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United States Department of the Interior
National Park Service

SEP 25 1992

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Hotel Charlotta
other name / site number:

2. Location

street & number : 637 South Upas
city / town : Escondido
state : CA county : San Diego code : 073 zip code : 92025
not for publication: NA
vicinity: NA

3. Classification

Ownership of Property : private

Number of Resources within Property:

Category of Property : building

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		TOTAL

Number of contributing resources
previously listed in the National Register : 0

Name of related property listing : NA

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria.
____ See continuation sheet.

Stade R. Craig
Signature of certifying official
State or Federal agency and bureau California Office of Historic Preservation
Date 12/8/92

In my opinion, the property _____ meets _____ does not meet the National Register criteria. _____ See continuation sheet

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby certify that this property is :

- entered in the National Register
_____ see continuation sheet
- determined eligible for the National Register
_____ see continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain)

Entered in the
National Register
Helene Byers 1/7/93
Signature of Keeper Date

6. Function or Use (enter categories and sub-categories from instructions)

HISTORIC :		CURRENT :	
DOMESTIC	sub hotel	DOMESTIC	sub Hotel / Multiple dwelling
	sub	WORK IN PROGRESS	sub
	sub		sub

7. Description

ARCHITECTURAL CLASSIFICATION:		MATERIALS :	
EARLY 20th CENTURY	sub Craftsman	foundation:	STONE
	sub	roof :	ASPHALT
	sub	walls :	WOOD
	sub		STONE
Other / description	sub	other :	

Describe present and historic physical appearance .

The Hotel Charlotta is a large Craftsman building sited on the crest of a hill and designed to take advantage of vistas to the west, south, and northeast. It is an outstanding example of a resort hotel of the period, having large patios, verandas, balconies, and public rooms. The grounds, now smaller and run down, still show remnants of the original through remaining gardens containing oaks and cactus, and the wide entry stair to the west patio.

Built on a T- shaped plan, the hotel is covered by a very low pitched, multi-gable roof with large eave overhangs, carved beam ends, and knee braces. A balcony runs around most of the perimeter and features battered posts with lamps on the top of each, projecting beams at floor level with tie-back supports to the rail, and square post wood balustrades. About one third of the balustrades were replaced in 1976 with one with wider slats and rail 8 inches higher than the original. This was a response to a City code notification. The change would now be covered by the Historic Building Code and is reversible. Heavy wood lattice is cut to form a frieze decoration for the arcade formed by the balcony at ground level. Cut rock is used for some of the walls below window sill level, garden and outdoor stair walls, and some of the arcade balustrade walls.

The building is clad with clapboard and has double-hung, wood sash windows with wide flat board trim. Most of the exterior doors are original and some have beveled glass.

The original main entry to the hotel was from the west side by means of a still existing, steep, wide, concrete stair flanked by rock retaining walls. At the bottom of the stair on each side is a tall concrete post topped by a lamp. These steps still lead to a flagstone terrace with low rock walls surrounding it. A new property line now makes entry from the east more practical.

The large, single door into the hotel from the west patio is heavy wood with single-pane in the top two-thirds.

The patio extends around to the south side where there is another entrance into an enclosed sun porch.

X See continuation sheet

8. Statemen of Significance

Certifying official has considered the significance of this property in relation to other properties:

Nationally _____ Statewide _____ Locally X

Applicable National Register Criteria: A X B _____ C _____ D _____

Criteria Considerations (Exceptions) : A _____ B _____ C _____ D _____ E _____ F _____ G _____

Areas of Significance: ENTERTAINMENT/ RECREATION Period(s) of Significance: 1915 - 1940
 SOCIAL HISTORY Significant Dates: _____

Significant Person(s): _____

Cultural Affiliation: _____

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Harry J. Schrupp, his wife Mary E., and daughter Charlotte bought a thirty-eight acre parcel at 637 South Upas and called it Charlotta Heights after the daughter Charlotte. According to an article in the Escondido Times-Advocate, Charlotta Heights was planned to be subdivided for a housing tract and an area for the hotel. Today, the hotel sits on the crown of the Charlotta Heights hill and because of the native vegetation, large lots on surrounding property, and views of Escondido Valley and Palomar Mountain to the northeast, and Table Mountain in Mexico to the south, the setting is still rural and peaceful as touted by the owners in 1915. Even though Escondido had two other rural hotels, The Escondido Hotel, built by the Escondido Land and Town Company, and Vale View Inn, both have been demolished. The Hotel Charlotta is the last remaining Escondido hotel built for scenery and leisure.

Since the 1880s, California has advertised itself as a place to visit, relax, recuperate, and rejuvenate. Charles Nordoff's pioneer book, California: For Health, Pleasure and Residence, written in the 1870s, was one of the first to extoll the virtues of Southern California. That book is given more credit than any other in bringing people to California during the boom of the 1880 s until the 1920s. "There are no dangers to travelers on the beaten track in California; there are no inconveniences which a child or a tenderly reared woman would not laugh at . . . when you have spent half a dozen weeks in the State, you will perhaps return with a notion that New York is the true frontier land, and that you have nowhere in the United States seen so complete a civilization."

Bruce Henstell's book, Sunshine and Wealth, states: "After the boom of the 1880s helped to settle Southern California it became the land of 'Sunshine and Wealth '. Eastern visitors visited California in the winter to take advantage of the climate and for many the recuperative powers of Southern California clean, dry air."

X See continuation sheet

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other-- Specify Repository:
City of Escondido Historic
Resources Inventory 1937 - 1990

10. Geographical Data

Acreeage of Property: 1 1/2

UTM References:

A	<u>11</u>	<u>491 550</u>	<u>3663 290</u>	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet.

Verbal Boundary Description:

67, 518 sq. ft. lot, block 306, lot 05, City of Escondido

See continuation sheet.

Boundary Justification:

Although the original lot was larger, it was part of an area to be subdivided called Charlotta Heights. The current boundary is the entire city lot that has been associated with the property.

See continuation sheet.

11. Form Prepared By

Name/Title: Judy Wright and Mary Stoddard
 Organization: AEGIS for the City of Escondido
 Street & Number: 111 Spring Street
 City or Town: Claremont
 Date: October 30, 1991
 Telephone: 714 - 621 - 1207
 State: CA ZIP: 91711

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The door here has been boarded up. Above the sun porch is a large, open, covered porch reached by two U-shaped, free-standing stairs — one on each corner of the sun porch — or from doors exiting from the second story. Piercing the roof behind this porch is the rock chimney of the interior fireplace. Both stairs have a return landing which is set on posts on a rock wall with concrete cap.

The east facade is now used as the main entrance. French doors and two single doors with beveled glass lead into the dining / ballroom area. On the same wall of this main section are two square bays above and below with wide pairs of windows. In the same east wall north of the main section are two double-story canted bays with double-hung windows. A small entry door on each level enters a hallway between the bays.

The north facade is the service entrance with an enclosed back porch and a one story portion with a shed roof, matching siding, and small windows. This shed roof section appears to be a very early addition.

On the interior the public rooms has been changed very little. Originally, there were fifteen guest rooms, and most of these are still being used although they were not available for viewing. The massive stone fireplace on the south wall is still in tact. The dining/ballroom is in tact and has a five foot wainscoting, typical Craftsman moldings, bookcases, arched beam casings, and a double staircase.

The building is currently undergoing restoration. A tex-coat covering on the service wing has been removed and the entire building is being painted white with dark green trim.

Even with alterations such as the balcony and veranda railings - 1976, boarded up windows in the sun room, - a 1980 s, and the early porch addition, the building retains its integrity. The ongoing restoration is appropriate to date and the owners seem anxious to do as full a restoration as possible , (on site discussion with owners 1981).

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In 1920 Cornelius Vanderbilt, Jr., scion of one of America's wealthiest families, told the Los Angeles Times he was duly impressed with the "climate, scenery, the magnificent treatment which draw one back . . . where there is everlasting sunshine."

The peak of this type of tourism was during the first part of the 20th century. Many bungalow courts, country inns, and small hotels were built to accommodate the visitors.

"The Hotel Charlotta followed the pattern of Mission Revival throughout the country where the American inn and tavern runs parallel to the history of American transportation. The early inns on the post roads derived much of their trade from horsemen and stage coaches . . . Wagon trains to the west made regular stops at taverns along the trail . . . Later steamers, railroads, and the automobile created the inns and taverns along ports, railroads, and highways to accommodate the weary traveler."

Southern California's hotels were started by the railroads during the development by the Southern Pacific and Santa Fe. Private entrepreneurs such as Riverside's Frank Miller, San Diego's Alonzo Erastus Horton, and Coronado's Elisha S. Babcock, continued that pattern.

The Charlotta opened on January 20, 1915 and was considered the latest in modern hotel living. There were twenty-five bedrooms, hot and cold water, lavatories in every room, gas and electric lights, mahogany furniture and red carpets. The downstairs contained a sun parlor, living room, dining and ballroom and kitchen. The huge stone fireplace on the south wall was built by John A. Simmons. According to a January 11, 1915 article in the Times-Advocate, "Hotel Charlotta is a tourist hotel that is destined to take a place with the older and better known places of its kind at Santa Barbara and other resorts on the coast. In this way it will become one of the most widely advertised features of Escondido. It will cater to the high class trade, especially the tourist trade of the coast where advertising will be general . . . Comfort, ease and elegance, with all that these words demand in this modern age, were the standards to which all work was laid in the construction and furnishings of Hotel Charlotta."

There are many references in local newspapers to the upcoming Panama International Exhibition in Balboa Park in San Diego. The hotel was being built to cater particularly to exposition tourists. The hotel was advertised as four blocks from the Santa Fe Depot and a free bus to and from the hotel was available.

As with many of the Southern California hotels and inns, there were also facilities available for local parties and meetings. The hotel ballroom was able to serve over one hundred for local dinners and when cleared could be used for dancing. Over the years many parties and weddings were held in the building. It is also reported that Charlotta Inn was the first Escondido home for many families. Sometimes they lived there for weeks or months while looking for houses to purchase or for construction on new homes to be completed. Rates in 1915, based on the American Plan, were \$ 2.50 per day.

X See continuation sheet.

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Alan McGrew reports that the Hotel Charlotta "not only provided comfort for its visitors but it was the scene of most of Escondido's major social events from 1915 to about 1940. Both the Escondido Rotary and Kiwanis clubs held their weekly meetings at the Charlotta prior to World War II." The hotel is now owned by three couples, Roger and Jo Linda Marr, James and Sharron Harrison, and Robert and Myrtice Walters.

The Hotel Charlotta is a good example of Craftsman (sometimes called Mission) architecture. Outstanding characteristics of the Craftsman style include horizontal design, low pitched roof with large overhang, exposed rafters and knee braces, use of rock and wood, wood frame, wide windows and open balconies. The hotel was built during the peak of the American Arts and Crafts Movement and exhibits all of the characteristics of the Craftsman style which was a part of that movement. Arts and Crafts structures are known for their simplicity and "back to Nature" feeling. The hotel also exhibits that trait especially when viewed in its original garden setting. Even though the gardens are not what they once were, the original layout is still evident and many species remain exhibiting the "natural look" of the gardens of the movement.

The forward to The California Bungalow by Robert Winter and David Gebhard says, "Though the California bungalow did not represent, as Gustav Stickley frequently noted in the pages of the Craftsman magazine, a high point of the American Crafts movement, it also came to capture certain qualities which were specifically Southern California. It was none other than Charles Sumner Greene who in 1915 observed, 'In fact, between the automobile mania and the bungalow bias, there seems to be a psychic affinity . . . They have developed side by side at the same time, and they seem to be the expression of the same need or desire, to be free from the common place of convention.' Do - it - yourselfism and back - to naturism, set to a new free life style embracing the automobile - - these sum up the spirit of the California bungalow, and in the end Southern California."

____ See continuation sheet.

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McGrew, Alan B., Hidden Valley Heritage, Escondido's First 100 Years. Escondido: L & W Printery, Inc., 1988, pp. 1989 - 90.

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HOTEL CHARLOTTA

637 South Upas

Escondido, California

Photographer - Mary Stoddard, AEGIS

September 1991

Original Negatives - City of Escondido Planning Department

1. West entry stair
2. West patio - close-up
3. Southwest corner
4. South facade
5. East facade - north end.
- 5a. East facade - south end
6. West entry stair from west property line
7. North facade
8. Interior- north wall
- 8a. Interior- fireplace
- 8b. Entry door - east wall
- 8c. Interior - main stair

____ See continuation sheet.