

CULTURAL RESOURCES REPORT

FOR

THE HISTORICAL ASSESSMENT OF THE PROPERTY

AT

405 SOUTH HORNE STREET

OCEANSIDE, CALIFORNIA

Prepared by:
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December 15, 2025

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

**REFERENCE: RESULTS OF THE HISTORICAL CULTURAL ASSESSMENT
FOR 405 SOUTH HORNE STREET, OCEANSIDE, CALIFORNIA, 92054**

I. INTRODUCTION

This letter details the findings of the historical assessment conducted for the dwelling located at 405 South Horne Street in the City of Oceanside, California 92054 (Figures 1 and 2). This study was conducted to assess the resource's potential for historical significance as defined by the California Environmental Quality Act and to determine the resource's eligibility for the Mills Act. The resource was not included in the Cultural Resource Survey of Oceanside conducted in 1992 but is eligible for local listing or designation.

The resource is located in what is commonly referred to as the "Seaside Neighborhood", a newer term that originated in the 1980s. The resource location is west of Interstate 5 and south of downtown in the City of Oceanside, Township 11 South, Range 5 West, on the USGS 7.5' Oceanside quadrangle (Figure 2).

The legal description is: Lots 2 and 3, Block 22 of Bryan's Addition, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 219, filed in the Office of the County Recorder of San Diego County, March 10, 1887.

The San Diego County Assessor's Parcel Number is 150-231-16-00.



Figure 1 Project Location, Oceanside, San Diego County

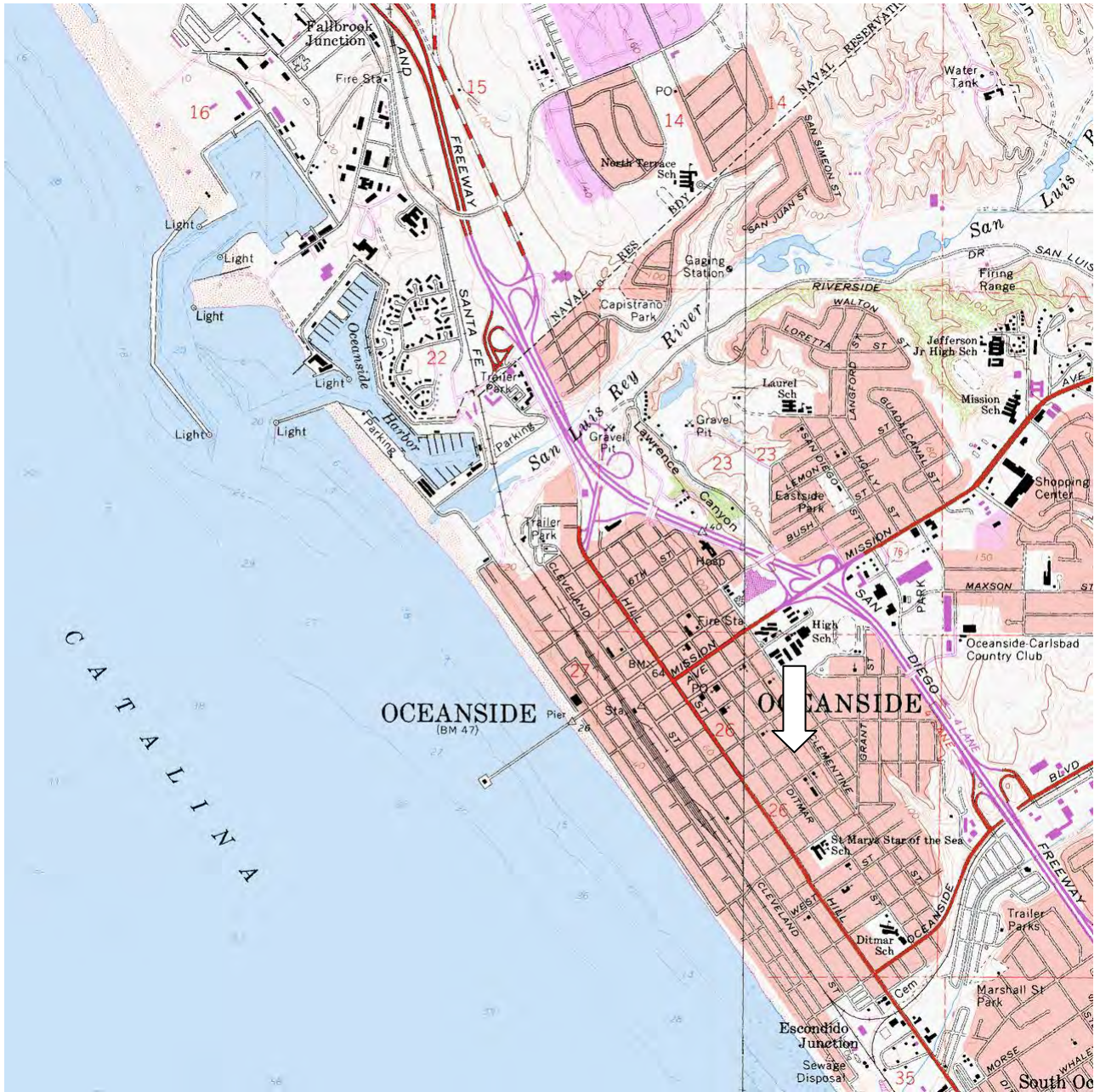


Figure 2 Project Location on USGS 7.5 Oceanside Quadrangle

II. HISTORICAL CULTURAL ENVIRONMENT

The resource is located in the Bryan's Addition of Oceanside. Bryan's Addition encompasses several blocks from portions of South Tremont Street to a portion of South Horne Street, and Wisconsin Avenue to portions of Topeka Street. The immediate area is a well-established neighborhood now referred to as the Seaside Neighborhood. It is comprised largely of single and multi-family homes built within a wide range of time; mostly from the 1920s to the 1950s. This area has seen more change in recent years as property owners replace smaller homes or enlarge existing ones.

III. HISTORICAL OVERVIEW

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

John Chauncey Hayes became the exclusive real estate agent for Myers. Hayes served as Justice of the Peace and postmaster and was the editor of his own newspaper, The South Oceanside Diamond. When Hayes drew the petition for the town's first post office, the name "Ocean Side" was used, but this was later changed to simply "Oceanside." Residents voted to incorporate with a vote of 74 to 53. Founder A. J. Myers was the first to vote and the County accepted the vote on July 3, 1888, making Oceanside the third city in San Diego County to incorporate.

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

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

The Depression years greatly impacted the city and growth slowed but in 1942 a dramatic change occurred with the purchase of the Santa Margarita y Los Flores by the U. S. Government for a military base. The building of Camp Joseph H. Pendleton created an urgent need for housing and new schools as Oceanside's population nearly tripled from 4,500 to well over 12,000 residents by 1950. New housing expanded into the valley as well as South Oceanside.

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

Oceanside's population reached 38,000 by 1970. The landscape of the business district in Oceanside changed radically with the departure of car dealerships such as Weseloh Chevrolet, Dixon Ford and Rorick Buick and others. Car Country Carlsbad opened in 1972 and eventually nearly every new car dealership would make the move from Hill Street. This mass exodus resulted in huge economic losses for the city and had a ripple effect upon other local businesses. With the advent of shopping centers, multiples movie theaters, consumers went elsewhere with their disposable income and left downtown Oceanside in an unprecedented downturn with vacant buildings and what was considered decidedly "unsavory" businesses geared toward young military personnel.

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

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

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

In 2018 Oceanside was selected as one of California's fourteen state-designated cultural districts by the California Arts Council. A new aquatic center was built in 2021 in El Corazon off of Rancho Del Oro Drive. In addition, two new oceanfront resort hotels were opened that year.

Many of the neighborhoods, particularly in the coastal area, are changing with the building of newer, larger homes as well as the addition of multifamily homes and Accessory Dwelling Units (ADU's).

IV. METHODS AND RESULTS

Background studies consisting of archival research from the Oceanside Historical Society, examination of City Directories, examination of Lot Books (1894 to 1953), tax assessment records, San Diego County Master Property Records, Sanborn Fire Maps, a field check of the property, census records, cemetery records, research of various newspapers, review of Google map images and historical photographs were conducted as

part of the project. Primary, Continuation and Building, Structure and Object forms for the resource were completed and appear in Appendix A.

DESCRIPTION OF RESOURCE AT 405 SOUTH HORNE STREET

The resource is an asymmetrical Mission Revival style house. It features a flat roof with a parapet, with decorative tiling. The south end of the home has a squared "archway" which leads to a porch with a large shed roof covered in tapered mission tiles. A portion of this porch has been enclosed but still serves as the main access to the residence. Covered in smooth stucco, the front façade or east elevation has a set of three windows, two thin windows flanking a larger one, the upper portions of which have divided panes on all three. Remnants of a decorative relief are still visible over this window. An additional window, which is rectangular in shape and double hung, is placed near the center of the east elevation. It too has a decorative relief. Towards the north end of the home is an archway leading to a smaller porch covered by a shed roof covered in tapered mission tiles. The archway is flanked by two archways providing an open but yet private feel to the small porch with wrought iron gate and detailing, that leads to a separate entrance to the home. A scrolled embellishment features house number "405". A brick chimney is on the south elevation, while a smaller stucco covered chimney with a vent is on the north elevation, along with a third chimney. The rear of the house, or west elevation, slopes downward. The property line meets the alleyway. While renovations of the house include 1941, 1950 and 2024, the residence maintains its Mission Revival style architecture and features from 1928.

An ADU was recently built next door, just south of the resource, on an unimproved lot. This structure is recessed, built below street level and does not adversely impact the subject resource. A larger garage, was also added. This garage is viewable only from the alleyway and has no impact on the resource.

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

HISTORY OF OWNERSHIP

The subject resource is located in the Bryan's Addition of Oceanside. Alvin Lorenzo Bryan was born in Sumner County, Illinois, on October 29, 1847. He enlisted in the Union Army at the age of fifteen and served under General John A. Logan.

Moving to St. Louis, Missouri, Bryan partnered with George Owen Brown and established the Bryan Brown Shoe Company. Bryan is credited with making St. Louis "one of the great shoe manufacturing centers." Bryan sold his interest in the company, which would later become the firm that manufactured "Buster Brown Shoes."

In the late 1880s Bryan moved to California where he established the A. L. Bryan Shoe Company with shoe factories in San Francisco and Petaluma. He purchased considerable property in Los Angeles and San Diego Counties.

Bryan's Addition in Oceanside, which consisted of 300 lots, was recorded on March 10, 1887. Land auctions for the subdivision were advertised in Los Angeles, San Diego and San Bernardino newspapers and offered by the Howard & Lyons real estate firm. Trains would bring potential investors on excursions from various parts of Southern California to purchase one or more lots. Round trip tickets were \$3.00 and included a "substantial lunch."

A. L. Bryan was one of the largest landowners in Oceanside in 1889 and therefore one of the biggest taxpayers. He had a vested interest in the growth of the town and served as Vice-President of the Bank of Oceanside and pledged money to help build Oceanside's first pier. After Alvin Bryan's untimely death in 1900, his wife Ada Louise acquired his assets which included unsold lots in the subdivision, along with her late husband's shoe company.

By 1897 Martin L. V. Russell acquired lots 1 through 9 on Block 22 in Bryan's Addition, which were unimproved. Russell was a native of New York, born in 1849. He came to Oceanside in 1890.

A practicing dentist, he advertised regularly in the local paper. One such ad published in 1893 read: "Dr. Russell, Dentist, says he has made over 1000 sets of artificial teeth and calls your attention to his reduced prices until July 4th." The next byline read: "Until July 4th Dr. Russell will make his artificial teeth for \$5 to \$10 a set." The doctor left Oceanside for Elsinore in 1895 but the Oceanside Blade reported on February 20, 1897, that "*Dr. Russell, dentist, who left Oceanside over two years ago, has returned to our city to practice his profession. The doctor is an experienced dentist and can be found at his residence southeast of schoolhouse.*"

Russell left Oceanside and went to Los Angeles. He was hit and killed by a car in 1905, which strangely enough happened after a friend's premonition of his death. Presumably his estate maintained ownership of lots 1 through 2 up until 1914 when the County of San Diego acquired them after nonpayment of taxes.

In 1921 A. M. and Cora Shook acquired the lots. Albert Muhleman Shook was a native of Ohio, living in San Diego and a practicing attorney. In 1918 he was working for the U. S. District Court of San Diego in the Bankruptcy Court.

In 1923 the property was sold to Jemmie B. Hayes. Jemmie Eugenia Berry was born in 1895 to James and Quinnie Berry in Texas. In 1915 she married Frederick Hayes, the son of John Chauncey Hayes and Felipe Marron. Jemmie and Fred Hayes eventually lived in what is known as the Marron adobe in Carlsbad east of Highway 78. Fred Hayes restored and expanded the adobe in 1947, last owned by granddaughter Shelley Hayes Caron.

In 1928 Jemmie B. Hayes sold lots 1 and 2 in Block 22 to Handsel and Ida Hicks. On March 6, 1928, building permits were published in the local paper and included: "Hansel (sic) H. Hicks, stucco dwelling, \$4,000." The Hicks' residence was built on lot 2 (and lot 1 was sold to Milton P. and Gertrude Cheney).

While the amount spent on the construction of the house is not exorbitant, it was more compared to a number of other dwellings built that same year. The architect and builder of the home could not be determined, but it may suggest that this house was designed and/or built by a "master craftsman." Built in a popular architectural style of the day, Spanish Revival, the home features a unique barrel ceiling in what was then the main living area, original hardwood floors and built-ins.

The local newspaper noted the home as "attractive" and mentioned the expansive views the home afforded. Ida Hicks, a member of the Oceanside Woman's Club, held meeting at the home.

The Hicks lived in the home for just one year after they purchased it, and then sold it to Edward Stilgebouer, a local grocer in 1929. He and his wife Bertha lived across the street at 402 South Horne Street. Stilgebouer released the property back to Handsel and Ida Hicks in 1932 and it was sold to Ted and Leota Holden the following year.

The purchase by Ted and Leota was published in the June 6, 1933 issue of the Oceanside Blade Tribune: "*Holden disclosed that he had just finished arrangements for the purchase of the house and property at 405 South Horne Street which he has been renting from H. H. Hicks. 'I guess that qualifies me as a permanent resident,' he commented.*"

Lynn Armond "Ted" Holden was a native of Canada, born in 1889. Leota was born in 1888 in Nebraska. Holden was a salesman by trade, selling Carnation Milk products in Oregon and insurance when he arrived in Oceanside. The couple opened Holden's Café in downtown Oceanside in 1932. That same year opening an insurance office located in the Mason building in downtown Oceanside at 301 North Hill Street (Coast Highway).

Holden became active in community and civic affairs, serving as president of the Oceanside Chamber of Commerce in 1936 and 1937. Leota Holden was a member of the Oceanside Business and Professional Woman's Club.

Ted Holden was elected to the Oceanside City Council in 1938 and appointed mayor in 1942. He served this position at a critical time during World War II and the city of Oceanside faced unprecedented change and growth due to the establishment of Camp Pendleton.

In 1941 Ted and Leota Holden enlarged their home, adding an addition to the rear and by 1943 had acquired lot 3 to the south.

In 1951, Holden sold his insurance business to the Wilcox Insurance agency. He and Leota moved to Pasadena and then Portland, Oregon. He died in 1954.

Ted and Leota Holden sold their home in 1950 to Harold and Thelma Beck. Ora Magee, Society columnist for the Oceanside Blade Tribune, made note of their new home: *“The Harold Becks recently moved in their home, 405 So. Horne .and have artistically redecorated and remodeled the home, making a specially pleasant place for entertaining A tempting buffet dinner was served at a table which was beautifully arranged.”*

Harold arrived with his brother Paul in Oceanside in 1929 from Iowa. Their father had arranged to purchase the local newspaper and merged it with a weekly publication, the Oceanside News, creating the Oceanside Daily Blade Tribune. With this purchase, they became the youngest newspaper publishers in the State of California. Paul Beck was just 24 years old, Harold 26.

Paul wrote about himself: *“It had long been my desire to become a newspaper publisher. A desire that had been instilled in me by my Dad, who published the “Centerville, Iowa Daily Iowegian” since 1903, and by my Mother, from a famous Iowa newspaper family with all four of her brothers publishers of different newspapers in that state.”*

Their newspaper office was located on Second Street (Mission Avenue) and Tremont Street in a building that used to house the Ladies Emporium.

Both Harold and Paul were actively involved in the community. Harold served as President of Oceanside Chamber of Commerce in 1931 and Paul in 1934.

As Oceanside grew, so did the newspaper and in 1936 the brothers hired architect Irving Gill to design a new building for their newspaper plant at Tremont and First Street (now Seagaze). Gill's last project as an architect, was the Blade-Tribune Building on First Street (Seagaze). Designed in 1936, the building is a mix of modern and Art Deco. Gill died the same year, just one month before the building's grand opening.

Built at a cost of \$10,000, when the Blade-Tribune building was formally opened on November 24, 1936, it was flooded with telegrams and congratulatory flower arrangements which lined the counters, stairway and desks. Among the many dignitaries and public officials which sent their regards, none was higher than President Roosevelt who sent a message to the Beck Brothers: *“I am glad to learn that the Daily Blade-Tribune and the weekly Oceanside News have shared in the return of prosperity as evidenced in your acquisition of a new building. Please accept my hearty congratulations and extend to all of your readers my hearty felicitations.”*

The Becks sold the Blade-Tribune newspaper in 1954, to Tom Braden, due to Harold Beck's failing health. He and Thelma retired to Palm Springs. Harold Beck died at the age of 58 in 1963.

In 1957 Harold and Thelma Beck sold their home to Frank and Jean Cassidy. Frank P. Cassidy and his wife Jean McCallin were both natives of Ireland. However, they met while in the United States and married in New York in 1933. Frank joined the U. S.

Army and gained citizenship after three years service. The couple first came to Oceanside in 1938 when Cassidy was assigned to the 29th Engineer Battalion to "lay out maps of Santa Margarita Las Flores for the future Camp Pendleton." He retired as a Colonel.

In 1962 the house was sold to Keith and Dorothy Martin. Keith was the son of Charles and Clara Martin. The Martin family came to Oceanside from Colorado in 1900. They were well known storeowners, managing a meat market, grocery and hotel. Keith Martin's uncle, John F. Martin served on the Oceanside city council, the Oceanside school board and the Oceanside Chamber of Commerce.

Keith Martin and Dorothy Jones attended Oceanside-Carlsbad Union High School together and married in 1941 after graduating. Keith worked as a foreman for San Diego Gas & Electric. They had two children, Keith and Kathleen.

The Martins placed their property in a family trust in 1989. Keith died in 2000 and Dorothy in 2006. The property was then deeded to their children Keith P. Martin and Kathleen Newton. Keith transferred title to his sister Kathleen and her husband in 2010.

In 2014 the residence was sold to John and Susan LaMontagne, who sold it to the current owners in 2018. A recent renovation to the home enclosed a portion of the large covered porch on the south end of the home.

Figure 3

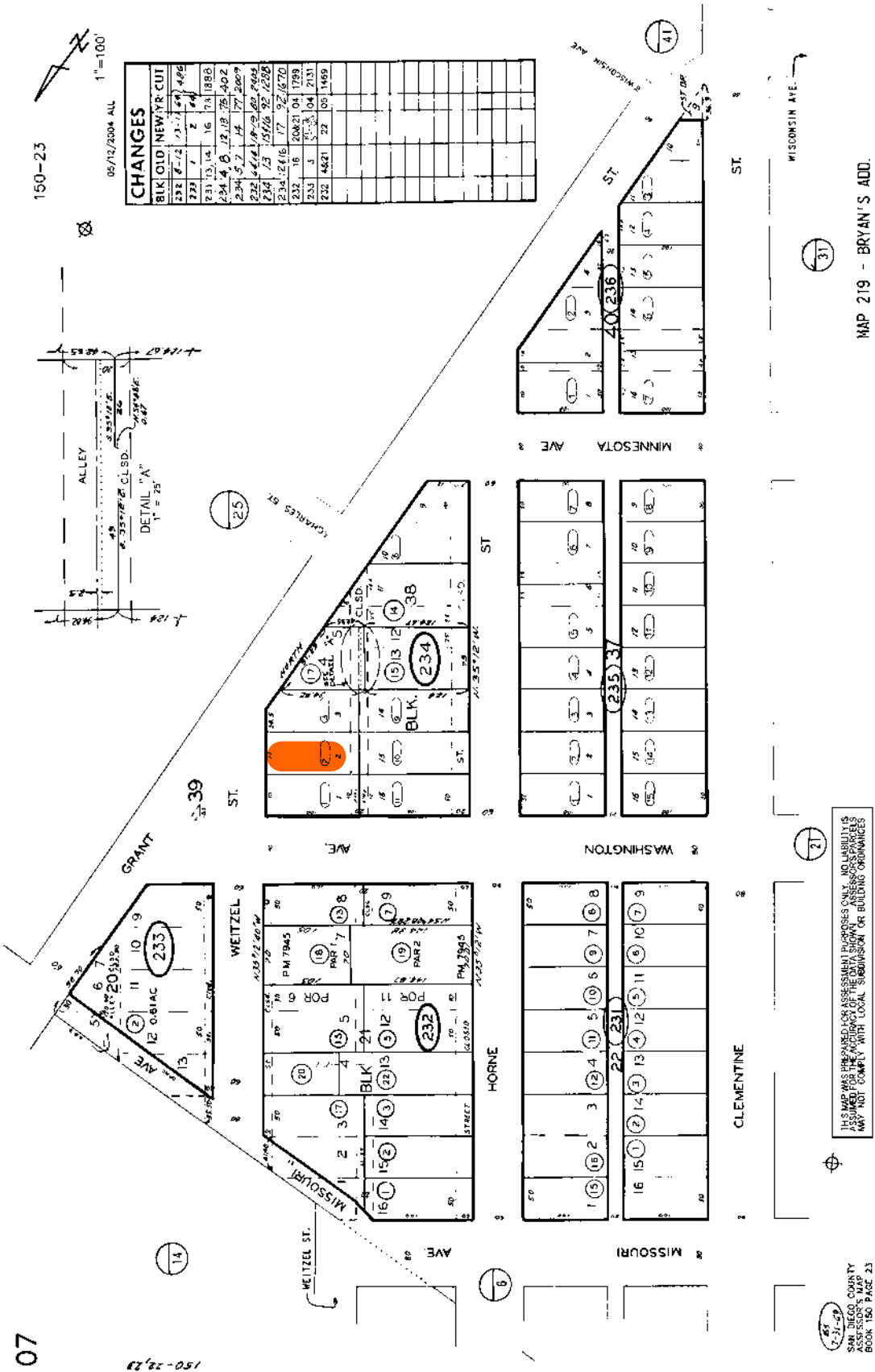




Figure 4 View of 405 South Home Street, Oceanside, California

ANALYSIS OF SUBJECT RESOURCE ARCHITECTURE

By the late 19th century, California architects made a monumental shift in the direction of their architectural inspiration. Rather than continuing to adopt imported East Coast architectural styles, these architects recognized the value of their own historic surroundings, where the Spanish Colonial mission heritage of California and the Southwest had built beautiful mission chapels, with thick, white stucco walls, red clay roofs and bell towers. These West Coast architects launched the Mission Revival style, which was characterized by silhouetted shapes that mimicked the old missions, with large flat stucco surfaces, often punctuated by deep windows and door openings. The exterior surface was usually devoid of any ornamental detail; the shadow patterns of the roof overhangs displayed on the walls were usually the only building decoration. The gable and hip roofs had overhanging eaves and were typically sheathed with red clay tile. The Mission Revival style became more visible and popular across the west as the Santa Fe and Southern Pacific railways embraced the style with their new stations and resort hotels.

The 1915 Panama-California Exposition in San Diego resulted in great interest in Spanish architecture which resulted in the spread of the style from homes to buildings. The style includes smooth stucco walls or adobe, low-pitched or flat roofs with the use of terracotta tiles, arched entryways and corridors which reflect the features of its Mission origins. Other design details used are decorative reliefs, tiles and wrought iron. Courtyards and covered entryways are a common feature. While there are different interpretations of this style, it is still very popular in California.

V. ELIGIBILITY CRITERIA

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

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

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

Criterion C: Embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or

represents a significant, distinguishable entity whose components lack individual distinction.

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

VI. REGISTER STANDARDS

CALIFORNIA REGISTER CRITERIA

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

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

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

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

Criterion C: Design/Construction: Properties may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of

construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

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

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

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

VII. APPLICATION OF CRITERIA FOR 405 SOUTH HORNE STREET

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

Criterion B (association with a historic person or persons): The resource is associated with two persons significant in Oceanside history: Ted Holden, one time mayor of Oceanside and Harold Beck, owner and publisher of the *Oceanside Blade Tribune* newspaper. These two residents were both prominent and influential in the development of Oceanside. The resource is significant under Criterion B.

Criterion C (represents a significant design or style of construction): The architect of the resource is unknown but is a good example of Spanish Revival architecture. The resource is considered significant under Criterion C.

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

VIII. INTEGRITY OF 405 SOUTH HORNE STREET

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

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

FINDING: The location of the resource at 405 South Horne Street is in its original location. The building retains its location element for integrity purposes.

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

FINDING: The resource retains its design elements of Spanish Revival for integrity purposes.

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

FINDING: The historical environment has changed little and the home is set in a residential neighborhood as it was originally intended. The resource retains its integrity for setting or environment.

Materials. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

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

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

FINDING: The quality of workmanship demonstrated in the construction of the resource is

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

FINDING: The resource still evokes a particular period of time in which it was built.

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

FINDING: The subject residence is linked to several persons in Oceanside's history and development: Ted Holden and Harold Beck.

IX. CONCLUSION AND FINDINGS

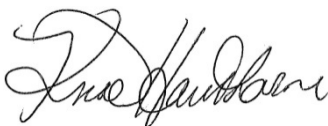
The resource at 405 South Horne Street is historically significant under both Criterion B and C. It also maintains and conveys historical integrity including location, design, setting, materials, feeling, and association.

Although an ADU has been on an adjoining unimproved lot, this structure is recessed, built below street level and does not adversely impact the subject resource. Its setting remains the same, as a residential neighborhood. While a larger garage was also added, it is viewable only from the alleyway and has no impact on the resource.

The Secretary of the Interior's Standards for Rehabilitation states that "*Whenever possible, new additions should be constructed on rear elevations where they will have less of an impact on the building's historic integrity.*" Additionally, they state: "*A new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. This is often a rear or obscure elevation.*"

Further the Mills Act in California suggests rear additions or changes be "*located discreetly (usually the rear or inconspicuous side), and must not harm character-defining features.*" Because the garage addition is to the rear it is altogether obscured from view of the resource. The ADU constructed next door is not an attachment, but stands alone on a separate lot, and its view is minimized. Neither the ADU or the garage addition harm the subject resource's character-defining features.

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



Kristi Hawthorne

X. RESOURCES

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

The Daily Courier (San Bernardino, California) Wednesday, May 25, 1887, Page 4

Escondido Times (Escondido, California) · Thu, Feb 2, 1893 · Page 1

The Haines Directory, San Diego County 1970, 1971, 1977

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

Interpreting The Secretary of the Interior's Standards for Rehabilitation, June 2006, ITS Number 37

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

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

Oceanside Blade (Oceanside, California) March 6, 1928, Page 2

Oceanside Blade Tribune (Oceanside, California) June 28, 1929, Page 5

Oceanside Blade Tribune (Oceanside, California) July 12, 1932, Page 2

Oceanside Blade Tribune (Oceanside, California) June 6, 1933, Page 2

Oceanside Blade Tribune (Oceanside, California) March 21, 1941, Page 1

Oceanside Blade Tribune (Oceanside, California) March 9, 1942, Page 1

Oceanside Blade Tribune (Oceanside, California) March 13, 1942, Page 1

Oceanside Blade Tribune (Oceanside, California) April 16, 1942, Page 1

Oceanside Blade Tribune (Oceanside, California) September 15, 1950, Page 4

Oceanside Lot Books 1894-1953

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

Pasadena Independent (Pasadena, California) January 12, 1954, Page 21

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

San Diego County Directories, Oceanside 1887-1938

San Diego County Master Property Records

The San Francisco Call (San Francisco, California) April 21, 1905, Page 1

United States Census Records 1880, 1900, 1910, 1920, 1930, 1940, 1950

Websites: Google view, 405 South Horne Street, Oceanside CA 92054

APPENDIX A
BUILDING FORMS

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

Primary# _____
HRI# _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date May 2025

Page 1 of 5 *Resource Name or #: (Assigned by recorder) Handsel and Ida Hicks Residence

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad Oceanside Date 1997 T 11S; R 5W; 1/4 of 1/4 of Sec; SB B.M.

*c. Address 405 South Horne Street City Oceanside Zip 92054

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ mE/ _____ mN

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

The resource is located in what is commonly referred to as the "Seaside Neighborhood", west of Interstate 5 and south of downtown in the City of Oceanside, Township 11 South, Range 5 West, on the USGS 7.5' Oceanside quadrangle. The legal description is: Lots 2 and 3, Block 22 of Bryan's Addition, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 219, filed in the Office of the County Recorder of San Diego County, March 10, 1887. The San Diego County Assessor's Parcel Number is 150-231-16-00.

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

The resource is an asymmetrical Mission Revival style house. It features a flat roof with a parapet, with decorative tiling. The south end of the home has a squared "archway" which leads to a porch with a large shed roof covered in tapered mission tiles. A portion of this porch has been enclosed but still serves as the main access to the residence. Covered in smooth stucco, the front façade or east elevation has a set of three windows, two thin windows flanking a larger one, the upper portions of which have divided panes on all three. Remnants of a decorative relief are still visible over this window. An additional window, which is rectangular in shape and double hung, is placed near the center of the east elevation. It too has a decorative relief. Towards the north end of the home is an archway leading to a smaller porch covered by a shed roof covered in tapered mission tiles. The archway is flanked by two archways providing an open but yet private feel to the small porch with wrought iron gate and detailing, that leads to a separate entrance to the home. A scrolled embellishment features house number "405". A brick chimney is on the south elevation, while a smaller stucco covered chimney with a vent is on the north elevation, along with a third chimney. The rear of the house, or west elevation, slopes downward. The property line meets the alleyway. While renovations of the house include 1941, 1950 and 2024, the



residence maintains its Mission Revival style architecture and features from 1928.

P3b. Resource Attributes: (List attributes and codes)
HP2 - single family residence

*P4. Resources Present:

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

P5b. Description of Photo: (view, date, accession#)
East elevation May 3, 2025

*P6. Date Constructed/Age and Source: Historic
 Prehistoric Both Constructed 1928

*P7. Owner and Address:
Marty and Heidi Smith
405 South Horne Street
Oceanside CA 92054

*P8. Recorded by: (Name, affiliation, and address)
Kristi S. Hawthorne
601 South Ditmar Street
Oceanside CA 92054

*P9. Date Recorded: 05/6/2025

*P10. Survey Type: (Describe) Field Check

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Results of the Historical Building Assessment for 405 South Horne Street, Oceanside, CA 92054 *Attachments: NONE Location

Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

Page 2 of 5 *Resource Name or # (Assigned by recorder) 405 South Horne Street, Oceanside CA
*Recorded by: Kristi S. Hawthorne *Date 5/6/2025 Continuation Update

HISTORY OF OWNERSHIP

The subject resource is located in the Bryan's Addition of Oceanside. Alvin Lorenzo Bryan was born in Sumner County, Illinois, on October 29, 1847. He enlisted in the Union Army at the age of fifteen and served under General John A. Logan.

Moving to St. Louis, Missouri, Bryan partnered with George Owen Brown and established the Bryan Brown Shoe Company. Bryan is credited with making St. Louis "one of the great shoe manufacturing centers." Bryan sold his interest in the company, which would later become the firm that manufactured "Buster Brown Shoes."

In the late 1880s Bryan moved to California where he established the A. L. Bryan Shoe Company with shoe factories in San Francisco and Petaluma. He purchased considerable property in Los Angeles and San Diego Counties.

Bryan's Addition in Oceanside, which consisted of 300 lots, was recorded on March 10, 1887. Land auctions for the subdivision were advertised in Los Angeles, San Diego and San Bernardino newspapers and offered by the Howard & Lyons real estate firm. Trains would bring potential investors on excursions from various parts of Southern California to purchase one or more lots. Round trip tickets were \$3.00 and included a "substantial lunch."

A. L. Bryan was one of the largest landowners in Oceanside in 1889 and therefore one of the biggest taxpayers. He had a vested interest in the growth of the town and served as Vice-President of the Bank of Oceanside and pledged money to help build Oceanside's first pier. After Alvin Bryan's untimely death in 1900, his wife Ada Louise acquired his assets which included unsold lots in the subdivision, along with her late husband's shoe company.

By 1897 Martin L. V. Russell acquired lots 1 through 9 on Block 22 in Bryan's Addition, which were unimproved. Russell was a native of New York, born in 1849. He came to Oceanside in 1890.

A practicing dentist, he advertised regularly in the local paper. One such ad published in 1893 read: "Dr. Russell, Dentist, says he has made over 1000 sets of artificial teeth and calls your attention to his reduced prices until July 4th." The next byline read: "Until July 4th Dr. Russell will make his artificial teeth for \$5 to \$10 a set." The doctor left Oceanside for Elsinore in 1895 but the Oceanside Blade reported on February 20, 1897, that "Dr. Russell, dentist, who left Oceanside over two years ago, has returned to our city to practice his profession. The doctor is an experienced dentist and can be found at his residence southeast of schoolhouse."

Russell left Oceanside and went to Los Angeles. He was hit and killed by a car in 1905, which strangely enough happened after a friend's premonition of his death. Presumably his estate maintained ownership of lots 1 through 2 up until 1914 when the County of San Diego acquired them after nonpayment of taxes.

In 1921 A. M. and Cora Shook acquired the lots. Albert Muhleman Shook was a native of Ohio, living in San Diego and a practicing attorney. In 1918 he was working for the U. S. District Court of San Diego in the Bankruptcy Court.

In 1923 the property was sold to Jemmie B. Hayes. Jemmie Eugenia Berry was born in 1895 to James and Quinnie Berry in Texas. In 1915 she married Frederick Hayes, the son of John Chauncey Hayes and Felipe Marron. Jemmie and Fred Hayes eventually lived in what is known as the Marron adobe in Carlsbad east of Highway 78. Fred Hayes restored and expanded the adobe in 1947, last owned by granddaughter Shelley Hayes Caron.

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

Primary# _____
HRI# _____
Trinomial _____

Page 3 of 5 *Resource Name or # (Assigned by recorder) 405 South Horne Street, Oceanside CA
*Recorded by: Kristi S. Hawthorne *Date 5/6/2025 Continuation Update

In 1928 Jemmie B. Hayes sold lots 1 and 2 in Block 22 to Handsel and Ida Hicks. On March 6, 1928, building permits were published in the local paper and included: "*Hansel (sic) H. Hicks, stucco dwelling, \$4,000.*" The Hicks' residence was built on lot 2 (and lot 1 was sold to Milton P. and Gertrude Cheney).

While the amount spent on the construction of the house is not exorbitant, it was more compared to a number of other dwellings built that same year. The architect and builder of the home could not be determined, but it may suggest that this house was designed and/or built by a "master craftsman." Built in a popular architectural style of the day, Spanish Revival, the home features a unique barrel ceiling in what was then the main living area, original hardwood floors and built-ins.

The local newspaper noted the home as "attractive" and mentioned the expansive views the home afforded. Ida Hicks, a member of the Oceanside Woman's Club, held meeting at the home.

The Hicks lived in the home for just one year after they purchased it, and then sold it to Edward Stilgebouer, a local grocer in 1929. He and his wife Bertha lived across the street at 402 South Horne Street. Stilgebouer released the property back to Handsel and Ida Hicks in 1932 and it was sold to Ted and Leota Holden the following year.

The purchase by Ted and Leota was published in the June 6, 1933 issue of the Oceanside Blade Tribune: "*Holden disclosed that he had just finished arrangements for the purchase of the house and property at 405 South Horne Street which he has been renting from H. H. Hicks. 'I guess that qualifies me as a permanent resident,' he commented.*"

Lynn Armond "Ted" Holden was a native of Canada, born in 1889. Leota was born in 1888 in Nebraska. Holden was a salesman by trade, selling Carnation Milk products in Oregon and insurance when he arrived in Oceanside. The couple opened Holden's Café in downtown Oceanside in 1932. That same year opening an insurance office located in the Mason building in downtown Oceanside at 301 North Hill Street (Coast Highway).

Holden became active in community and civic affairs, serving as president of the Oceanside Chamber of Commerce in 1936 and 1937. Leota Holden was a member of the Oceanside Business and Professional Woman's Club.

Ted Holden was elected to the Oceanside City Council in 1938 and appointed mayor in 1942. He served this position at a critical time during World War II and the city of Oceanside faced unprecedented change and growth due to the establishment of Camp Pendleton.

In 1941 Ted and Leota Holden enlarged their home, adding an addition to the rear and by 1943 had acquired lot 3 to the south.

In 1951, Holden sold his insurance business to the Wilcox Insurance agency. He and Leota moved to Pasadena and then Portland, Oregon. He died in 1954.

Ted and Leota Holden sold their home in 1950 to Harold and Thelma Beck. Ora Magee, Society columnist for the Oceanside Blade Tribune, made note of their new home: "*The Harold Becks recently moved in their home, 405 So. Horne .and have artistically redecorated and remodeled the home, making a specially pleasant place for entertaining A tempting buffet dinner was served at a table which was beautifully arranged.*"

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

Primary# _____
HRI# _____
Trinomial _____

Page 4 of 5 *Resource Name or # (Assigned by recorder) 405 South Horne Street, Oceanside CA
*Recorded by: Kristi S. Hawthorne *Date 5/6/2025 Continuation Update

Harold arrived with his brother Paul in Oceanside in 1929 from Iowa. Their father had arranged to purchase the local newspaper and merged it with a weekly publication, the Oceanside News, creating the Oceanside Daily Blade Tribune. With this purchase, they became the youngest newspaper publishers in the State of California. Paul Beck was just 24 years old, Harold 26.

Their newspaper office was located on Second Street (Mission Avenue) and Tremont Street in a building that used to house the Ladies Emporium. Both Harold and Paul were actively involved in the community. Harold served as President of Oceanside Chamber of Commerce in 1931 and Paul in 1934.

As Oceanside grew, so did the newspaper and in 1936 the brothers hired architect Irving Gill to design a new building for their newspaper plant at Tremont and First Street (now Seagaze). Gill's last project as an architect, was the Blade-Tribune Building on First Street. Designed in 1936, the building is a mix of modern and Art Deco. Gill died the same year, just one month before the building's grand opening.

Built at a cost of \$10,000, when the Blade-Tribune building was formally opened on November 24, 1936, it was flooded with telegrams and congratulatory flower arrangements which lined the counters, stairway and desks. Among the many dignitaries and public officials which sent their regards, none was higher than President Roosevelt who sent a message to the Beck Brothers: *"I am glad to learn that the Daily Blade-Tribune and the weekly Oceanside News have shared in the return of prosperity as evidenced in your acquisition of a new building. Please accept my hearty congratulations and extend to all of your readers my hearty felicitations."*

The Becks sold the Blade-Tribune newspaper in 1954, to Tom Braden, due to Harold Beck's failing health. He and Thelma retired to Palm Springs. Harold Beck died at the age of 58 in 1963.

In 1957 Harold and Thelma Beck sold their home to Frank and Jean Cassidy. Frank P. Cassidy and his wife Jean McCallin were both natives of Ireland. However, they met while in the United States and married in New York in 1933. Frank joined the U. S. Army and gained citizenship after three years' service. The couple first came to Oceanside in 1938 when Cassidy was assigned to the 29th Engineer Battalion to "lay out maps of Santa Margarita Las Flores for the future Camp Pendleton." He retired as a Colonel.

In 1962 the house was sold to Keith and Dorothy Martin. Keith was the son of Charles and Clara Martin. The Martin family came to Oceanside from Colorado in 1900. They were well known storeowners, managing a meat market, grocery and hotel. Keith Martin's uncle, John F. Martin served on the Oceanside city council, the Oceanside school board and the Oceanside Chamber of Commerce.

Keith Martin and Dorothy Jones attended Oceanside-Carlsbad Union High School together and married in 1941 after graduating. Keith worked as a foreman for San Diego Gas & Electric. They had two children, Keith and Kathleen.

The Martins placed their property in a family trust in 1989. Keith died in 2000 and Dorothy in 2006. The property was then deeded to their children Keith P. Martin and Kathleen Newton. Keith transferred title to his sister Kathleen and her husband in 2010.

In 2014 the residence was sold to John and Susan LaMontagne, who sold it to the current owners in 2018. A recent renovation to the home enclosed a portion of the large covered porch on the south end of the home.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

Page 5 of 5 *Resource Name or # (Assigned by recorder) _____

B1. Historic Name: Handsel and Ida Hicks Residence

B2. Common Name:

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style:

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

The resource was constructed 1928. Remodeled in 1941 and 2024

*B7. Moved? No Yes Unknown Date: _____ Original Location:

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Oceanside development Area Oceanside, California

Period of Significance 1915 to 1940 Property Type Residence Applicable Criteria B, C

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

The resource is located in the Bryan’s Addition of Oceanside. Bryan’s Addition encompasses several blocks from portions of South Tremont Street to a portion of South Horne Street, and Wisconsin Avenue to portions of Topeka Street. The immediate area is a well-established neighborhood now referred to as the Seaside Neighborhood.

By the late 19th century, California architects made a monumental shift in the direction of their architectural inspiration. These West Coast architects launched the Mission Revival style, which was characterized by silhouetted shapes that mimicked the old missions, with large flat stucco surfaces, often punctuated by deep windows and door openings. The exterior surface was usually devoid of any ornamental detail; the shadow patterns of the roof overhangs displayed on the walls were usually the only building decoration. The gable and hip roofs had overhanging eaves and were typically sheathed with red clay tile. The Mission Revival style became more visible and popular across the west as the Santa Fe and Southern Pacific railways embraced the style with their new stations and resort hotels. The 1915 Panama-California Exposition in San Diego resulted in great interest in Spanish architecture which resulted in the spread of the style from homes to buildings. The style includes smooth stucco walls or adobe, low-pitched or flat roofs with the use of terracotta tiles, arched entryways and corridors which reflect the features of its Mission origins. Other design details used are decorative reliefs, tiles and wrought iron. Courtyards and covered entryways are a common feature.

Although an ADU has been on an adjoining unimproved lot, this structure is recessed, built below street level and does not adversely impact the subject resource. Its setting remains the same, as a residential neighborhood. While a larger garage was also added, it is viewable only from the alleyway and has no impact on the resource. The Secretary of the Interior’s Standards for Rehabilitation states that “Whenever possible, new additions should be constructed on rear elevations where they will have less of an impact on the building’s historic integrity.” Additionally, they state: “A new addition is most appropriately located where its visibility from the primary views of the historic building is minimized. This is often a rear or obscure elevation.” The ADU constructed next door is not an attachment, but stands alone on a separate lot, and its view is minimized. Neither the ADU or the garage addition harm the subject resource’s character-defining features.

The resource at 405 South Horne Street is historically significant under both Criterion B and C. It also maintains and conveys historical integrity including location, design, setting, materials, feeling, and association. These findings make this resource eligible for local designation and for the Mills Act, a program designed to encourage the preservation, maintenance, and restoration of designated historic properties.

B11. Additional Resource Attributes: (List attributes and codes) HP2

*B12. References: Oceanside Blade Tribune; “A Field Guide to American Houses” by Virginia Savage McAlester, 2013

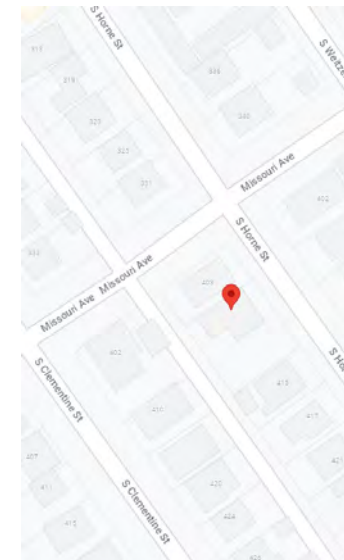
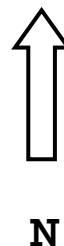
B13.

Remarks: *B14.

Evaluator: Kristi S. Hawthorne, 601 South Ditmar Street, Oceanside, California 92054

Date of Evaluation: 05/6/2025

(This space reserved for official comments.)



APPENDIX B
CHAIN OF TITLE

CHAIN OF TITLE
405 South Horne Street

1. Owner: A. L. Bryan
Bryan's Addition, Recorded: March 10, 1887

2. Owner: Martin L. V. Russell
Oceanside Lot Books 1897-1914

3. State Sale for Taxes
Grantee: County of San Diego
Recorded April 7, 1914, Book 641, page 359 of Official Records

4. Deed
Grantor: Herbert Grogan, San Diego County Assessor
Grantee: A. Shook
Recorded: August 24, 1921, Book 857, Page 325 of Official Records

5. Deed
Grantor: A. M. Shook and Cora Shook
Grantee: Jemmie B. Hayes
Recorded: September 21, 1923, Book 990, Page 198 of Official Records

6. Deed
Grantor: Jemmie B. Hayes
Grantee: H. H. Hicks and Ida J. Hicks
Recorded: February 14, 1928, Book 1445, Page 129 of Official Records

7. Deed
Grantor: H. H. Hicks and Ida J. Hicks
Grantee: D. Edward Stilgebouer
Recorded: August 16, 1929, Book 1669, Page 277 of Official Records

8. Deed
Grantor: D. Edward Stilgebouer
Grantee: H. H. Hicks and Ida J. Hicks
Recorded: March 18, 1932, Book 146, Page 103 of Official Records

9. Deed

Grantor: H. H. Hicks and Ida J. Hicks

Grantee: Ted Holden and Leota Holden

Recorded: June 7, 1933, Book 22, Page 98 of Official Records

10. Grant Deed

Grantor: Ted Holden and Leota Holden

Grantee: Harold N. Beck and Thelma A. Beck

Recorded: June 20, 1950, Book 3663, Page 468 of Official Records

11. Deed

Grantor: Harold N. Beck and Thelma A. Beck

Grantee: Frank P. Cassidy and Jean Cassidy

Recorded: October 10, 1957, Book 6786, Page 415 of Official Records

12. Deed

Grantor: Frank P. Cassidy and Jean Cassidy

Grantee: Keith F. Martin and Dorothy J. Martin

Recorded: April 20, 1962, Document #1962-67619 of Official Records

13. Quitclaim Deed

Grantor: Keith F. Martin and Dorothy J. Martin

Grantee: Martin Living Trust

Recorded: March 23, 1989, Document #1989-0014767 of Official Records

14. Quitclaim Deed

Grantor: Keith F. Martin and Dorothy J. Martin. Trustees of the Martin Living Trust

Grantee: Kathleen C. Newton, Trustee of the Martin Living Trust

Recorded: August 24, 1989, Document #1998-0535525 of Official Records

15. Quitclaim Deed

Grantor: Kathleen C. Newton, Trustee of the Martin Living Trust

Grantee: Keith P. Martin and Kathleen C. Newton

Recorded: September 29, 2010, Document #2010-0519580 of Official Records

16. Quitclaim Deed

Grantor: Keith P. Martin

Grantee: Kathleen C. Newton and Dennis R. Newton

Recorded: September 29, 2010, Document #2010-0519588 of Official Records

17. Deed

Grantor: Dennis R. Newton and Kathleen C. Newton

Grantee: John P. LaMontagne and Susan J. LaMontagne, Trustees of the LaMontagne Family Trust

Recorded: December 8, 2014, Document #2014-0536564 of Official Records

18. Deed

Grantor: John P. LaMontagne and Susan J. LaMontagne, Trustees of the LaMontagne Family Trust

Grantee: Martin E. Smith and Heidi Beth Smith

Recorded: September 14, 2018, Document #2018-0384075 of Official Records

19. Deed

Grantor: Martin E. Smith and Heidi Beth Smith

Grantee: Martin E. Smith and Heidi Beth Smith and Leah H. Smith

Recorded: January 14, 2019, Document #2019-0001006 of Official Records

APPENDIX C

ADDITIONAL VIEWS OF 405 SOUTH HORNE STREET



Above: East elevation

Below: East elevation looking northerly





Above: Exposed beams in original shed porch (now enclosed)

Below: Porch and entry way





Above: Close up of original embellishments still visible on east elevation

Below: South and east elevations





Above: Gated entrance at sidewalk

Below: East elevation, original entrance





South elevation porch and enclosed porch





Above: North elevation

Below: West elevation





Above: View of 405 South Horne Street in 1991

Below: Google view of home in 2009





Above: Google view of home in 2011

Below: Google view of home in 2014





View of house in 2023

ATTACHMENTS




1937 aerial, arrow points to 405 South Horne Street

Live and Let Live

DENTIST.

OVER



BANK

M. L. V. RUSSELL.

21 YEARS' EXPERIENCE.

Oceanside, 1st to 20th of Each Month.

Best work and material. Lowest prices and satisfaction. Extracting teeth, 25c and up. Cleaning teeth, 50c and up. Alloy and cement fillings, 50c and up. Gold fillings, \$1 and up.

Gold and porcelain crowns and teeth with and without plates, etc.

FORESEES DEATH OF HIS FRIEND

LOS ANGELES, April 20.—Three days before Dr. Martin L. V. Russell of Mount Carmel was struck and killed by a Santa Monica car he was warned that he would be killed by a streetcar.

Upon the afternoon of the Wednesday preceding his death Dr. Russell, who formerly lived in Los Angeles, met Dr. J. A. Mead, a retired physician who had been one of his neighbors. They stopped and chatted for a few minutes. Suddenly, without a word having been said to lead up to such an unusual remark, Dr. Mead interrupted Dr. Russell in the midst of a sentence, saying:

"Russell, I want you to be very careful of yourself while you are around the streetcars for the next few days."

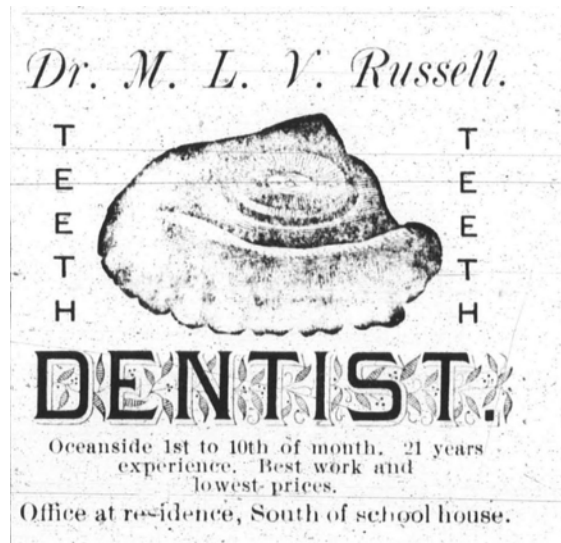
"Why so?"

"You may laugh at me for saying so," Dr. Mead answered, "but while you were talking to me just now I felt a sort of chill running up and down my spine, and immediately I had the impression that you were to be killed by a streetcar within a short time. If you will take my advice you will walk very carefully when you are near cars for a few days at least."

"I haven't a great deal of faith in hunches myself," Dr. Russell replied with a laugh. "Besides, I never ride upon the streetcars when I can help it. I prefer to walk."

On Saturday last Dr. Russell, while crossing a street, was struck and killed by an electric car.

HICKS — Handsel Harrison Hicks, 1388 Oxford Ave., passed away Jan. 8, 1954. A native of Illinois and resident of Pasadena 16 years, he is survived by his widow, Ida Jane Hicks. Private services were held yesterday at 1 p. m., in Chapel of Gardens, 2300 N. Marengo Ave.



Ad from 1892 Oceanside Blade
Martin L. V. Russell owned the unimproved lot for over a decade



Ed Stilgebouer, Oceanside Chamber President in 1926
Owned home in 1929



Ted Holden, Oceanside Chamber President 1936 and
1937 Oceanside Mayor 1942-1944
Owned home for 17 years

OCEANSIDE, SAN DIEGO COUNTY, CALIFORNIA WEDNESDAY, APRIL 19, 1944

Holden Chosen as Mayor; New Attorney Appointed

Organization of the new city council was effected Tuesday night in the presence of a crowd which thronged the council chamber. There was applause as the opposition candidates were duly installed in office.

Ted Holden was chosen as mayor to succeed Charles W. Hoegerman by a vote of 3 to 1.

The first official action by the board was to declare the office of city attorney vacant and to appoint Harold Cross, local lawyer, as successor to L. W. Cottingham.



Harold Beck in his newspaper office at 401 First Street (now Seagaze Drive), 1930



Harold Beck, Oceanside Chamber President in 1931
Owner-publisher of the Oceanside Blade Tribune
Owned the home from 1950 to 1957



Keith and Dorothy Martin
Owned home from 1962 and remained in family until 2014