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OCEANSIDE HISTORIC PRESERVATION
ADVISORY COMMISSION
RESOLUTION NO. 2026-H01

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

APPLICATION NO.: H25-00005, MAC25-00003
APPLICANT: Marty Smith and Heidi Smith
LOCATION: 405 South Home Street

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

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

To designate the property and residence located at 405 South Home Street as a Local Historic Resource and to initiate a Mills Act Property Contract between the City of Oceanside and the property owner.

WHEREAS, the Oceanside Historic Preservation Advisory Commission, after giving the required notice, did on the 17th of February 2026 conduct a public hearing as prescribed by law to consider said request.

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

1 FINDINGS:

2 1. That the resource is a good local example of Mission Revival architecture and
3 includes Mission Revival architectural features such as shaped parapet walls,
4 tapered mission tiles, and stucco exterior.

5 2. Modifications have been made to the property, however the subject resource's
6 character-defining features remain intact and the modifications do not adversely
7 impact the significance of the resource. The detached Accessory Dwelling Unit
8 constructed in 2024 stands alone and its view is minimized. While in the same
9 year, a portion of the entry porch was enclosed and a garage and deck were
10 added to the rear of the residence, these modifications are consistent with the
11 existing design and do not detract from the architectural and historical
12 significance of the resource.

13 3. That the resource has retained its historic integrity by possessing the following
14 aspects that convey and maintain its significance as a local historic resource:

- 15 a) Location. The resource has remained in its original location.
16 b) Design. The building retains its design element of Mission Revival
17 architecture.
18 c) Setting. The resource is set in a residential neighborhood as it was originally
19 intended.
20 d) Materials. The resource still reflects the physical elements and retains
21 sufficient materials that were used during a particular period of time and
22 place.
23 e) Workmanship. The quality of workmanship demonstrated in the
24 construction of the resource is above average construction.
25 f) Feeling. The resource still evokes the period of time in which it was built.
26 g) Association. The subject residence is linked to Harold Beck and Ted
27 Holden, significant public figures in Oceanside.
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29 3. That application of the Secretary of the Interior's Standards to the resource at 405
South Horne Street has determined the following:

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- a) The use of the resource as a residence remains unchanged.
- b) The historic character of the residence has been retained and preserved. Distinctive materials have not been removed, the character-defining relationships of the building were not altered, and all additions to the residence and site do not alter the character of the original residence.
- c) The additions to the house and construction of the Additional Dwelling Unit do not alter the physical record of the building's time, place, and use.
- d) Historic changes to the house were not present prior to construction of the additions and Additional Dwelling Unit.
- e) All materials, features, finishes, construction techniques, and examples of craftsmanship were preserved or restored.
- f) All deteriorated historic features were repaired and/or restored.
- g) Chemical and physical treatments were not used.
- h) Archeological resources are not present.
- i) Construction of the additions and the Additional Dwelling Unit did not destroy historic materials, features, spaces, and spatial relationships that characterized the original building.
- j) If the additions and Additional Dwelling Unit were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- k) The Rehabilitation/Restoration/Maintenance Plan provided for the resource is consistent with the intent of the Mills Act Program.

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1 NOW, THEREFORE, BE IT RESOLVED that the Oceanside Historic Preservation
2 Advisory Commission does hereby recommend: 1) City Council approval of Historic
3 Permit H25-00005 to designate 405 South Home Street as a Local Historic Resource; and
4 2) recommend City Planner approval for the City of Oceanside to enter into a Mills Act
5 Property Contract Agreement (MAC25-00003) with the property owners, Marty and Heidi
6 Smith, once the property has been designated as a Local Historic Resource.

7 PASSED AND ADOPTED Resolution No. 2026-H01 on February 17, 2026 by the
8 following vote to wit:

9 AYES:

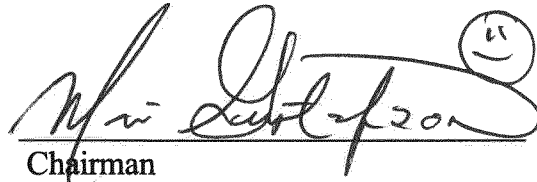
10 NAYES:

11 ABSTAIN:

12 ABSENT:

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16 ATTEST:

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Shannon Vitale, Secretary


Chairman
Oceanside Historic Preservation
Advisory Commission

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20 I, Shannon Vitale, Secretary of the Oceanside Historic Preservation Advisory
21 Commission, hereby certify that this is a true and correct copy of Resolution No. 2026-
22 H01.

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24 Dated: February 17, 2026
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