



STAFF REPORT

OCEANSIDE HISTORIC PRESERVATION ADVISORY COMMISSION

DATE: February 17, 2025

TO: Chairman and Members of OHPAC

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A HISTORIC PERMIT (H25-00005) AND MILLS ACT PROPERTY CONTRACT (MAC25-00003) LOCALLY DESIGNATING THE RESIDENCE LOCATED AT 405 SOUTH HORNE STREET AS A LOCAL HISTORIC RESOURCE WITHIN THE CITY OF OCEANSIDE AND ENTERING INTO A MILLS ACT PROPERTY CONTRACT AGREEMENT WITH THE PROPERTY OWNER – APPLICANT: MARTY SMITH AND HEIDI SMITH**

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2026-H01 recommending: 1) approval of Historic Permit (H25-00005) to the City Council for final action; and 2) approval to the City Planner to initiate a Mills Act Property Contract (MAC25-00003) agreement between the City of Oceanside and the property owner of 405 South Home Street.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is located within a subdivision, known as the 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 2514 square foot, two-story, single-family residence and a detached Additional 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 S. 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 stuccoed 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. A portion of the porch was enclosed in 2024 but still serves as the main entrance to the home maintaining 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 stucco. Remnants of a decorative relief can be seen above several windows. The interior living space showcases a unique barrel ceiling. In 2024, a substantial garage and accompanying deck were constructed at the rear of the residence. During that same year, the construction of a detached accessory dwelling unit (ADU) was completed on an unimproved section of the lot, separate from the historic resource. As detailed in the Cultural Resources Report (Attachment 2) prepared for the property, the renovations and additions to the home done in 1941, 1950, 2024, and 2025 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 St 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.

The project site has a land use designation of Single Family Detached Residential (SFD-R), a zoning designation of Single Family Residential (RS), and is within the Townsite Neighborhood Planning Area. The property is situated on the south side of S Horne Street, southwest of Missouri Avenue and S Horne Street intersection.

The current property owners, Marty and Heidi Smith, have requested that this property be considered for designation as a locally significant historic resource within the City of Oceanside.

The project application is comprised of two components as follows:

Historic Permit (H25-00005): To designate the property as a local historic resource

within the City of Oceanside pursuant to Municipal Code Chapter 14A, Section 14A.7.

Mills Act Property Contract (MAC25-00003): To initiate a Mills Act Property Contract Agreement between the City of Oceanside and the property owner. This program is a financial incentive program that encourages designation and protection of historic buildings.

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

1. Municipal Code Chapter 14A
2. Determination of Historical Significance
3. City Mills Act Program

ANALYSIS

1. Municipal Code Chapter 14A Compliance

Pursuant to Section 14A.2., it is declared a matter of public policy that the recognition, preservation, enhancement, perpetuation and use of structures, landscape features, sites and areas within the City of Oceanside having historical, architectural, archeological, cultural or aesthetic significance is required in the interest of the economic prosperity, cultural enrichment and general welfare of the people.

As provided in Section 14A.6, a historical site may be designated if it meets the following criteria:

- a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- b) It is identified with persons or events significant in local, state, or national history; or
- c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- d) It is representative of the notable work of a builder, designer, or architect; or
- e) It is found by the council to have significant characteristics which should come under the protection of this chapter.

2. Determination of Historical Significance

In accordance with Municipal Code Chapter 14A, a resource must qualify as historically significant, consistent with the criteria established by the California Register of Historic Resources, to be deemed a local historic resource. As detailed in the Cultural Resources Report, the subject property has been evaluated and found to be historically significant under the following CA Register of Historical Resources criteria:

Criterion B - association with a historic person or persons:

The subject property is associated with persons significant in Oceanside history, including Ted Holden and Harold Beck. Ted and his wife, Leota, were active members of the community. In 1932 they moved to Oceanside, opening a café and insurance office located in downtown. Ted eventually was elected to the City Council in 1938 and served as mayor in 1942, a critical time during World War II. The Holdens sold the home to Harold and Thelma Beck in 1950. Harold Beck was the creator and owner of the Oceanside Daily Blade Tribune, a local newspaper.

Criterion C – represents a significant design or style of construction

The resource at 405 South Horne Street is a good example of Mission Revival architecture in Oceanside. Alterations to the site have been made in a discrete manner and have no impact on the resource's character-defining features.

3. Mills Act Program

Pursuant to California Government Code, Article 12, Section 50280 (The Mills Act), the City established a Mills Act Program in 2007. Under authority of state law, local governments may enter into historic property contracts with owners of qualifying historic properties who agree to rehabilitate, restore, and/or maintain their property according to the Secretary of Interior Standards. In return, property owners receive a reduction in property taxes subject to a contract agreement for a minimum period of ten (10) years. The subject application has been submitted in accordance with the City's Mills Act Program consistent with state law.

DISCUSSION

Under the criteria of Municipal Code Chapter 14A, the California Register of Historical Resources, and the City's Mills Act Program, the property has been determined to possess local historical significance. As described in the Cultural Resources Report, the project maintains integrity based upon the location, design, setting, materials, workmanship, feeling, and association. From that perspective, it is appropriate to recommend to the City Council that the property be locally designated as being historically significant. Upon City Council approval of the historic designation of the subject property, the property will become eligible to enter into a Mills Act Property Contract. As part of this application, the property owner has provided staff with appropriate documentation to satisfy the requirements of the Mills Act Program.

ENVIRONMENTAL DETERMINATION

Planning Division staff have completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). Based on that review, staff finds that the proposed project qualifies for a "common sense exemption" from CEQA pursuant to Section 15061 (b)(3) in that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

RECOMMENDATION

Staff recommends that the Oceanside Historic Preservation Advisory Commission adopt OHPAC Resolution No. 2026-H01 recommending: 1) approval of Historic Permit (H25-00005) to the City Council for final action; and 2) approval to the City Planner to initiate a Mills Act Property Contract (MAC25-00003) agreement between the City of Oceanside and the property owner of 806 West Street.

SUBMITTED BY:



Lydia Grego
Planner I

Attachments:

1. OHPAC Resolution No. 2026-H01
2. Cultural Resources Report for the Historical Assessment of 405 South Horne Street (December 15, 2025)
3. Historic Property Contract Application 405 South Horne Street