



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 26-1325

Agenda Date: 4/8/2026

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DATE: April 8, 2026

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

TITLE: CONSIDERATION OF A HISTORIC PERMIT (H25-00005) LOCALLY DESIGNATING THE PROPERTY LOCATED AT 405 SOUTH HORNE STREET AS A LOCAL HISTORIC RESOURCE WITHIN THE CITY OF OCEANSIDE - 405 SOUTH HORNE STREET - APPLICANT: MARTY AND HEIDI SMITH

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving Historic Permit (H25-00005) to designate the property located at 405 South Horne Street as a locally significant historic resource.

BACKGROUND AND ANALYSIS

The subject property is located within a subdivision, known as Bryan's Addition. Recorded in 1887, the subdivision is comprised of 300 lots located west of Interstate 5, east of Coast Highway, and north of Oceanside Boulevard. The 0.23-acre lot is comprised of a 2,514 square foot, two-story, single-family residence and a detached Accessory Dwelling Unit (ADU). There is one San Diego County Assessor's Parcel Number assigned to the subject property (APN: 150-231-16-00).

Constructed in 1928, the residence located at 405 South Horne St. conveys the Mission Revival architectural style. This style originated in the late 19th century as west coast architects drew inspiration from their own surroundings rather than the east coast styles. Interest in Spanish architecture culminated at the 1915 Panama-California Exposition in San Diego. Architects created the Mission Revival style utilizing the historical context of the Spanish Missions. The style maintains a practical residential floor plan while honoring the aesthetics of Spanish colonial missions which includes mission shaped parapet walls or dormers, low-pitched clay tile roofs, arches and arcades, and unadorned stucco walls.

The defining characteristics of Mission Revival architecture can be noted throughout the existing dwelling. The flat roof is surrounded by a parapet with stepped detailing at the corners. The southern end of the residence features a squared archway leading to an arcade style entry porch with a large, shed roof covered in tapered mission tiles. The porch maintains qualities of a mission style arcade flanked by arched windows. The north end of the home is characterized by a small porch which mimics the features of the arched entryway on the southern end. The entire exterior of the home is covered in thick white stucco, a key feature of the Mission Revival architecture style. Remnants of a decorative relief can be seen above several windows. The interior living space

showcases a unique barrel ceiling.

In 1941, the owners of the home, Ted and Leota Holden, expanded their home by adding a rear addition. The subsequent owners, Harold and Thelma Beck, remodeled and renovated the home in 1950. The current owners further enhanced the rear of the residence in 2024 with the construction of a detached 850-square-foot garage featuring a roof deck, along with an attached deck at the main level. A portion of the entry porch was enclosed with this renovation but still serves as the main entrance to the home. During that same year, the construction of a detached ADU was completed on an unimproved section of the lot, separate from the historic resource. As detailed in the Cultural Resources Report (Attachment 4) prepared for the property, the renovations and additions to the home done in 1941, 1950, and 2024 do not adversely impact the subject resource nor the Mission Revival features from the original 1928 residence and the resource remains in good condition.

According to the Cultural Resources Report prepared for the property, the property has been owned by multiple figures significant to Oceanside history, including Harold Beck, owner and publisher of the *Oceanside Blade Tribune*, and Ted Holden, a former City Councilmember and mayor of Oceanside. Beck played a role in shaping Oceanside's media landscape by founding the *Oceanside Blade Tribune*, which became a leading source of local news and civic engagement during a period of rapid growth. Beyond his work in publishing, Beck collaborated with renowned architect Irving Gill, a pioneer of modern architecture, to design a new building for their newspaper plant at South Tremont Street and Seagaze Drive. Holden assumed the role of mayor in 1942, a pivotal period for the City as it faced the challenges of World War II and experienced significant growth driven by military activity and economic development.

Although the site was not included in the City of Oceanside's 1992 Cultural Resources Survey it remains eligible for local historic designation as explained below in the Analysis section of the staff report.

PROJECT DESCRIPTION

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

Historic Permit (H25-00005) to designate the property located at 405 South Horne Street as a local historic resource within the City of Oceanside pursuant to City Code Chapter 14A, Section 14A.7.

ANALYSIS

The request is subject to the following Ordinances and City policies:

1. Municipal Code Chapter 14A
2. Determination of Historical Significance

As described in the Cultural Resources Report prepared for the property, the designation of the proposed project as a historical resource complies with Municipal Code Chapter 14A and is consistent with Criteria B and C established by the California Register of Historic Resources. The single-family residence has met the criteria as it is associated with a historic person and represents a significant design or style of construction. The proposed project maintains integrity based upon

location, design, setting, materials, feeling, and association. Additional analysis on the Determination of Historical Significance is included in the Oceanside Historic Preservation Advisory Commission (OHPAC) staff report provided as Attachment 2.

The property owner is also seeking to enter a Mills Act Contract with the City for 10 years. The City Planner is authorized to enter a Mills Act Contract with the property owner after the subject property is designated a historic resource by the City Council. The Mills Act contract allows the property owner to deduct costs associated with the preservation of the property from property taxes.

ENVIRONMENTAL REVIEW

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

FISCAL IMPACT

Does not apply.

COMMISSION OR COMMITTEE REPORT

The Oceanside Historic Preservation Advisory Commission (OHPAC) reviewed the project at its special meeting held on February 17, 2026. After due consideration, the Commission adopted OHPAC Resolution 2026-H01, recommending approval of the project to the City Council by a 4-0 vote. Overall, the Commission found that the subject resource met the required criterion to be designated as a Locally Historic Resource, and was consistent with the City’s Historic Preservation Code, the State of California Register of Historical Resources, and CEQA.

CITY ATTORNEY’S ANALYSIS

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

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

Prepared by: Lydia Grego, Planner I

Reviewed by: Brian Thomas, Interim Development Services Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS:

1. Staff Report
2. City Council Resolution
3. OHPAC 2-17-26 Staff Report
4. OHPAC Resolution No. 2026-H01
5. Cultural Resources Report and Historical Assessment