Frag	Porcelain		1				1.6
SDI-7979	118	SC	20	Surface	Faunal Shell	Frag	Shell						0.9
SDI-7979	119	SC	21	Surface	Faunal Shell	Frag	Shell						19.2
SDI-7979	120	SC	21	Surface	Debitage	Com	Quartzite		1	25.8	7.7	6.5	1.9
SDI-7979	121	SC	22	Surface	Debitage	Com	Volcanic		1				10.1
SDI-7979	122	SC	22	Surface	Faunal Shell	Frag	Shell	Chione spp.					3.6
SDI-7979	123	SC	23	Surface	Debitage	Com	Volcanic		1				2.9
SDI-7979	124	SC	23	Surface	Faunal Shell	Frag	Shell						2
SDI-7979	125	SC	24	Surface	Flake Tool	Com	Metavolcanic		1	43.5	30.0	8.2	15.4
SDI-7979	126	SC	24	Surface	Faunal Shell	Frag	Shell	Chione spp.					0.1
SDI-7979	127	SC	25	Surface	Faunal Shell	Frag	Shell	Chione spp.					6.2
SDI-7979	128	SC	26	Surface	Faunal Bone	Frag	Bone						2
SDI-7979	129	SC	26	Surface	Debitage	Com	Metavolcanic		1				0.5

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ACCESSION	CAT NO	UNIT TYPE	UNIT	LEVEL	ARTIFACT	PORTION	MATERIAL	MOD 1	QUAN	LENGTH	THICKNESS	WIDTH	WEIGHT (g)
SDI-7979	130	SC	26	Surface	Faunal Shell	Frag	Shell						5.4
SDI-7979	131	SC	27	Surface	Faunal Shell	Frag	Shell						6
SDI-7979	132	SC	28	Surface	Faunal Shell	Frag	Shell						1.8
SDI-7979	133	SC	29	Surface	Faunal Shell	Frag	Shell						0.5
SDI-7979	134	SC	29	Surface	Debitage	Com	Volcanic		1				0.6
SDI-7979	135	SC	30	Surface	Faunal Shell	Frag	Shell	Chione spp.					6.9
SDI-7979	136	SC	31	Surface	Faunal Shell	Frag	Shell	Chione spp.					1.5
SDI-7979	137	SC	33	Surface	Faunal Shell	Frag	Shell	Chione spp.					0.5
SDI-7979	138	SC	32	Surface	Faunal Shell	Frag	Shell						1.5
SDI-7979	139	SC	34	Surface	Faunal Shell	Frag	Shell	Chione spp.					11.1
SDI-7979	140	SC	35	Surface	Faunal Shell	Frag	Shell	Chione spp.					5.5
SDI-7979	141	SC	36	Surface	Faunal Shell	Frag	Shell		12				46.9
SDI-7979	142	STP 1L		0-10	Faunal Shell	Frag	Shell						0.2
SDI-7979	143	STP 1L		10-20	Faunal Shell	Frag	Shell	Chione spp.					5.5
SDI-7979	144	STP 1L		30-40	Faunal Shell	Frag	Shell						1
SDI-7979	145	STP 1J		0-10	Faunal Shell	Frag	Shell						5.4
SDI-7979	146	STP 1J		0-10	Faunal Bone	Frag	Bone						0.2
SDI-7979	147	STP 1J		10-20	Faunal Shell	Frag	Shell						0.3
SDI-7979	148	STP 1J		30-40	Faunal Shell	Frag	Shell						0.1
SDI-7979	149	STP 1J		30-40	Debitage	Com	Volcanic		1				0.08
SDI-7979	150	STP 1J		40-50	Faunal Shell	Frag	Shell						0.6
SDI-7979	151	STP 2E		10-20	Debitage	Com	Quartz		1				1.2
SDI-7979	152	STP 2K		0-10	Faunal Shell	Frag	Shell						0.5
SDI-7979	153	STP 2K		10-20	Faunal Shell	Frag	Shell						0.3
SDI-7979	154	STP 2K		20-30	Faunal Shell	Frag	Shell						2
SDI-7979	155	STP 2K		30-40	Faunal Shell	Frag	Shell						1.3
SDI-7979	156	STP 2K		30-40	Debitage	Com	Metavolcanic		1				5.5
SDI-7979	157	STP 2K		40-50	Faunal Shell	Frag	Shell						0.7
SDI-7979	158	STP 2M		0-10	Debitage	Com	Quartz		1				0.2
SDI-7979	159	STP 2M		0-10	Faunal Shell	Frag	Shell						0.2
SDI-7979	160	STP 2M		20-30	Faunal Shell	Frag	Shell						1.8
SDI-7979	161	STP 2M		30-40	Angular Hammerstone	Com	Volcanic		1	58.7	47.7	33.6	107.6
SDI-7979	162	STP 2M		40-50	Faunal Shell	Frag	Shell						0.2
SDI-7979	163	STP 2Q		20-30	Faunal Shell	Frag	Shell						0.07
SDI-7979	164	STP 2Q		20-30	Debitage	Com	Quartzite		1				1.1
SDI-7979	165	STP 3H		10-20	Faunal Shell	Frag	Shell	Chione spp.					0.8
SDI-7979	166	STP 3I		10-20	Faunal Shell	Frag	Shell						0.5
SDI-7979	167	STP 3J		0-10	Faunal Shell	Frag	Shell						0.4
SDI-7979	168	STP 3N		30-40	Faunal Shell	Frag	Shell						2.6
SDI-7979	169	STP 3N		40-50	Faunal Shell	Frag	Shell						6.9
SDI-7979	170	STP 3N		50-60	Faunal Shell	Frag	Shell						0.9
SDI-7979	171	STP 3O		10-20	Faunal Shell	Frag	Shell						0.9
SDI-7979	172	STP 3O		20-30	Faunal Shell	Frag	Shell						0.8

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ACCESSION	CAT NO	UNIT TYPE	UNIT	LEVEL	ARTIFACT	PORTION	MATERIAL	MOD 1	QUAN	LENGTH	THICKNESS	WIDTH	WEIGHT (g)
SDI-7979	173	STP 3O		20-30	Debitage	Com	Metavolcanic		1				0.2
SDI-7979	174	STP 4M		10-20	Faunal Shell	Frag	Shell						6
SDI-7979	175	STP 4M		20-30	Faunal Shell	Frag	Shell						4.6
SDI-7979	176	STP 4M		20-30	Debitage	Com	Quartzite		1				0.2
SDI-7979	177	STP 4M		30-40	Faunal Bone	Frag	Bone						11.3
SDI-7979	178	STP 4M		40-50	Faunal Shell	Frag	Shell						17.5
SDI-7979	179	STP 4M		50-60	Faunal Shell	Frag	Shell						4.6
SDI-7979	180	STP 5G		30-40	Faunal Shell	Frag	Shell						0.4
SDI-7979	181	STP 5G		40-50	Faunal Shell	Frag	Shell						6.2
SDI-7979	182	STP 5I		10-20	Faunal Shell	Frag	Shell	Chione spp.					1.7
SDI-7979	183	STP 5I		20-30	Faunal Shell	Frag	Shell						3
SDI-7979	184	STP 5N		0-10	Faunal Shell	Frag	Shell						5.3
SDI-7979	185	STP 5N		10-20	Debitage	Com	Volcanic		1				23.3
SDI-7979	186	STP 5N		10-20	Faunal Shell	Frag	Shell						5.7
SDI-7979	187	STP 5N		20-30	Faunal Shell	Frag	Shell						4
SDI-7979	188	STP 5N		30-40	Faunal Shell	Frag	Shell						12.2
SDI-7979	189	STP 5N		30-40	Debitage	Com	Volcanic		2				6.2
SDI-7979	190	STP 5N		40-50	Faunal Shell	Frag	Shell						6.5
SDI-7979	191	STP 5O		0-10	Faunal Shell	Frag	Shell						0.3
SDI-7979	192	STP 5O		30-40	Faunal Shell	Frag	Shell						0.2
SDI-7979	193	STP 5P		10-20	Faunal Shell	Frag	Shell	Argo pecten					0.3
SDI-7979	194	STP 6J		20-30	Faunal Shell	Frag	Shell						2.1
SDI-7979	195	STP 6J		20-30	Mano	Frag	Granite		1	63.7	40.4	54.7	203.1
SDI-7979	196	STP 6J		30-40	Faunal Shell	Frag	Shell						14.6
SDI-7979	197	STP 6J		40-50	Faunal Shell	Frag	Shell						26
SDI-7979	198	STP 6J		10-20	Faunal Shell	Frag	Shell						0.1
SDI-7979	199	STP 6H		20-30	Faunal Shell	Frag	Shell						1.2
SDI-7979	200	STP 6H		30-40	Faunal Shell	Frag	Shell						3.7
SDI-7979	201	STP 6H		40-50	Faunal Shell	Frag	Shell						3.5
SDI-7979	202	STP 6H		50-60	Faunal Shell	Frag	Shell						3.1
SDI-7979	203	STP 6M		0-10	Faunal Shell	Frag	Shell						0.6
SDI-7979	204	STP 6M		10-20	Faunal Shell	Frag	Shell						1.6
SDI-7979	205	STP 6M		20-30	Faunal Shell	Frag	Shell						0.3
SDI-7979	206	STP 6M		30-40	Faunal Shell	Frag	Shell						0.2
SDI-7979	207	STP 6Q		0-10	Faunal Shell	Frag	Shell						0.4
SDI-7979	208	STP 6Q		20-30	Faunal Shell	Frag	Shell						0.3
SDI-7979	209	STP 6Q		20-30	Debitage	Com	Chalcedony		1				0.1
SDI-7979	210	STP 6Q		30-40	Faunal Shell	Frag	Shell						0.04
SDI-7979	211	STP 7J		10-20	Faunal Shell	Frag	Shell						0.3
SDI-7979	212	STP 7J		20-30	Faunal Shell	Frag	Shell						0.4
SDI-7979	213	STP 7N		20-30	Faunal Shell	Frag	Shell						1.5
SDI-7979	214	STP 7N		20-30	Debitage	Com	Volcanic		1				3.4
SDI-7979	215	STP 7N		40-50	Faunal Shell	Frag	Shell						0.5

Artifact Catalog
Site SDI-7979
The Estates at Del Mar Project

ACCESSION	CAT NO	UNIT TYPE	UNIT	LEVEL	ARTIFACT	PORTION	MATERIAL	MOD 1	QUAN	LENGTH	THICKNESS	WIDTH	WEIGHT (g)
SDI-7979	216	STP 7O		0-10	Faunal Shell	Frag	Shell						0.6
SDI-7979	217	STP 7O		30-40	Flake Tool	Com	Metavolcanic		1	46.8	35.3	9	19
SDI-7979	218	STP 7O		50-60	Faunal Shell	Frag	Shell						1
SDI-7979	219	STP 8M		0-10	Debitage	Com	Quartz		2				1.2
SDI-7979	220	STP 8M		0-10	Faunal Shell	Frag	Shell						0.6
SDI-7979	221	STP 8M		0-10	Debitage	Com	Volcanic		1				4.4
SDI-7979	222	STP 8M		10-20	Faunal Shell	Frag	Shell						2.3
SDI-7979	223	STP 8M		10-20	Debitage	Com	Quartz		1				0.3
SDI-7979	224	STP 8M		20-30	Faunal Shell	Frag	Shell						0.4
SDI-7979	225	STP 8M		30-40	Faunal Shell	Frag	Shell						5.2
SDI-7979	226	STP 8M		30-40	Debitage	Com	Quartz		1				0.3
SDI-7979	227	STP 8M		40-50	Faunal Shell	Frag	Shell						9.6
SDI-7979	228	STP 8M		40-50	Debitage	Com	Volcanic		1				2.7
SDI-7979	229	STP 8M		50-60	Faunal Shell	Frag	Shell						11.5

APPENDIX F

Historical Assessment of Tippett Hall

(Prepared by Scott A. Moomjian, Esq.)

HISTORICAL ASSESSMENT OF

TIPPETT HALL

929 SOUTH HIGHWAY 101/929 BORDER AVENUE

DEL MAR, CALIFORNIA

Prepared For:

Ms. Carol Stensrud

14309 Blue Sage Road

Poway, California 92064

Prepared By:

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June 2000

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HISTORICAL ASSESSMENT OF
TIPPETT HALL
929 SOUTH HIGHWAY 101/929 BORDER AVENUE
DEL MAR, CALIFORNIA

I. EXECUTIVE SUMMARY

This historical assessment was prepared at the request of Ms. Carol Stenstrud in order to determine the potential historicity and architectural significance of "Tippett Hall," a two-story, single-family residence located at 929 South Highway 101/929 Border Avenue in City of Del Mar, California.

Tippett Hall was designed in a Colonial Revival style with eastern Neoclassical influences by Pasadena architect Robert D. Farquhar for Mr. and Mrs. William Tippett in 1937. The home was completed by contractor Gunnar Johnson in 1938. The Tippetts lived in the residence together until Mr. Tippett's death in 1966. Thereafter, Mrs. Tippett continued to live in the home until her death in 1999. The home is currently vacant.

Historical research indicates that Tippett Hall does not derive historical significance from an association with important events or individuals in terms of local, state, or national history. None of the individuals associated with the residence appear to have made any contributions which changed or affected the course of local, state, or national history. Moreover, the building does not represent high artistic values and does not possess further information potential in terms of prehistory or history.

Tippett Hall has been determined to be architecturally significant. As a residence which displays Colonial Revival and Neoclassical elements, the home does not embody the distinctive characteristics of a type, period, or method of construction. In addition, the building does not represent the work of a master architect. The home, however, represents the work of architect Robert Farquhar. Specifically, as an example of his work designed in the latter part of his career, which combines the Colonial Revival and Neoclassical styles, Tippett Hall undoubtedly represents the work of an important, creative individual. As such, it qualifies for the California Register of Historical Resources and for listing in the California Historic Resources Inventory. The residence does not qualify for the National Register of Historic Places or as an historic site within the City of Del Mar.

II. INTRODUCTION

This historical assessment was prepared in order to determine the potential historicity and architectural significance of "Tippett Hall," a two-story, single-family residence located at 929 South Highway 101/929 Border Avenue in the community of Del Mar, California. According to the California Environmental Quality Act (CEQA), structures that are at least 45 years of age may be considered historically significant. As a result, the residence was researched and

evaluated as a potential historical/cultural resource by Scott A. Moomjian, M.A., J.D., and Wendy Tinsley, M.A. (Candidate), Historic Property Consultants to Marie Burke Lia, Attorney at Law, in June 2000. The residence was researched and evaluted in accordance with the National Register of Historic Places Criteria, the California Register of Historic Places Criteria; the California Public Resources Code and CEQA Guidelines, and the City of Del Mar criteria for historical significance.

III. METHODOLOGY

Determinations of historical and architectural significance require a number of issues to be considered. Factors of significance include: the property's history, botb construction and use; the history of the surrounding community; the potential for important persons or uses to be associated with the property over its life span; the number of resources associated with the property; the potential for the resources to be the work of a master craftsman, architect, landscape gardener or artist; what historical, architectural or landscape influences have shaped the design of the property and its pattern of use; what alterations have taken place over the years and how have any changes affected the historical integrity of the property; and the current condition of the property. These questions and related issues must be answered before a final determination of significance can be achieved.

The California Register of Historical Resources utilizes National Register of Historic Places Criteria, with slight modifications, for determinations of significance in order to form a foundation for the evaluation of the property. The California Register's modification of National Register criteria was relevant to this property in that the California Register substitutes the term "work of an important creative individual" for the term "work of a master." However, the California Register's criteria which deals with sites pertaining to the cultural heritage of succeeding generations was not relevant to the evaluation of the property.

Scott A. Moomjian visited the property twice in June 2000 in order to evaluate "Tippett Hall" in order to order to photograph and assess the structure, as well as inspect the property on which the building is located. Photographs were taken and an architectural description of the property was prepared from information taken during these site visits. Based upon this information, Tippett Hall was compared to established architectural norms that are currently in use in the United States. Several architectural reference guides were consulted by the author to fully substantiate the architectural detail of the building.

Scott A. Moomjian and Wendy Tinsley, M.A. (Candidate) conducted the archival research for Tippett Hall. The archival record search included: Residential Building Records obtained at the San Diego County Assessor's Office; San Diego Historical Society Archives and Photographic Collection; historic maps of various types at the San Diego Historical Society; San Diego Public Library, California Room Record; information from the Pasadena Heritage Museum; and personal communications with noted Southern California architectural historians. Local, state, and federal inventories were reviewed for information related to the

properties. The property is not listed in any current local, state or federal inventory or database of historic sites or cultural resources records. A U.S.G.S. Del Mar Map, depicting the location of the site has been included as Figure 1. Current photographs are included as Appendix A, Residential Building Records are included as Appendix B, and the Notice of Completion is included as Appendix C.

The criteria for historical significance were obtained from the National Register of Historic Places Criteria for Evaluation, the Instructions for Recording Historical Resources prepared by the State of California Department of Parks and Recreation and the City of Del Mar historical significance criteria.

IV. PROPERTY SETTING

The property under evaluation is located at 929 South Highway 101/929 Border Avenue within the City of Del Mar, California. The residence is located on a developed parcel of land, identified as Assessors Parcel Number 298-241-07. The property is located on a parcel which consists of approximately 3.52 acres. This parcel forms part of a larger estate in conjunction with two other parcels (298-241-06 and 299-030-14), which total approximately 2.09 acres. Collectively, these three parcels total 5.61 acres.

Entrance to the residence is made through a set of wooden electric gates, along a paved driveway which ascends a small slope. Mature trees, plants, and other foliage, combined with the location of the residence set upslope, obscure the view of the home along South Highway/Border Avenue. The residence itself is located near the eastern portion of the property. A wide expanse of distance, composed of mature trees, plants and other foliage, separates the residence from the north and south elevations. A well-maintained lawn, located along the western property boundary, extends west and ends above a bluff overlooking the Pacific Ocean. A well-maintained flower garden exists along the southeast elevation of the property.

V. HISTORICAL ANALYSIS

Brief History Of Del Mar

Between 1840-1841, the main portion of present day Del Mar was known as the San Dieguito Rancho, granted to Don Juan Maria Osũna. By the 1880s, Del Mar was essentially settled by three farmers. William F. Foster owned the San Dieguito River Valley area north of Del Mar in an area which today includes the Del Mar Racetrack and the Fairgrounds, Enoch Talbert owned Solana Beach and the flat mesa which became Del Mar proper, and William Weed settled in the southern section of Del Mar near the current El Camino Real and Carmel Valley Road. From the 1840s through 1884, Del Mar was originally referred to as "Weed" after William Weed, then in 1885 "Weed-Del Mar." In October 1885, the area officially became "Del Mar."

In 1882, Colonel Jacob Shell Taylor (the "father of Del Mar"), purchased Los Peñasquitos Ranch, Talbert's mesa, and additional acreage. Taylor, who realized that transportation was the key to growth in the area, purchased the area with the intent to establish California Southern Railroad lines along the Pacific Coast. In doing so, he surveyed the land, and laid out a small town with 100 foot wide streets. Upon completion of the railroad, Taylor sold lots which ranged in price from $100-$600 each. Improvements included the construction of the "Casa Del Mar" hotel, "Natatorium" elevated boardwalk, and a thirty-foot long freshwater fountain and lily pool. Initial residents of Del Mar included those individuals employed by the hotel and other related tourist businesses. By 1885, fourteen new homes were constructed. By 1886, the community consisted of 30 homes, two small hotels, a butcher shop, bakery, post office, and school.

With the end of the land boom in 1889 and the destruction of the Casa Del Mar in 1890 due to fire, growth in Del Mar slowed considerably. In 1905, a syndicate of businessmen formed the South Coast Land Company and purchased extensive land-holdings between San Diego and Oceanside. Plans were centered around the construction of a resort hotel, which was completed in 1906. From 1910-1945, the South Coast Land Company developed Del Mar properties. After the Second World War, however, the company liquidated its holdings and a succession of landowners followed. By 1957, the City of San Diego annexed land around Del Mar, prompting Del Mar residents to consider incorporation. On May 26, 1959, citizens of Del Mar voted favorably for incorporation. Months later, the San Diego County Board of Supervisors declared Del Mar and incorporated city, and days later, Del Mar was certified by the State of California.

Property History

Historical research indicates that the property on which Tippett Hall is located was part of the Angier family estate. The Angiers, who moved to Del Mar by at least 1884 from San Francisco, settled in the area that they called "Red Cliff," the land atop the bluffs in Del Mar's northernmost section across the river mouth on what is today Del Mar Bluffs Preserve.

In March 1936, Dr. and Mrs. William Hall Tippett of Oklahoma City purchased a 4.5-acre tract of bluff-top property from the Red Cliff estate, then owned by Esther C. Kelly. Title was taken by the Tippett Company. In July and August 1937, plans for a residence were drawn by architect Robert D. Farquhar of Pasadena. Residential Building Records indicate that the home was completed in 1937 but, according to a Notice of Completion filed on the property by the Tippett Company, W.H. Tippett entered into a contract for the construction of the home with contractor Gunnar Johnson around September 1, 1937. The home was completed on May 20, 1938. No information related to Gunnar Johnson was identified. While the landscaping in and around the property is believed to have been the work of landscape architect Paul Avery, no information related to Avery was identified other than that he lived in Rancho Santa Fe during the early 1940s.

When completed, the new residence would come to be called "Tippett Hall," described as a "colonial mansion" constructed on the bluffs overlooking the Pacific Ocean north of the Del Mar community. Thirty years later in 1969, the property was described as having the "drama of a plantation in the Deep South in a lush seaside setting on the Pacific Ocean." Mr. and Mrs. Tippett lived in the residence from 1938 until Mr. Tippett's death in 1966. Thereafter, Mrs. Tippett continued to live in the home until her death in 1999. Sometime after the home was completed, during racing seasons at the Del Mar Racetrack, Federal Bureau of Investigations Director J. Edgar Hoover was known to have been a visitor and overnight guest at Tippett Hall . The precise dates or lengths of such stays could not be determined.

William Tippett

William Hall Tippett was born in Locke, Ohio in 1881, but spent most of his early life in Morehead, Kentucky. At an early age, Tippett was regarded as a mathematical genius and was able to obtain a teaching credential at the age of 14. After teaching in a Morehead grade school for about six months, he went on to receive a degree from a college in Morehead, then moved to Ashland, Kentucky, where he began a career as an accountant. During that time, he developed a special accounting system for gas utility firms and put it to use when he was hired by a gas company in Pittsburgh, Pennsylvania. Several other firms also utilized the system and it remained in use until the invention of computer and punch car methods of accounting and billing.

Tippett and an associate discovered the Cushing Gas Field in Oklahoma and formed the Tippett Company. In this capacity, Tippett was affiliated with natural gas discovery and distribution firms, and prior to his retirement in the early 1930s, was the owner and president of the Yale and Ripply Gas Company in Oklahoma City, Oklahoma.

In 1935, Tippett, who had already retired from active business, married his wife Ruth Tippett in St. Louis. The couple moved to Del Mar in 1936 and lived in "Tippett Hall" until his death in January 1966. Tippett was a charter member of the Del Mar Turf Club and the La Costa Country Club. He was also a life member of the Morehead, Kentucky Shrine Temple, and a member of the Masonic Lodge in Morehead. As a benefactor of music and the arts, he was a member of the Los Angeles Philharmonic Association, San Diego Symphony Association, San Diego Opera Guild, Fine Arts Society of San Diego, and the Theater Arts Foundation of La Jolla.

Ruth Tippett

Ruth "Sally" Tippett was born in 1909. She grew up in St. Louis, Missouri and studied music in London, Paris, Nashville, and New York, where she met her husband William Tippett. Their marriage in 1935 made national headlines. An accomplished opera singer in her early years, Mrs. Tippett studied voice in Los Angeles and appeared in concerts in San Diego and Europe. She retired from performing in 1959. She was on the Board of Directors of the Junior

Philharmonic Committee, the San Diego Symphony, Scripps Clinic and Mercy Hospital, and was one of the founders of the Opera Guild of San Diego. A long-time supporter of the arts and health services, she supported the La Jolla Playhouse and other art endeavors. In addition, she was a charter member of the Del Mar Turf Club. She died in August 1999.

Robert Farquhar

Robert David Farquhar was born in Brooklyn, New York on February 23, 1872. He received a B.A. degree from Harvard University in 1893, a B.S. degree from the Massachusetts Institute of Technology in 1895, and a diploma from the Ecole Nationale des Beaux Arts in Paris in 1901. While studying in France, he traveled to England, Germany, Italy, Egypt, Greece, Yugoslavia, and Switzerland. Upon his return to New York, he worked as a draftsman with the prestigious firm of Hunt & Hunt. From 1902-1903, he worked for Carrere & Hastings, another well-known New York architectural company. Farquhar moved to California in 1905 and set up his own firm, remaining self-employed until his retirement in 1953.

Having married in 1903, Farquhar and his family lived first in Santa Monica. In 1929, the Farquhars moved to Pasadena where they purchased a home located 381 California Terrace. Farquhar's earliest California design appears to have come in 1905 when he designed the Gorham home in Santa Monica. He soon began to do larger houses for wealthy clients in Los Angeles, Beverly Hills, and Pasadena, some of which were shingled at first, followed later by Italian and French modes.

Generally, many of Farquhar's designs tended to be of a Neoclassical type. Farquhar's work included Ecole-inspired elements which were added in a conscious attempt to "improve upon the past." A "cautious man," Farquhar loved Italy and France and "sought to bring a measure of Mediterranean grandeur to California." Over the course of his career, Farquhar was chosen by Southern California's social elite to design homes. As such, he established a reputation as an architect for the socially prominent. Drawing from his Beaux-Arts training and experience, Farquhar drew upon this school of thought for tradition and authority in his designs. While Farquhar often designed elegant residential exteriors, his hallmark was in understated detailing. Accordingly, "[t]here was never a careless, or really robust, moment in his work. It was always precisely controlled, and usually made reference to obvious precedents."

One of Farquhar's first contracts in Pasadena was the design of a residence for Dr. Adalbert and Mrs. Eva Fenyes in 1905 (now the Pasadena Historical Society and Museum). Other notable residences designed by Farquahar include the E.R. Kellam Residence (1908), the Major General J.P. Story Residence (1909), the R.A. Rowan Residence (1911), the Eugene H. Bragg Residence (1912), the C.S. Eaton Residence (1912), the Chateau Bradbury (1912), the Thomas C. Marlowe Residence (1921), the Robert Rogers Residence, and the Harold McCormick Residence (1939). Other residential examples include the now demolished "Italia Mia" palazzo (c.1910), the John R. Haynes Residence (1911), the Charles Eaton House (1914),

the Canfield-Moreno Residence and Complex/"Crestmount" (1922), the William Garland House (1940), and many fine homes in the Hancock Park area of Los Angeles. During the 1920s, he was also known to have designed French-influenced homes in Rancho Palos Verdes. His last residential design may have been the "La Crescenta" (1941).

As Farquhar's career progressed, he became more renowned as commissions came from farther afield. In addition to residences, Farquhar also designed Festival Hall for the 1915 San Francisco Panama-Pacific International Exposition, the University of Nevada at Reno Library, Beverly Hills High School, and was a chief architect of the Pentagon in Washington D.C. (1941-1942). Arguably Farquar's most notable non-residential designs were the Clark Memorial Library owned by the University of California, Los Angeles (1924), and the California Club in Los Angeles (1930), both of which earned him a Certificate of Honor from the American Institute of Architects, Southern California Chapter. Farquhar was a member of the Los Angelcs Country Club, Midwick Country Club, California Club, and the Southern California Chapter of the American Institute of Architects. He died on December 6, 1967 at the age of 95.

VI. ARCHITECTURAL ANALYSIS

Tippett Hall was designed as a custom residence in July 1937. As such, the home is somewhat difficult to classify in terms of architectural style and cannot be conveniently categorized into one general style or style variant. Overall, the residence appears to have been designed in a Colonial Revival style with eastern Neoclassical influences. In particular, the main or eastern elevation of the home displays many elements reminiscent of the Colonial Revival style, supporting a determination that the home is a "colonial mansion." However, the rear or western elevation displays elements which allude to European historical precedents in the form of an Antebellum Neoclassical style. A fusion or blending of the Colonial Revival and Neoclassical styles in this manner during the mid-1930s is not surprising considering that at this time, both styles were popular and favored across the United States. Farquhar's design of Tippett Hall is reminiscent of the John R. Haynes House in Los Angeles (1911) in terms of his arrangement of axially arranged and interlocking formal rooms, but is also surprisingly similar to Arthur R. Kelly's Palos Verdes Estates, an Antebellum design with a two-story porch covering the entire front.

Colonial Revival Style

The Colonial Revival architectural style was generally preferred from approximately 1880-1955. It was the dominant style for domestic building throughout the country during the first half of the twentieth-century. The many different subtypes of this style were not equally common, but shifted with changing fashion. The term "Colonial Revival" refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. Details from two or more of these precedents are freely combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures. Early examples of Colonial

Revival architecture were generally free interpretations with details inspired by colonial precedents, rather than historically correct copies. During the first decade of this century, the fashion shifted toward carefully researched copies with more correct proportions and details. Homes built from 1915-1935 reflect these influences. However, the economic depression of the 1930s, World War II, and changing postwar fashions led to a simplification in later years. Later examples are most often of the side-gabled type, with simple stylized door surrounds, cornices, or other details which merely suggest their colonial precedents rather than closely mirroring them.

The Colonial Revival architectural style typically includes such architectural features as an accentuated front door, normally with a decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form an entry porch; doors which commonly have overhead fanlights or sidelights; a facade that normally shows symmetrically balanced windows and center door; and adjacent pair windows which have double-hung sashes, usually with multi-pane glazing in one or both sashes. Side-gabled roof variants of this style are simple, two-story rectangular blocks. Details tend to be exaggerated prior to 1910 and more "correct" afterward. This subtype was built throughout the Colonial Revival era, but predominates after about 1910. Those variants which include side wings (either open or enclosed), usually have flat roofs.

Neoclassical Style

The Neoclassical architectural style was a dominant style for domestic building throughout the country during the first half of the twentieth-century. It was generally preferred from approximately 1895-1950. Never quite as abundant as its closely related Colonial Revival contemporary, it had two principal waves of popularity. The first, from about 1900-1920, emphasized hipped roofs and elaborate, correct columns. The later phase, from about 1925 to the 1950s, emphasized side-gabled roofs and simple, slender columns.

The Neoclassical architectural style typically includes such architectural features as a facade dominated by a full-height porch with roof supported by classical columns; columns which typically have Ionic or Corinthian capitals; and facades which show symmetrically balanced windows and center door. Full-facade porch variants of this style have a colonnaded porch which occupies the full width and height of the facade. Here, however, the porch is not covered by a traditional pedimented gable but instead either by the principal (side-gabled or hipped) roof, or by a flat or shed extension from such a roof. This subtype became particularly popular in the period from about 1925-1950. These later examples normally have slender columns without elaborate capitals or fluted surfaces.

Tippett Hall is a two-story, single-family residence with basement and attic. Of standard construction, the residence is of wood frame construction set on a concrete foundation with a sub-floor and floor joists. The home has a "U-shaped" floor plan. The residence largely consists of three main elements: a main rectangular section located in the center of the home,

and two ells or wings, located along the north and south elevations.

On the first floor, the home features two bedrooms, an entrance hall, billiard room, library, dining room, pantry, kitchen, servants' dining room, and garage. On the second floor, the home features two bedrooms, a maid's room, dressing room, and deck areas. Overall, the residence measures approximately 101 x 113 feet. The first floor consists of approximately 5,826 square feet of space, while the second floor consists of approximately 3,666 square feet of space. The entire residence consists of approximately 9,492 square feet of living space.

The exterior of the residence consists of 1" x 10" horizontal clapboard siding. The roof is generally moderately pitched and side-gabled with a slight eave overhang. Roofing materials consists of royal shingles. The home has two stone veneered chimneys located along the northern and southern sections of the main section. The home displays a multitude of double-hung or fixed windows. The majority of windows are rectagular, multi-paned with fixed wood shutters.

Main/Eastern Elevation

The eastern elevation contains the main entrance to the residence. This elevation features the main section of the residence set upon a north-south axis. Attached to the northeast and southeast corners of the elevation are the northern and southern ells, respectively, which project eastward. The first floor center of this elevation has several turned wooden columns, approximately 8 feet in height, topped by Doric capitals supporting an upper floor deck or balcony. Two semi-circular elements project inward at the first floor center corners of this elevation. Wooden latticework joins together several sets of columns. Originally, the area behind the columns, extending along the ells to the north and south, served as a covered loggia. However, sometime during the late 1960s or early 1970s, the loggia area was enclosed by large panes of fixed glass and a sliding glass door in front of the main entrance. Flooring in this area is cast stone slab paving and windows flanking the main entrance include arched multi-paned with turned columns and oval-shaped sliding sash types.

Above the enclosed loggia, a wooden parapet and wood hand-rail extends the length of the upper floor deck or balcony. Behind this railing are double-hung multi-paned windows with fixed wood shutters and multi-paned double doors. At the north and south corners of the upper floor roof, there are two dormers with broken pediments.

The ells, along the north and south sections of the eastern elevation, consist of turned wooden columns, fixed glass, and horizontal clapboard siding. The eastern sides of each ell feature multi-paned windows with fixed wood shutters and broken pediments, above which there are circular roof vents. A small cupola with metal weathervane is located along the roof of each ell.

North Elevation

The north elevation consists of the northern ell and the northwestern corner of the main residence. The northeastern elevation serves a large two car garage. Original architectural plans indicate that the garage door was to have three louvered vents. The current garage door is multi-paned and does not appear to be original, although associated garage door equipment inside the garage does appear to be original. Adjacent to the garage door, there is a side entrance which originally opened into the service area. Originally, the exterior of this area featured two doors, one of which has been replaced by wood siding and a fixed window. The northwestern corner of this elevation features a northern projecting element, which consists of an arched window with fixed wood shutters and wrought iron rail above two small double-hung windows, a triangular roof vent, and horizontal clapboard siding. West of this element, is a flat square element that serves as a deck or balcony and includes a projecting bay window underneath.

South Elevation

The south elevation is architecturally similar to the north elevation. It consists of the southern ell and the southwestern corner. However, this elevation features a southern projecting element, which consists of an arched window with fixed wood shutters and wrought iron rail above a multi-paned glass door with slender turned columns, a triangular roof vent, and horizontal clapboard siding. West of this element is a flat square element that serves as a deck or balcony and includes a projecting bay window underneath.

Located directly south of the ell is a swimming pool area, enclosed by a glass wall generally supported at various intervals by turned wooden columns. Two small cabanas are located at the southwest and south east corners of the pool area. According to Residential Building Records, the pool was added to the property in December 1959.

West Elevation

The west elevation consists of the main residential section between the north and south ells. The main residential section along this elevation consists of a portico, two-stories in height and features six thick turned wood columns approximately 20 feet in height extending to the cornice below the roofline. This portion of the roof is flat and extends outward (westerly) from the main side-gabled roof. The entire portico area has been enclosed by large glass panes and features a large sliding glass door in the center area. This enclosure occurred at the same time that the main portion of the residence was enclosed.

The area behind the columns, on the first floor, features a total of four large rectangular multi-paned double-hung windows which flank the main door, two on each side. These windows feature decorative wood surrounds. The door to this elevation is composed of multi-pane glass and features a thick wood surround with broken pediment. The second floor behind the

columns have five double-hung windows, all with decorative fixed wood shutters. The center window has a small wrought iron balcony. Flooring in this area is cast stone paving. Overall, the entire residence appears to be in good condition.

VII. APPLICATION OF NATIONAL AND CALIFORNIA REGISTER CRITERIA

When evaluated within its historic context, 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. A property can also be significant for its historic landscape. In addition, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

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.

Historical research indicates that Tippett Hall was designed in 1937 and was completed in 1938. No historically significant event at either the local, state, or national level has ever been associated with the residence.

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 context. 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.

Historical research indicates that Tippett Hall was designed by architect Robert Farquhar in 1937 and was completed by contractor Gunnar Johnson in 1938 for William and Ruth Tippett. The Tippetts lived in the residence from 1938 until the death of Mr. Tippett in 1966. Thereafter, Mrs. Tippett continued to live in the residence until her death in 1999. Sometime after the home was completed, during racing seasons at the Del Mar Racetrack, Federal Bureau of Investigations Director J. Edgar Hoover was known to have been a visitor and overnight guest at Tippett Hall . The precise dates or lengths of such stays could not be determined.

Historical research did not identify specific historical information which would conclusively establish the importance of either Mr. or Mrs. Tippett. However, considering that the Tippetts moved to Del Mar and had the home constructed after Mr. Tippett and his wife had retired, any association between the residence and their importance in either the field of business or the arts is less than significant. Moreover, specific historical information which would conclusively establish their importance in terms of Del Mar social history while they resided in the residence could not be identified. Finally, any relationship between the residence and J. Edgar Hoover, who was only briefly and tangentially associated with the home as a visitor and guest, does not arise to a level of significance. This is apparent in that Hoover's importance is derived through his professional position as the Federal Bureau of Investigations Director in Washington D.C., rather than as a social guest of the Tippetts at the Del Mar home briefly during the racing season at the Del Mar Racetrack. Tippett Hall does not derive historical significance at either the local, state, or national levels, as a home associated with an important individual(s) and does not therefore, qualify under National Register Criterion B: Person.

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.

Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

Tippett Hall was designed and constructed as a custom residence. Overall, the residence appears to have been designed in a Colonial Revival style with eastern Neoclassical influences. Along the main or eastern elevation, Colonial Revival elements are present. These include a side-gabled roof, stylized door surrounds, an accentuated front door, turned columns which form a front porch, a facade which displays symmetrically balanced windows and center door, double-hung windows with multi-pane glazing, flat side wings or ells, and broken pediments above windows and dormers. Along the rear or western elevation, Neoclassical elements are present. These include the full, two-story high porch with classical columns, symmetrically balanced windows and center door, and flat roof extension which projects from the side-gabled roof. The effect of combining these two styles is to produce a subtle, elegant, and impressive overall design. However, because the design in its totality draws from both the Colonial Revival and Neoclassical styles, and combines elements of each, it cannot be said that the design embodies the distinctive characteristics of a type, period, or method of either Colonial Revival or Neoclassical construction. The residence does not therefore qualify under Criterion C: Design/Construction as a property which embodies the distinctive characteristics of a type, period, or method of construction.

Representing The Work Of A Master (National Register)

Tippett Hall was designed by architect Robert Farquhar in 1937. Although Farquhar has been described by noted architectural historian Randell Makinson as an architect who did "pretty good work" and was "recognized as a fine architect" he has never been considered a master architect (Makinson 2000). This determination was also supported by noted architectural historian Dr. Robert Winter who stated merely that Farquhar was a "good" architect (Winter 2000). Consequently, the residence does not qualify as a representative work of a master architect, and does not therefore qualify under Criterion C: Design/Construction.

Representing The Work Of An Important, Creative Individual (California Register)

While Robert Farquhar was not determined to have been an architect whose work merited master status, according to Dr. Robert Winter, Farquhar's contribution to Southern California architecture was more than merely as an important, creative individual (Winter 2000). Farquhar's designs were typically Neoclassical in nature which drew upon European historical precedents in an effort to combine elegance with understated detail. As a example designed in the latter part of his career, which combines the Colonial Revival and Neoclassical styles, Tippett Hall undoubtedly represents the work of an important, creative individual. As such, it qualifies for the California Register of Historical Resources as a work which represents an important, creative individual.

Possessing High Artistic Values

Tippett Hall does not qualify under National Register Criterion C: Design/Construction as a building which possesses high artistic values. The building does not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

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.

Subsequent study of Tippett Hall is not likely to lead to further information regarding the historical or architectural significance of the property. As such, the residence is unlikely to yield information important to the study of prehistory, or to the study of local, state, or national history.

Historic Landscape

For the purposes of the National Register, a designed historic landscape is defined as a landscape that has significance as a design or work of art; was consciously designed and laid out by a master gardener, landscape architect, architect, or horticulturalist to a design principle, or an owner or other amateur using a recognized style or tradition in response or reaction to a recognized style or tradition; has a historical association with a significant person, trend, event, etc. in landscape gardening or landscape architecture; or a significant relationship to the theory or practice of landscape architecture.

No historical information was identified which would suggest that the gardens and mature landscaping elements in and around Tippett Hall have significance as a design or work of art. While it is believed that landscape architect Paul Avery designed the landscaping arrangements, no historical information was identified which would indicate that Avery was ever considered a master landscape architect. As the gardens and landscaping elements have not been associated with an important person, trend, or event in landscape gardening or landscape architect, or have been demonstrated to have a relationship to the theory or practice of landscape architecture, the landscaping in and around Tippett Hall is not considered historically significant.

VIII. INTEGRITY

In addition to determining the significance of a property under the National Register criteria, a property must also must possess 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 National 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.

The location of Tippett Hall has remained the same since it was constructed in 1938. The residence thus possesses a location element for integrity purposes.

Design

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

With the exception of enclosing the loggia along the main or eastern elevation, as well as the portico along the rear or western elevation, and modifying the servants' entrance along the northwest elevation, the overall design is largely original. As such, the residence possesses a design element for integrity purposes.

Setting

Setting is the physical environment of a historic property.

Due to the fact that Tippett Hall is located in an isolated coastal environment which totals approximately 5.61 acres, the original setting is intact. As such, the residence possesses a setting element for integrity purposes.

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.

The materials used in Tippett Hall have been identified as normal, customary types of wood and construction elements. The original materials used in the construction of the residence are still extant. Therefore, the residence still retains its 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.

Tippett Hall does not generally display hallmarks of quality workmanship or an exceptional

skill level. No unusual design problems have been resolved with the execution of the design. However, because the home has remained relatively unchanged since its construction in 1938, and because the physical evidence of original workmanship is still evident, the residence still retains its workmanship elements for integrity purposes.

Feeling

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

Due to the isolated nature of the coastal property on which Tippett Hall is located, the residence retains its feeling element for integrity purposes.

Association

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

Tippett Hall has been determined not to have been directly linked with any important event or person in terms of local, state, or national history. Consequently, the residence does not possess an associative element for integrity purposes.

IX. APPLICATION OF THE CITY OF DEL MAR SIGNIFICANCE CRITERIA

According to Del Mar Municipal Code Ordinance 30.58.080, a property can be considered historically significant if a structure and/or use of a property possesses a unique architectural style typifying a period of California or Del Mar history, any property and/or structure which is listed on a site or federal register of historic places, any property and/or structure which marks or represents a specific historic event, and/or any property and/or structure which typifies the historic character of a specific area of Del Mar.

No historical evidence was identified which would support a determination that Tippett Hall possesses a unique architectural style typifying a period of California or Del Mar history, marks or represents a specific historic event, or typifies the historic character of a specific area of Del Mar. Moreover, Tippett Hall is not listed on a site or federal register of historic places. Tippett Hall, therefore, does not qualify under the City of Del Mar significance criteria.

X. APPLICATION OF CEQA

Public Resources Code

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section §5020.1(q) defines

"substantial adverse change" as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code Section §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may likely yield information important in prehistory or history. In addition, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource survey if that survey meets specified criteria.

a) <u>Event Association</u>:

Tippett Hall does not qualify under event association as a resource which is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Historical research indicates that the residence was never associated with any event that has made a significant contribution to California's history and cultural heritage.

b) <u>Individual Association</u>:

Tippett Hall does not qualify under individual association as a resource which is associated with the lives of persons important in our past. No historical evidence was identified which would indicate that the Tippetts were considered historically significant at either the local, state, or national levels, especially since they had the home constructed as a retirement residence. In any event, neither Tippett appears to have changed or affected the course of local, state, or national history.

c) <u>Design/Construction</u>:

As a Colonial Revival styled home with eastern Neoclassical influences, Tippett Hall does not qualify under design/construction as a resource which embodies the distinctive characteristics of a type, period, region, or method of construction. The home, however, represents the work of architect Robert Farquhar, an important, creative individual.

d) <u>Information Potential</u>:

Tippett Hall does not qualify under information potential as a resource which possesses high

artistic values, or has yielded, or may likely yield information important in prehistory or history. No historic evidence was found which would support this contention.

As an architecturally significant resource under CEQA, Tippett Hall is eligible for listing in the California Register of Historical Resources and the California Historic Resources Inventory due to the fact that it represents the work of architect Robert Farquhar, an important, creative individual. The residence, however, is not eligible for listing in the National Register of Historic Places, or as a Del Mar historic landmark property.

CEQA Guidelines

According to CEQA Guidelines §15064.5(a)(3), an historical resource can be any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant, if the resource has integrity and meets the criteria for listing on the California Register of Historical Resources.

Historical research has determined that Tippett Hall retains a sufficient degree of integrity. In addition, the residence has been determined to be architecturally significant as a representative work of architect Robert Farquhar, an important, creative individual. The building, therefore, meets the criteria for listing on the California Register of Historical Resources and the California Historic Resources Inventory and qualifies as an historic resource under CEQA Guidelines §15064.5(a)(3).

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource historic if the resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

Although Tippett Hall has been determined to be architecturally significant, no historical evidence was identified which would support a determination that the residence derives significance in terms of the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The building, therefore, does not qualify as an historic resource under CEQA Guidelines §15064.5(a)(3).

XI. CONCLUSION

Tippett Hall, located at 929 South Highway 101/929 Border Avenue in the City of Del Mar, California was designed in a Colonial Revival style with eastern Neoclassical influences by Pasadena architect Robert D. Farquhar for Mr. and Mrs. William Tippett in 1937. The home was completed by contractor Gunnar Johnson in 1938. The Tippetts lived in the residence together until Mr. Tippett's death in 1966. Thereafter, Mrs. Tippett continued to live in the home until her death in 1999. The home is currently vacant.

Historical research indicates that Tippett Hall does not derive historical significance from an association with important events or individuals in terms of local, state, or national history. None of the individuals associated with the residence appear to have made any contributions which changed or affected the course of local, state, or national history. Moreover, the building does not represent high artistic values and does not possess further information potential in terms of prehistory or history.

Tippett Hall has been determined to be architecturally significant. As a residence which displays Colonial Revival and Neoclassical elements, the home does not embody the distinctive characteristics of a type, period, or method of construction. In addition, the building does not represent the work of a master architect. The home, however, represents the work of architect Robert Farquhar. Specifically, as an example designed in the latter part of his career, which combines the Colonial Revival and Neoclassical styles, Tippett Hall undoubtedly represents the work of an important, creative individual. As such, it qualifies for the California Register of Historical Resources and for listing in the California Historic Resources Inventory. The residence does not qualify for the National Register of Historic Places or as an historic site within the City of Del Mar.

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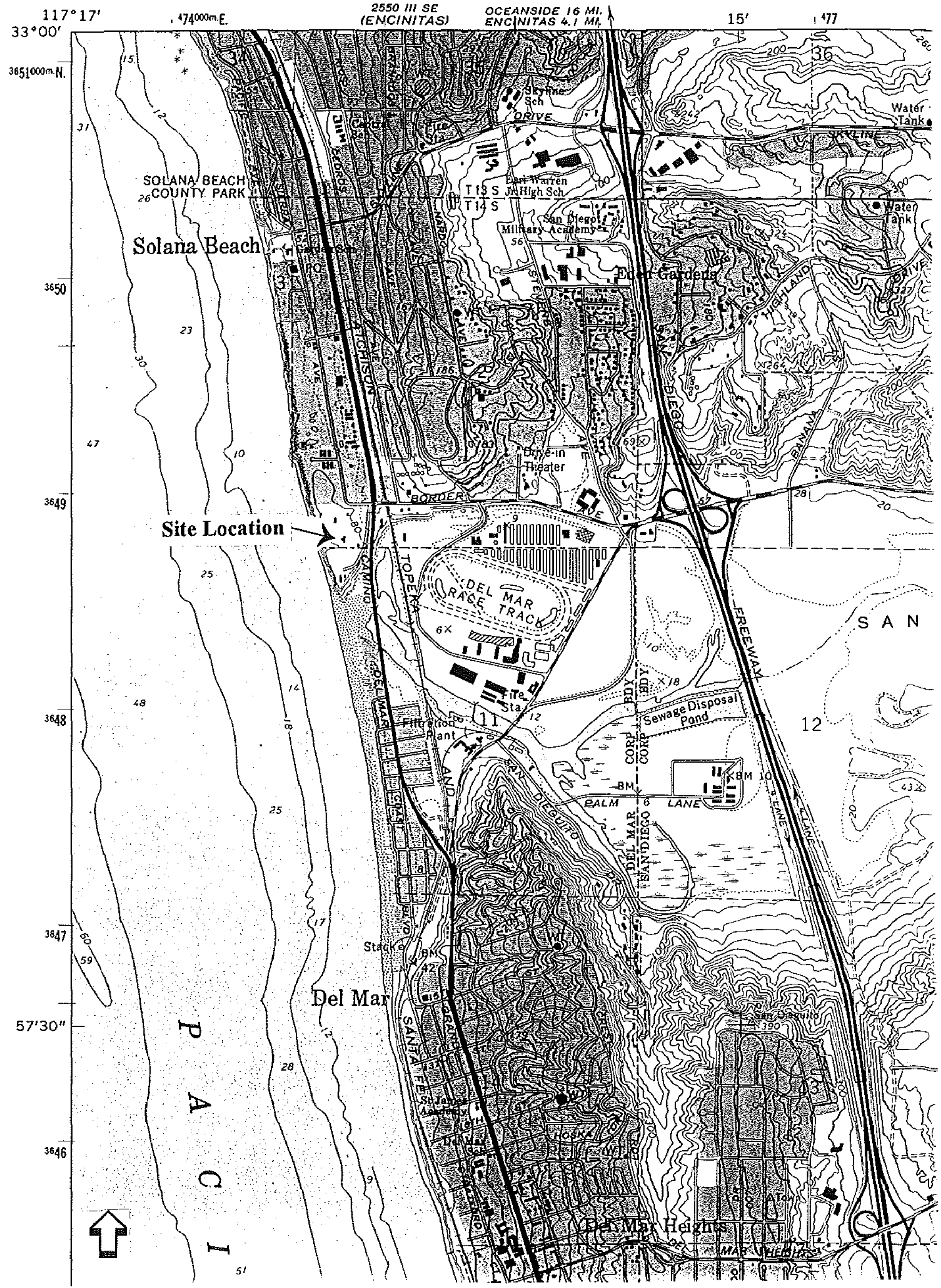
FIGURE 1

U.S.G.S. DEL MAR QUADRANGLE

SITE LOCATION

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



APPENDIX A

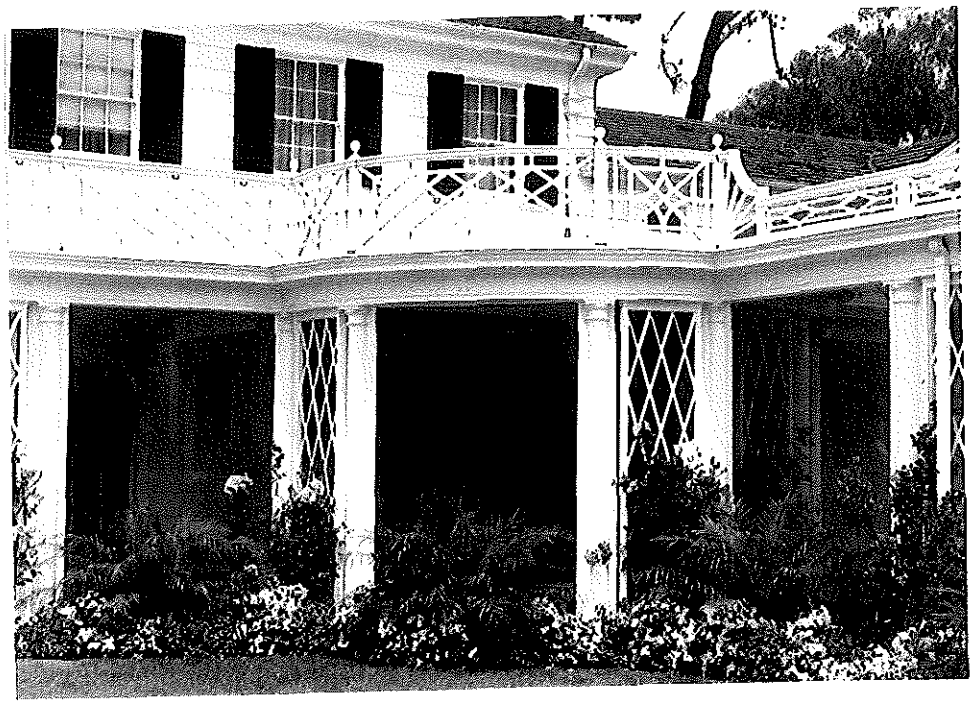
CURRENT PHOTOGRAPHS

Photograph #1
Tippett Hall
Eastern Elevation
View Facing West

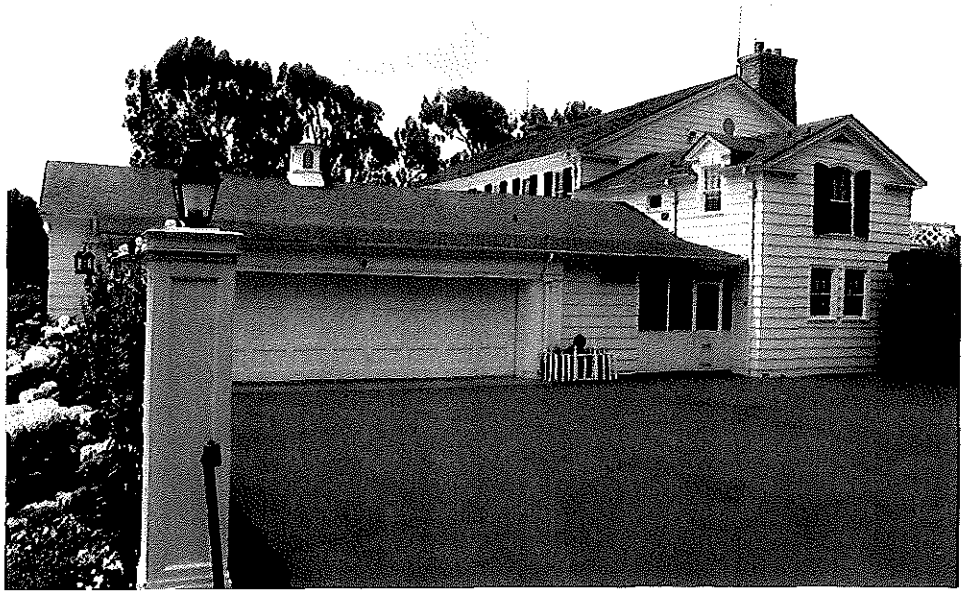
Photograph #2
Tippett Hall
Eastern Elevation
View Facing West

Photograph #3
Tippett Hall
Eastern Elevation
Southern Ell
View Facing West

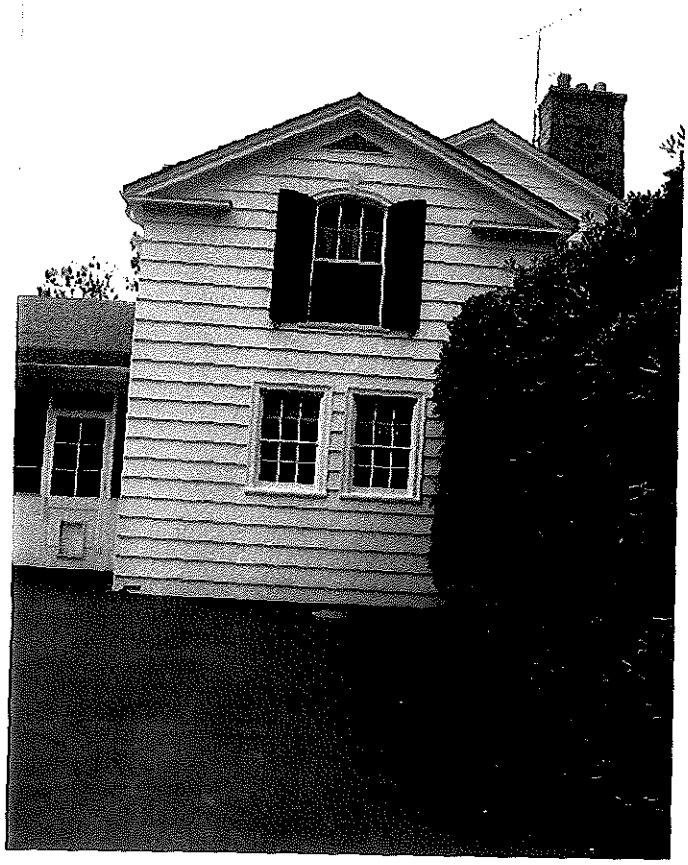
Photograph #4
Tippett Hall
Eastern Elevation
Northern Ell
View Facing West



Photograph #5
Tippett Hall
Eastern Elevation
Upper Deck/Balcony Detail
View Facing West



Photograph #6
Tippett Hall
Northern Elevation
View Facing South



Photograph #7
Tippett Hall
Northern Elevation
Projecting Element Detail
View Facing South

Photograph #8
Tippett Hall
Southern Elevation
View Facing North

Photograph #9
Tippett Hall
Western Elevation & Grounds
View Facing East

Photograph #10
Tippett Hall
Western Elevation
View Facing East

Photograph #11
Tippett Hall
Western Elevation
View Facing Northeast

Photograph #12
Tippett Hall
Southeast Elevation & Garden
View Facing Northwest

Photograph #13
Tippett Hall
Southeastern Garden
View Facing West

Photograph #14
Tippett Hall
Southeastern Garden
View Facing Northwest

APPENDIX B

RESIDENTIAL BUILDING RECORDS

COUNTY ASSESSOR
SAN DIEGO CO CALIFORNIA

RESIDENTIAL BUILDING RECORD

TIPPETT ADDRESS HWY 131 [illegible]

PARCEL [illegible] SHEET 1 OF 3 SHEETS 298-241-07

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION
290 + 2AD	Light	X Frame	Stucco on	Flat / Pitch	X Wiring	X Heating / Cooling
ARCHITECTURE	Sub-Standard	" x "		X Gable 4/12 1	KT / Conduit	X Forced / Clean'g
	X Standard	Sheathing	X Siding 1"x10"	Hip	BX / Cable	Gravity / Humid
2+B Stories	Above Standard	Concrete Block	Bru [illegible]	Shed	Fixtures	Wall Unit
TYPE	Special	B&B / T&G		Cut Up	Few / Cheap	2 FW [illegible]
Use / Design	FOUNDATION	Brick	Shingle	Dormers	Avg / Y Med	Floor Unit
X Single / X	X Concrete	Adobe	Shake	Y Roll " x "	X Many / X Special	Zone Unit
Double	Reinforced	X Floor Joist	B&B / T&G	Gutters	PLUMBING	X Central
Duplex	Brick	X 1st 2"x8" [illegible]	Brick	X Shingle	Feet Y SW / Spec	Oil Burner
Apartment	Wood	X 2nd " x "	Stone	Shake	Y Sink	(E) 2.5 M-BTU
Flat-Court	Piers	\ Sub Floor	WINDOWS	Tile	\ Laundry	2 Fireplace [illegible]
Motel		Concrete Floor	DH / Y Casement	Tile Trim	Y Water Htr Auto	X Chimney
1 Units	Light / Heavy	Insulated Ceilings	Metal Sash	Compo,	Water-Softner	
		Insulated Walls	Screens	Compo Shingle		

ROOM AND FINISH DETAIL

ROOMS	B	1	2	Floor Finish Material	Grade	TRIM	Interior Finish Walls	Ceilings
All		✓		[illegible]	G	S	[illegible]	[illegible]
[illegible]			2					
Ent Hall		1						
Living		1						
Dining		1						
Game		1		[illegible]	G			
Bed		2	2					
Bed		1	3				Paled	
[illegible]		1						
[illegible]		1		Lino	G			
[illegible]		1						
Kitchen		1		Lino				

Drain Bd Material [illegible] Lgth Ft Splash

CONSTRUCTION RECORD

Permit No	For	Amount	Date	EFFEC YEAR	APPR YEAR	Age	Remaining Life	Table	%	Cond	Arch Att	Func Plan	Conform	Cupbd	Closet	Workmanship
-	Residence	-	1937	1937	1959	21	40	R60	76	G	E	G	A	A	F	G
				1937	1965	28	34	R60	68							
				1937	1968	31	31	R60	62	G	E	-	A	-	-	G
					1972	35	28	R60	59							
					76	39	25	R60	54							

BATH DETAIL

Fl	No	Floors	Walls	Wc	Lo	Tub	Type	Grade	St	OT	SD	Finish
1	2	TL	[illegible]	1	1	1	Mod	G				
2	1	Lino	[illegible]	1	1	1	[illegible]	G				
2	2	TL	TB/PL	1	1	1	Mod	G				
2	1	Carp	[illegible]	1	1	1	Mod	G				

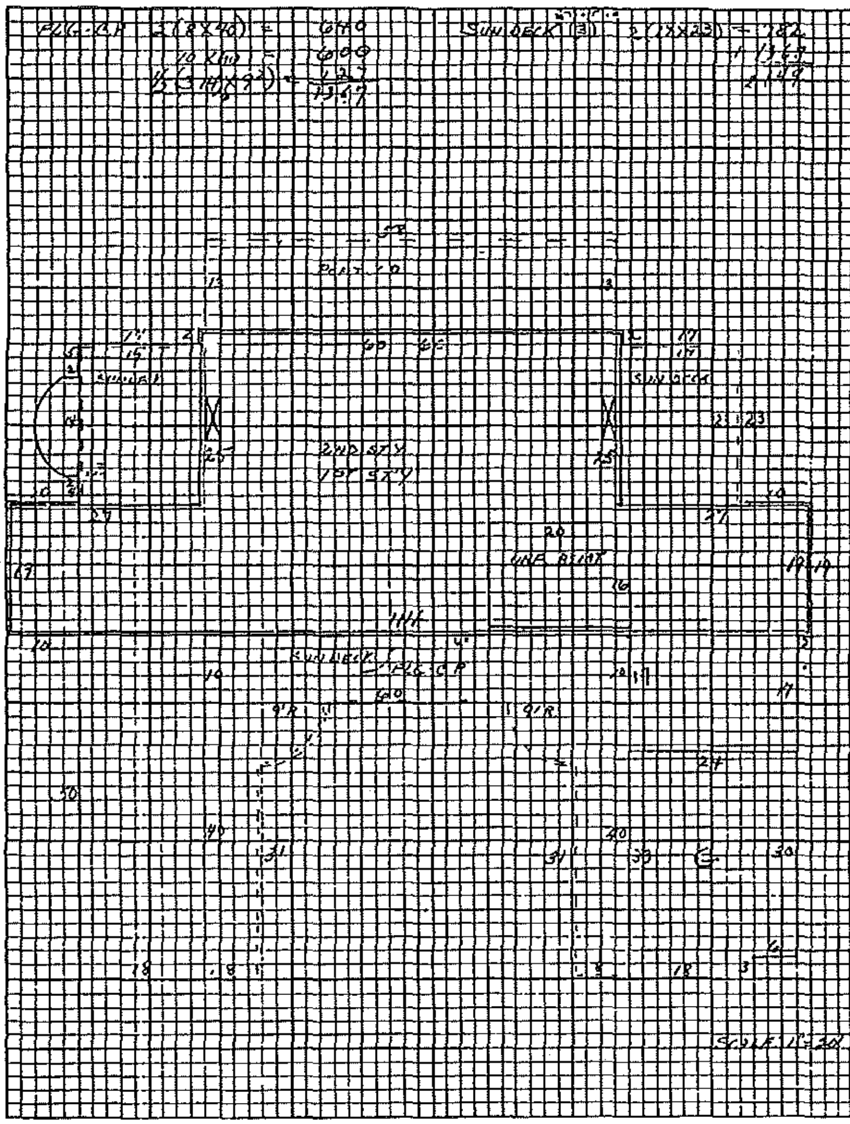
SPECIAL FEATURES

✓	Book Cases	✓	Built in Refrig	Venetian Blinds
X	Shutters		" " Oven & Plate	
X	Vent Fan		" " Dishwasher	

COMPUTATION

Appraiser & Date		[illegible] 1-9-59		[illegible] 4/65		[illegible] 3-12-68		(1972)		76	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
1st Fl	5826	1120	65251	1150	66[illegible]	1370	79816	1770	103103	3150	183519
2nd Fl	3666	1110	40693	1110	40,[illegible]	1030	37760	1330	48158	2360	86517
Unf Bsmt	320	300	960		"		960		960		
[illegible]			2700		[illegible]		2700		2970		
FP (3) Chimney			2400		[illegible]		2600		2640		
Flg CP	1367	350	4784		4784		4784		4784		
Sun Deck 131	2149	50	1074		1074		1074		1070		
Gar	774	320	2477		2477		2477	790	6115		
Bath House	200	660	1320		1320		1320		1320		
Portico	754	480	3619		3619		3619		3619		
Yard Imps			5885		5885		5885		5585		
TOTAL			131163		131370		142800		181828		
NORMAL % GOOD			76		68		.62		59		
RCLND			99684		94092		88536		107279		

A-11 8-56 AV. 25120



MISCELLANEOUS STRUCTURES

Structure	Found	Cons	Ext.	Roof	Floor	Int.	Size, etc.
BATH HOUSE	CONC.	FR.	ASB SHG	COMPO GABLE	AT	2 BATH PL	10 X 20
OBSERVATORY	CONC.	PILLARS	GLASS & SHG	SH'G CONE	FLAG.	PL	11' DIA.
ASPHALT				(E)	1200 SF	@ 15	= $1,500
SPRINKLERS				(E)	100	@ 5.00	= 500
GATE, ELECT (CONC)	W/STONE	WALLS					500
6' C.L. FENCE				APPROX	1250 LF	@ 2.00	= 2500
6 PICKET FENCE					110 LF	@ 2.00	= 220
OBSERVATORY					75	@ 7.00	665
							$3885

COMPUTATIONS Pav 447

1ST FL
D 50 X 18 = 900
114 X 19 = 2166
94 X 23 = 2162
60 X 2 = 120
24 X 17 = 408
2 X 14 = 28
(APPROX) 3 X 14 = 42
5826

2ND FL 19 X 114 = 2166
60 X 25 = 1500
3666

UNF BSMT 16 X 20 = 320
GAR 3 X 18 = 54
24 X 30 = 720
774

PATIO 13 X 58 = 754

1ST FL P
BF 11.00
20 COR @ .01 .20
11.20

2ND FL P
BF
4 COR @

BF = 11.45 Pav 316
2ND STY ADJ 9.73 X 85
ADD FOR
4 BATHS @ $4960 +1.33
11.06
GAR B.F. 2.40
TYPE FIN
AUTO DOOR .50
.30
$3.20

Remarks: 1) all [illegible]
1) [illegible] 4/4/79
(2) [illegible]

BF 1st	12.30
20 COR @ 0.01	.20
	12.50
BF 2nd	10.00
+ Plumb	1.00
	11.00

COUNTY ASSESSOR
SAN DIEGO CO CALIFORNIA

RESIDENTIAL BUILDING RECORD

PARCEL ~~[illegible]~~ [illegible]
Tract [illegible] ADDRESS HWY 101 & BORDER AVE
SHEET 2 OF 3 SHEETS 298-241-07

DESCRIPTION OF BUILDING

CLASS & SHAPE: D4 or 4C
ARCHITECTURE
1/G Stories
TYPE — Use: X Single / Double / Duplex / Apartment / Flat-Court / Motel; Design: Y
(1) Units

CONSTRUCTION: Light / Sub-Standard / X Standard / Above Standard / Special
FOUNDATION: X Concrete / Reinforced / Brick / Wood / Piers; Light / Heavy

STRUCTURAL: X Frame / Sheathing / Concrete Block / B&B / T&G / Brick / Adobe / X Floor Joist / 1st / X 2nd / Sub Floor / Concrete Floor / Insulated Ceilings / Insulated Walls

EXTERIOR: Stucco on / Siding / Shingle / Shake / Y B&B / T&G / Brick / Stone
WINDOWS: X DH / Casement / Metal Sash / Y Screens

ROOF: Flat A / Pitch; X Gable 4/12 M; Hip A; Shed A; Cut Up; Dormers; X Roll; X Gutters; Shingle; Shake; Tile; Tile Trim; Compo; X Compo Shingle

LIGHTING: X Wiring — KT / Conduit / BX / Cable; **Fixtures:** X Few / Cheap / Avg / X Med / Many / Special
PLUMBING: Y — Poor / Std / Spec; X Sink; Laundry; Y Water Htr Auto; Water Softner

AIR CONDITION: X Heating / Cooling; Forced / Clean'g; Gravity / Humid; Wall Unit; Y PP; Floor Unit; Zone Unit; Central; Oil Burner; M-BTU; Fireplace

ROOM AND FINISH DETAIL

ROOMS	FLOORS B	1	2	FLOOR FINISH Material	Grade	TRIM	INTERIOR FINISH Walls	Ceilings
All			X	OP	A	S	DRY	OPEN BEAM
Ent Hall								
Living		/						
Dining								
Bed		/						
Bed								
Kitchen		/		LINO				

Drain Bd Material / Lgth / Fl Splash

CONSTRUCTION RECORD

Permit No	For	Amount	Date	EFFEC YEAR	APPR YEAR	Age	Remaining Life	Table	%	Cond	Arch Attr	Func Plan	Conform	Storage Space Cupbd	Closet	Workmanship
	Gar		1937	1940	1959	18	38	R55	76	G	F	G	A	F	F	A
	Add		1944	1940	1965	25	36	R60	73	)						
				1940	1968	28	29	R55	60	G	F	-	A	-	-	A
					1972	32	30	R60	62							
					76	36	27	R60	57							

BATH DETAIL

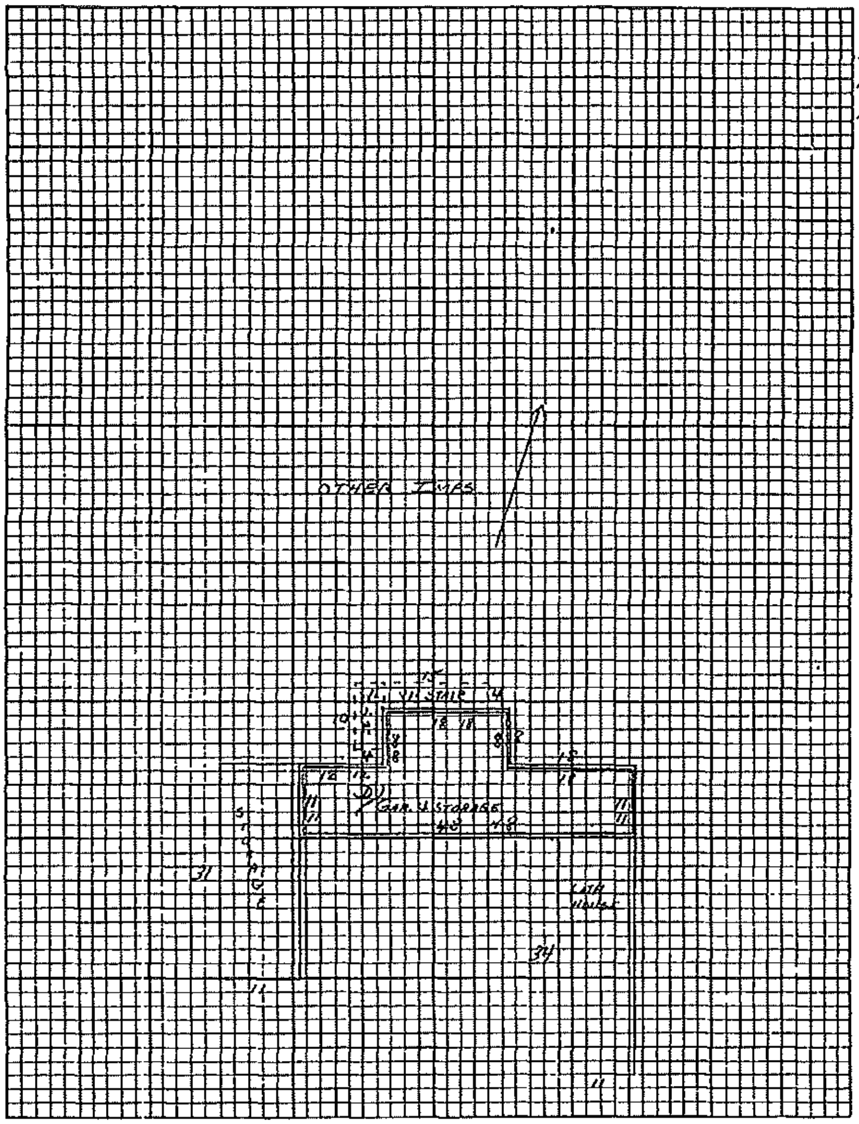
Fl	No	Finish Floors	Walls	Fixtures Wc	Lo	Tub	Type	Grade	Shower St	OT	SD	Finish
2	3/4	LINO	[illegible]	1	1		[illegible]	A	/			

SPECIAL FEATURES: Book Cases / Shutters / Vent Fan / Built in Refrig / " " Oven & Plate / " Dishwasher / Venetian Blinds

COMPUTATION

Appraiser & Date		[illegible] 1-9-59		[illegible]		[illegible] 3-12-68		972		76							
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D	672	8.00	5376	7.50	5040	8.00	5376	9.70	6518	13.30	8938						
W.U.P	40	1.00	40		40		40		40								
W STRIP	60	1.00	60		60		60		60								
Gar & Storage F	672	2.80	1882		1882		1882	3.20	2150								
Storage	341	1.90	648		648		648		648								
Lath House	374	2.20	823		823		823		823								
Lath House F	600	.80	480		480		480		480								
TOTAL			9309		8973		9309		10719								
NORMAL % GOOD			76		73		60		62								
RCLND			7075		6550		5585		6646								

A-11 8-56 [illegible] 1733



MISCELLANEOUS STRUCTURES

Structure	Found	Cons	Ext.	Roof	Floor	Int.	Size, etc.
STORAGE	CONC	FR	3X8	COMP FLAT	½ CONC ½ DIRT	UNF	11 X 31
LATH HOUSE	CONC	FR	LATH TO GLASS	LATH GAR ½ GLASS	DIRT	UNF	11 X 34
LATH HOUSE	POST	POSTS BEAMS	LATH	LATH & FLAT	DIRT	—	APPROX 600

COMPUTATIONS

D) 11 X 48 = 528
12 X 5 = 144
672

W-UP 4 X 10 = 40
W STAIR 4 X 15 = 60

P 134
BF 7.95
4 COP @ 2½ .10
8.05

BF 7.40
[illegible] @ 03 .17
7.57

GAR BF 2.40
½ [illegible] @ .45
2.25

Remarks:

COUNTY ASSESSOR
SAN DIEGO CO CALIFORNIA

BUILDING RECORD

SHEET 3 OF 3 SHEETS PARCEL 298-241-07

ADDRESS Hwy 101 & Breeze Ave

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL
S	Light	Frame	Stucco on	Flat / Pitch	Wiring	Heating / Cooling	ROOMS / FLOORS (B 1 2) / FLOOR FINISH (Material, Grade) / TRIM / INTERIOR Walls
ARCHITECTURE	Sub Standard			Gable	KT / Conduit	Forced / Cleang	All
	Standard	Sheathing	Siding	Hip	BX / Cable	Gravity / Humid	
	Above Standard	Concrete Block		Shed	Fixtures	Wall Unit	
Stories	Spec'al	B&B / T&G		Cut Up	Chea / Cheap		Ent Hall
TYPE		Brick	Shingle	Dormers	Avg / Med	Floor Unit	Living
Use / Design	FOUNDATION	Adobe	Stone	Roll	Many / Special	Zone Unit	Dining
Single	Concrete	Floor Joist	B&B / T&G	Gutters		Central	
Double	Reinforced				PLUMBING		Bed
Duplex	Brick		Brick	Shingle			Bed
Apartment	Wire	Slab Floor	Stone	Shake		Oil Burner	
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile	Sink		
Motel			DH / Casement		Laundry		
X Pool	X	Insulated Ceilings	Metal Sash	Compo.		Fireplace	
Units		Insulated Walls	Screens	Compo Shingle			Material / Lgth / Splash

CONSTRUCTION RECORD

Permit No.	For	Amount	Date	EFFEC YEAR	APPR YEAR	Age	Remaining Life	Table	%	Cond	Arch Attr	Func Plan	Conform	Storage Cupbds	Workmanship
131512	POOL	5,000	12 7 51	1960	1961	1	30	830	101	G					G
				1950	1965	5	15	[illegible]	88						
				1950	1968	8	22	0R30	79	G					G
					1972	12	18	0R30	65						

BATH DETAIL — FINISH (Floors, Walls) — FIXTURES

SPECIAL FEATURES: Built in Refrig; Oven & Plate; Dishwasher; Vent Fan

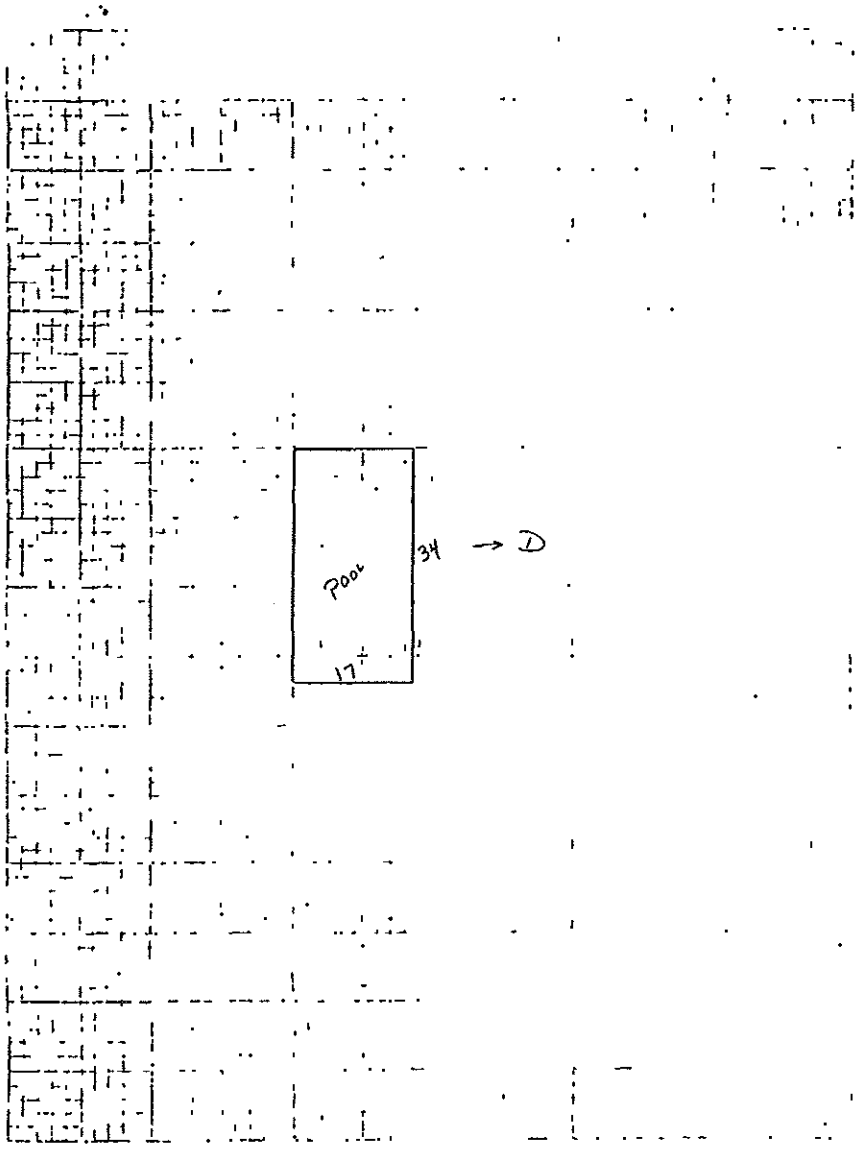
COMPUTATION

Appraiser & Date		RDA 2 23 61		[illegible]		3 12 68			(1972)				
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
POOL	578	650	3757		3745				3757				
FLAT			250		[illegible]				250				
TOTAL			4007		4007		4007		4007				
NORMAL % GOOD			101		88		.79		65				
RCLND			4047		3526		3165		2605				

OLD VALUE
TAKE OFF
LEAVING
+ ADDITION
NEW VALUE

MAKE FIELD CHECK 19
FIELD CHECK WRITTEN
PERMIT HELD
OCCUPIED | VACANT
STATUS

A-14 11-56



MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND	FLOOR	CONST	EXT	ROOF	DIM	AREA/UNI
Pool	Gunite	Pebble	Tile	Brick	Rubber Liner	17X34	

COMPUTATIONS

REMARKS

APPENDIX C

NOTICE OF COMPLETION

Gilxeson title in fee to the following property situated in the County of San Diego, State of California, and described as follows, to wit:

The North Thirty-three and one-third (33 1/3) feet of Lot Twenty-four (24) in Block Forty-two (42) of Normal Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 985 filed in the office of the County Recorder of the County of San Diego, State of California, May 9, 1908.

DONE IN OPEN COURT this 24th day of October, 1938.

Frank J. Macomber
Presiding, Judge of the Superior Court.

The foregoing instrument is a full, true and correct copy of the original on file in this office.

Attest October 24 1938
J. R. McLEES, County Clerk and Clerk of the Superior Court, of the State of California, in and for the County of San Diego.

Recorded at request of Attorney Oct 24 1938 52 min. past 10 A.M.

ROGER N. HOWE County Recorder
Fee $1.00 6 By Deputy E. Cole 57810

----------0000000000----------

ADA BROOKS
for and in consideration of the sum of TEN AND 00/100 Dollars

Do_ hereby quitclaim to C ace W. Brooks

All that real property situated in the City of San Diego County of San Diego, State of California, bounded and described as follows:

Lots Nine and Ten in Block four of Frary Heights, according to Map thereof No. 840, filed in the office of the County Recorder of said San Diego County, March 2, 1905.

WITNESS my hand and seal this 24th day of October, 1938.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

Ada Brooks (seal)

On this 24th day of October, 1938, before me, N. Evelyn Stockton, a notary public in and for said County and State, personally appeared Ada Brooks known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that -- executed the same.

WITNESS my hand and official seal the day and year in this Certificate first above written.

N. Evelyn Stockton
Notary Public in and for said
County and State.
My commission expires on 12-3-40

Recorded at request of Mr. [illegible] Oct 24 1938 48 min. past 12 P.M.
ROGER N. HOWE County Recorder
Fee $1.00 4 By Deputy E. Cole 57830

----------0000000000----------

NOTICE OF COMPLETION

Notice is hereby given that The Tippett Co. (W. H. Tippett) whose address is Box 226 Del Mar, Calif., is now and was on the 1st day of Sept., 1937, the owner in fee of that certain real property situated north of Del Mar 1½ miles between Hwy 101 and the ocean County of San Diego, California, described as follows, to-wit:

S. 15 Rods of Lot 5, Sec. 2 T. 14 S. R. 4 W. S.B.B.M.

That as such owner of said land said The Tippett Co. (W. H. Tippett), about the 1st day of Sept., 1937, entered into a contract with Gunnar Johnson, as contractor, for the erection and construction on said land of a certain building, to-wit:

Residence & Garage (frame) part 2 story and part 1 story

That said building has been duly constructed, and the same was actually completed on the 20th day of May, 1938.

This notice is given pursuant to the provisions of Section 1187 of the Code of Civil Procedure of the State of California.

Dated this 24 day of October, 1938.

The Tippett Co.
By W. H. Tippett Pres.

STATE OF CALIFORNIA,)
COUNTY OF SAN DIEGO) ss.

W. H. Tippett being first duly sworn deposes and says that they are the owners of the property described in the foregoing notice, that they have read the same, and knows the contents thereof, and that the facts therein stated are true.

The Tippett Co.
By W. H. Tippett Pres.