

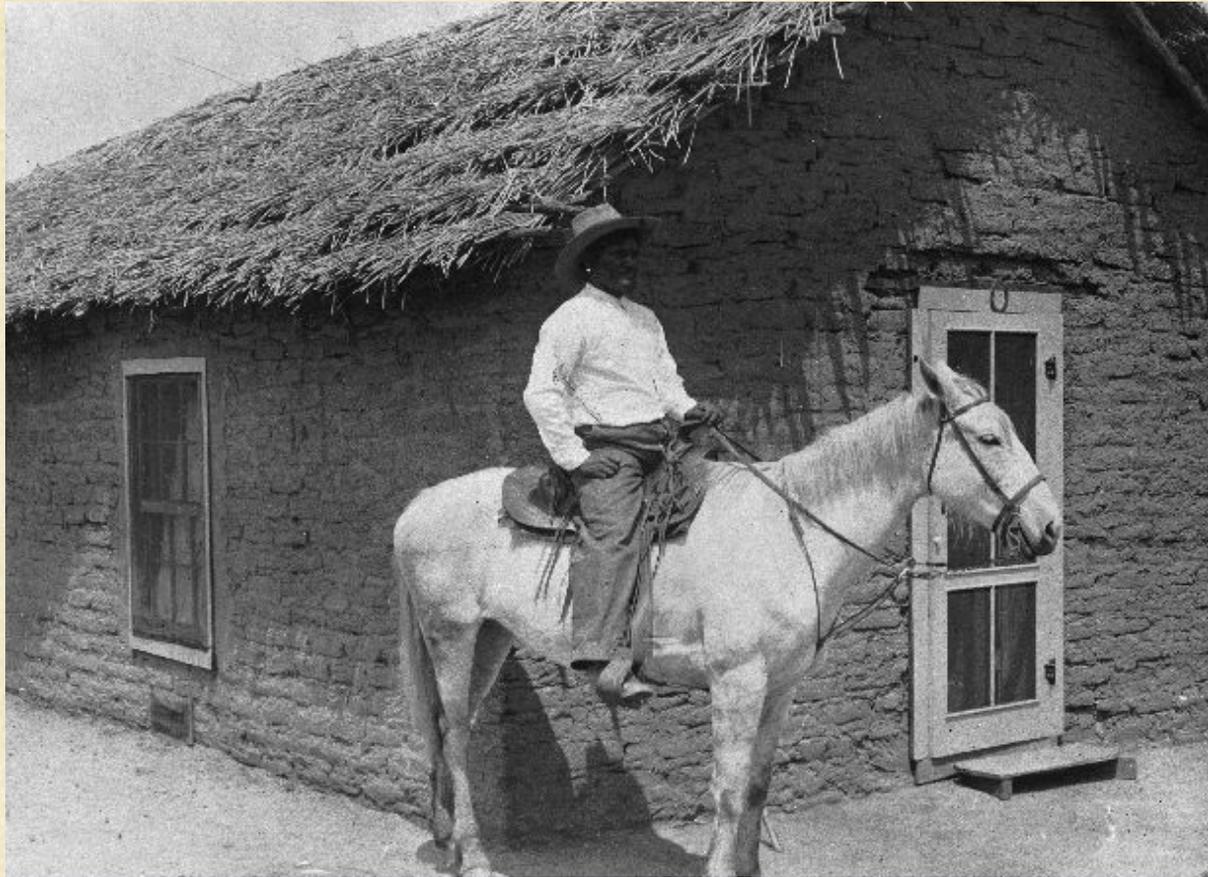
Presentation by the
Historic Preservation
Commission to the City
Council May 6, 2015



Adobe Home Heritage

Escondido 1835-1985

Adobe structures could be found scattered about our general area during the mid-19th century but whole neighborhoods would be filled with adobes here just 100 years later thanks to the proliferation of local builders who specialized in Adobe.



San Diego Historical Society photo

Adobe homes have been built in our area for centuries

As a result, the Escondido area now has the highest concentration of Adobe structures anywhere in the country outside of New Mexico. And the Historic Preservation Commission is here this afternoon in recognition of that distinction.



Adobe home buyers are attracted by the building material's unique look and practicality.

Escondido city-owned property included multiple adobe buildings in the past, including the bandstand in Grape Day Park, built in 1946.



Courtesy of Lucy Berk

Adobe Bandstand at Grape Day Park 1936

The City of Escondido's second City Hall, a WPA project, opened on the city's 50th anniversary in 1938. It was located on Grand Avenue, along with...



Adobe City Hall 1938

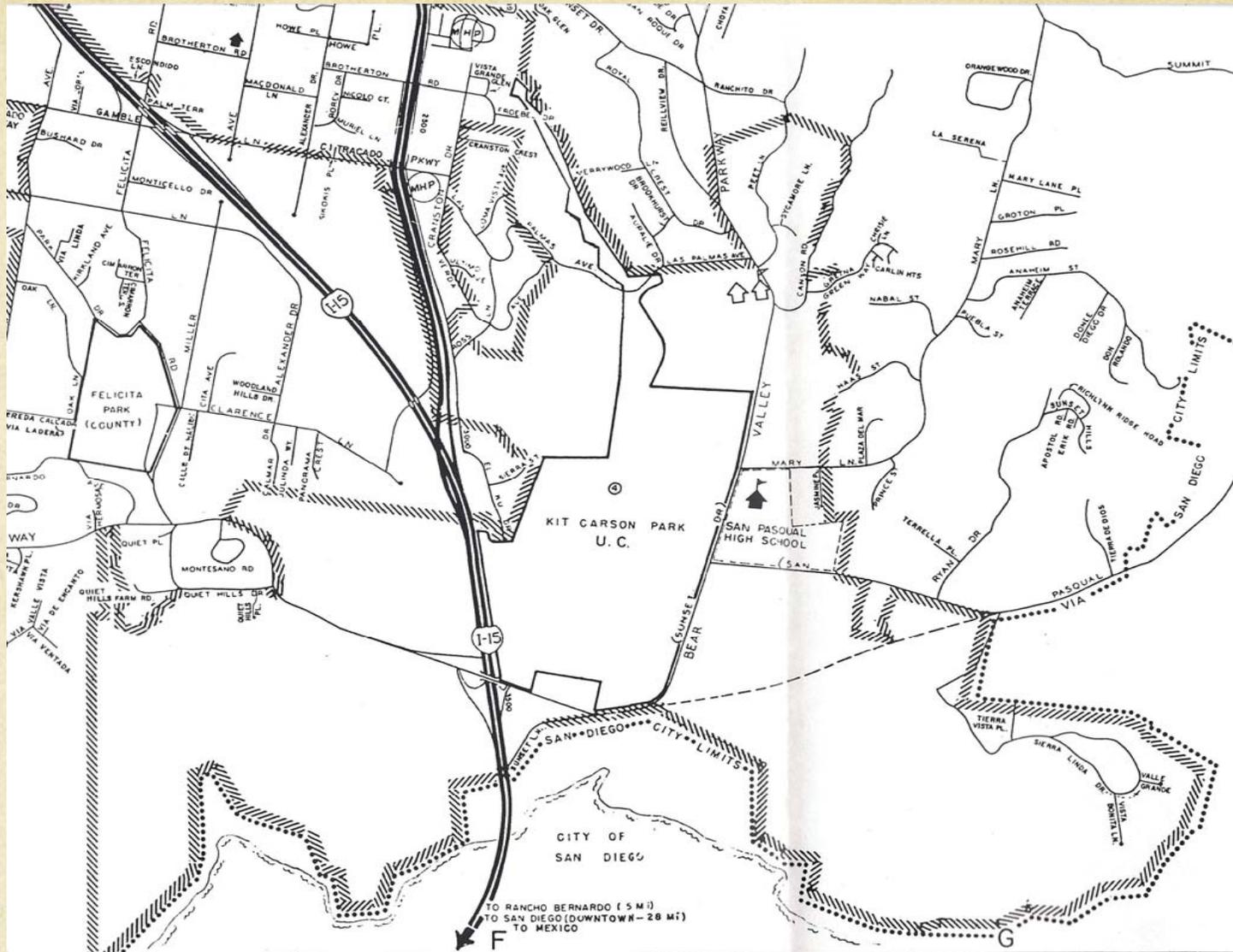
... the adjoining Fire Station #1, a two-story Adobe WPA project completed in 1940. Both were demolished to accommodate improvements and additions to the Palomar Hospital downtown location.



Frances Ryan Collection, Pioneer Room

Adobe Fire Station 1940

In 1974, the general area you see here was planned to be a community of adobe homes. Ultimately, it would not be quite this large.



Pioneer Room Map Collection

Proposed Community of Adobe Homes 1970

Adobe homes are made of bricks created by mixing sand, clay and straw together, pouring it into forms, and allowing it to bake in the sun; a building material that has been around for centuries. Adobe homes often feature rafters made of heavy lumber extending beyond the eaves, recessed metal casement windows with brick sill trim, and wooden shutters. Clay tile roofs are common.



Adobe homes were environmentally friendly well before green became a popular trend, as most of the homes were built with the bricks made on site or very close by and the thermal properties of Adobe mean that the homes use less energy for heating and cooling. Recycled wood and other building materials came from a variety of sites.



Escondido has a significant collection of adobe homes that will remain architecturally unique

Adobe as a building material also allows great flexibility in building curved shapes. Many facades feature curved walls and this twisted light post with address has whimsical appeal.



Adobe allows curves and unique styling

After visiting this California Ranch style home of Charles H. Paxton in the late 1940's, L.R. Green was inspired to form the Adobe Block company in 1949. The home would later become a prime example of adaptive reuse as the Hacienda de Vega restaurant.



Adobe home, built in the 1930s, inspired L.R. Green to manufacture adobe blocks

Located on 100 acres in what is now Kit Carson Park, the Adobe block company produced millions of bricks using soil from that location. L.R. Green used some of the adobe block for his own home construction business but most of the blocks made there were sold to other builders throughout Southern California. The plant would turn out bricks for about 20 years.

VENTURE SUCCESSFUL

Unique Adobe Plant Forms Bricks For 1,150 Houses

ESCONDIDO — Mine or farm, the 100-acre plot half way between Escondido and Lake Hodges on the east side of U.S. 395 has proved "good earth" for L. R. Green.

Green, a rancher and developer who lives in San Diego, established the Adobe Block Co., which has made an estimated 3½ to 4 million bricks of soil from that field since the operation started in 1949.

That's enough bricks for 1,150 houses made entirely of adobe. The plant has shipped them to Riverside, Orange and Imperial counties, as well as all over San Diego County.

It's the only such plant south of Fresno, according to R. Y. Hollingsworth, secretary of the company, which has offices at 311 Gamble Way, not far from the plant.

TWO FEET EXCAVATED

J. B. Wood, office manager, calculates the bulldozer which digs out the soil has excavated two feet on half the 100 acres in 12 years.

The soil is a stabilized clay, that is about 40 per

cent fine clay, the balance top soil and sand.

"Real" adobe, a sort of gumbo, is never used. It contracts and cracks. Unlike the earlier bricks, modern ones are "stuck" together with an asphalt emulsion, not straw, making them resistant to erosion which afflicts many of historic adobe structures.

THERMOMETER TEST SLATED

The U.S. Weather Bureau Fruit-Frost Service will test fruit growers' thermometers again this fall in preparation for the winter season, Wayne Harman, meteorologist, announced yesterday.

He said thermometers will be tested Thursday at the Escondido Orange Association and Friday at the Fallbrook Citrus Association.

Growers should tag their thermometers securely with their name and the name of their association, Harman said.

Regular frost warning reports on radio will begin Nov. 15, Harman said.

After bulldozing out the material, the dirt, asphalt and water are dumped into a mixer. A mud buggy takes the material to a block machine, which makes and lays the bricks flat on the ground. Manufacture is a summer process. It takes 10 days to work weather.

After bricks are laid on paper sticking evenly being code r

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WEIR BROS

or

The company is owned by Mrs. Hildreth von KleinSchmid and Mrs. Helen G. Banister, daughters of Green.

L.R Green's adobe block company would turn out millions of adobe blocks

ADOBE BLOCKS

ADOBE BLOCK

COMPANY
MAKERS OF
"CALADOBE" BLOCKS

Stabilized
Moisture-Proof
Termite-Proof
Sound-Proof

L. R. GREEN

for Free Literature and Prices
Hwy. 395 at Gamble Lane SHERWOOD 5-2424

GREEN L R, Hwy 395 at Gamble Ln. SH 5-2424

ADOBE CONSTRUCTION
SHERMAN & PAXTON
2200 S Escondido blvd. SH 5-1557

WEIR BROS
1538 S Escondido blvd. SH 5-1612

SH 5-2540

SDU 10-29-61

In 1951, the Weir Brothers Construction Company moved to Escondido. They were the best known adobe home builders in the area. Brothers Jack, Robert and Larry designed and constructed homes in North County for 30 years. Their office building on South Escondido Blvd., with its rounded façade, stands proudly today.



Weir Brothers Office; still standing at 1538 S. Escondido Blvd.

The Weir Brothers also designed and built the Adobe Villa cooperative apartments, a complex of five adjoining adobe homes behind their office building.



Adobe Villas multi-residential project designed and built by the Weir Brothers behind their office on Escondido Blvd.

George Patterson,
another adobe
builder, entered
the adobe
construction
world in
Escondido in
1976 with
construction of his
own home on
Hamilton Lane.



George Patterson Photo

George Patterson built his first home on Hamilton

Charles Paxton would also build adobe homes in the area. His first office was built on South Escondido Blvd. in 1946.



George Paxton's first office - 1946

Home buyers were attracted by adobe's unique look and practicality but, unfortunately, the 1980's brought the solid adobe construction to a close.



In the early 80s, building codes shut down affordable adobes

At the time, seismic concerns meant that the State of California made significant changes to building codes that made building more Adobes more difficult, and therefore, too expensive to build. Ironically, most adobe homeowners feel comfortable that their homes are rock solid structures that will remain standing for many years to come.



The fact that Adobe homes will never be built on a large scale again in California means that Escondido has an extensive collection of Adobe homes that will remain architecturally unique. As the years progress and building styles continue to come and go, we thank all of their caretakers who are seeing that the beauty of the Adobe homes remains unchanged and continues to add to the historical value of our city.



Escondido's adobe homes will remain architecturally unique.

2015
Historic Preservation Commission
Awards

*Honoring Significant
Adobe Structures & Innovators*

Hacienda de Vega
Restaurant; a fine
example of
Adaptive Reuse



Hacienda de Vega Restaurant

2608 S. Escondido Boulevard

Original structure – 1930s

Fine Example of Adaptive Reuse

Recipient: Ben Cueva

The “Castle”, an adobe home with its unique turret that leads to the front door. It was built in 1964 and is lovingly cared for by owners Tom and Joanne Shapard.



The “Castle” - 1964
Exceptional; Adobe Residence
Owners Tom & Joanne Shapard

The Weir Brothers;
the most prolific and
most instrumental in
putting the Escondido
area on the map for its
rich adobe heritage.
Photo of Jack and
Larry Weir.



The Weir Brothers

Larry and Jack

Prolific and Innovative Builders
1947 - 1988