

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92001754

Date Listed: 1/12/93

Bandy House
Property Name

San Diego
County

CA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick Andrus
for Signature of the Keeper

1/12/93
Date of Action

=====
Amended Items in Nomination:

Acreage: The acreage was not provided on the original nomination form. The documentation is amended to read: **less than one acre.**

This information was confirmed with the CA SHPO.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

754

United States Department of the Interior
National Park Service

DEC 1 1992

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

1. Name of Property

historic name: Bandy House
other name / site number: Conley House

2. Location

street & number : 638 South Juniper
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not for publication: NA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

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

_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	TOTAL

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
California Office of Historic Preservation State or Federal agency and bureau
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) _____

Patrick Andrus Signature of Keeper
Date 1/12/93

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

HISTORIC :		CURRENT :	
<u>DOMESTIC</u>	sub <u>Single Dwelling</u>	<u>DOMESTIC</u>	sub <u>Single dwelling</u>
_____	sub _____	_____	sub _____
_____	sub _____	_____	sub _____
_____	sub _____	_____	sub _____
_____	sub _____	_____	sub _____
_____	sub _____	_____	sub _____
_____	sub _____	_____	sub _____

7. Description

ARCHITECTURAL CLASSIFICATION:

LATE VICTORIAN sub Queen Anne
 _____ sub _____
 _____ sub _____
 _____ sub _____

MATERIALS :

foundation: CONCRETE

 roof: ASPHALT

walls: SHINGLE
WEATHERBOARD

Other / description

_____ sub _____

other : _____

Describe present and historic physical appearance .

Tall and elegant, this two story Queen Anne house dominates the corner on which it stands. The truncated hip roof has two richly decorated gabled wings, one to the front (west) and one to the south side. A boxed cornice with dentil trim and frieze molding runs around the perimeter of the house. Shiplap siding is used in the lower floor with wood shingles (octagon and square butt) above and on the south side. The walls are flared and overhang slightly where second story meets first. A porch with a graceful curved roof shelters the front door.

Three multi-paned windows grace the closed gable end of the front-facing, west wing and are separated by round post mullions covered with decorative shingles. This gable end is clad with alternate rows of octagon and square butt shingles. The large, rounded arch window on the second floor features milled sunbursts at the corners and three wood windows. To the right of this window is a recessed square stained glass window with a classical pillar on a bracket beside it which supports the gable corner above. The picture window located next to the porch on the first floor has a stained glass transom and narrow double-hung side windows with ribbons of stained glass across the top and bottom of the upper section. A row of large bead moldings runs under the transom.

Turned porch posts and balusters with sawn-work brackets and bead-molding decorate the shed roof entry porch at the front right corner. An elaborate stained glass window emphasises the stained and varnished front door. A stained glass window in the south wall near the porch indicates the location of the interior stair landing.

The wide, shallow, gable wing that faces south has a fan-shaped window in the center of the closed gable end which is clad with alternate rows of octagonal and square butt shingles. The bellcast wall of the second floor flares out above the first floor. A row of dentils decorates the frieze below this flare. On the second floor of this wing are two double-hung windows on the front and one on each side. On the first floor is a triple window. The first floor of this wing is narrower than above and the sides are canted so that the second story overhangs at the corners. This overhang is supported by heavy scrolled wood brackets.

X See continuation sheet

8. Statement 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 _____ B _____ C X D _____

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

Areas of Significance: ARCHITECTURE Period(s) of Significance: 1891

Significant Dates: 1891 _____

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.

"One of Our Back Country's Finer Homes" was the caption of a picture of the Bandy House at 638 South Juniper, in the Silver Gate magazine of March, 1900. This outstanding Queen Anne Victorian, built in 1891, has some of the most interesting mill work in Escondido. Built by Mr. and Mrs. L.H. Anderson of the Escondido Lumber Company, the house is built entirely of redwood. Mr. and Mrs. Anderson (1891 - 1906) and Tom and Susan Bandy (1908 - 1958) were just some of the prominent Escondidians to live in the house.

Anderson purchased the land on which the house sits from the Escondido Land and Town Company for \$ 325.00 in gold coins. Anderson was not only president of Escondido Lumber but also served for a time as cashier at Escondido's first bank, Bank of Escondido established in 1887. The bank and the lumber company had been started by the five Thomas brothers who had helped found Escondido. Anderson was also a major player in the beginnings of Escondido.

Subsequent owners of the house included Abram O. and Amanda Garlock (1906 - 1908), Tom and Susan Bandy (1908 - 1958), Jamie and Linda Bryson (1958 - 1970), rental (1970 - 1979), Edward and Jacqueline Struiksmas (1979 - 1981), and Bob and Joanne Conley (1981 - present).

The Bandys lived in the house the longest but that is not the only reason that Escondidians call the house by that name, for they were a beloved couple in Escondido. The Bandys moved into the house the same year that Tom Bandy & Sons Blacksmith and Wheelright shop opened on East Valley Parkway and Kalmia Street. That building was demolished in 1991. At Bandy's Blacksmith Shop the focus was on carriages and farm equipment but later the emphasis was on ornamental iron, restoration of antiques, and auto springs and frames. Tom Bandy and his son Albert operated the business until 1967. One of Tom Bandy's achievements was to construct wrought iron for many of architect Lillian Rice's houses in Rancho Santa Fe and to construct andirons for the Will Rogers

X See continuation sheet

9. Major Bibliographical References

BOOKS

McGrew, Alan B. Hidden Valley Heritage, Escondido's First 100 Years. Escondido: L & W Printery, Inc., 1988, pp. 191 - 192, 195 - 196.

Ryan, Frances B. Escondido As It Was. Frances B. and Lewis C. Ryan, Escondido, 1990.

Walker, Lester. American Shelter. Overlook Press, Woodstock, N.Y., 1981, p. 152..

See continuation sheet

Previous documentation on file (NPS):

Primary Location of Additional Data:

- 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 # _____

- 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

Acreage of Property: NA

UTM References:

A	<u>11</u>	<u>493</u>	<u>100</u>	<u>3664</u>	<u>170</u>	B	_____	_____	_____
C	_____	_____	_____	_____	_____	D	_____	_____	_____
	Zone	Easting	Northing				Zone	Easting	Northing

See continuation sheet.

Verbal Boundary Description:

A 10,700 sq. ft. lot, block J, lot 20, City of Escondido.

See continuation sheet.

Boundary Justification:

The boundary includes the entire city lot that has been historically associated with the property.

See continuation sheet.

11. Form Prepared By

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

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Escondido, CA

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Four rows of octagon shingles among the square butt shingles form a band around the second story.

The only alterations are on the rear (east) facade. It appears that the original had a second story room cantilevered over an open space below. If so, that space has been enclosed and a new two story section added as well as a small shed roof addition. There are no records indicating these addition but it is a compatible alteration and must be early. The impact of these additions is minimized by its compatible design and because it is at the rear and partially hidden by landscaping.

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(Property Name) Bandy House
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museum in Santa Monica. They show two cowboys on a fence facing each other. Susan Bandy was well known for her contributions as an excellent seamstress and Tom Bandy also served as an Escondido School Trustee for many years.

This "back country home", with access to Escondido lumber, has very fine and unusual mill work. The multi-paned windows are separated by round posts covered with decorative wood shingles. The large arched window on the second floor features milled sunbursts at the corners. Turned porch posts and balusters with sawn wood brackets and dentil molding decorate the porch. Four rows of octagonal shingles between the square butt shingles form a band around the house on the second story. The cornices are decorated with heavy molding and dentils.

This fine example of an Escondido Queen Anne Victorian is in excellent condition and has not lost its integrity. It is a good reminder of some of Escondido's early citizens and of its architectural heritage.

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NEWSPAPERS

Eloise Perkins, "Octogenarian home being renovated," Times-Advocate, 3 August 1975.

Eloise Perkins, "90 years of Escondido history," Times-Advocate, 13 January 1980.

Kathryn Bold, "Walk down memory lane," Times-Advocate.

Denise Nelesen, Victorian home charms with gingerbread touch," Times-Advocate, 14 March 1982, Sec. Home. p. F1 - F2.

MAGAZINES

"One of Our Back Country's Finer Homes," Silver Gate, March 1900.

OTHER SOURCES

Escondido Historical Resources Inventory 1983.

Escondido Historical Society Home Tour Program 1988.

Bandy-Conley House information sheet 1988.

Interview with Lucy Berk 1991.

___ See continuation sheet.

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**NATIONAL REGISTER OF HISTORIC PLACES
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BANDY HOUSE
638 South Juniper
Escondido, California
Photographer - Mary Stoddard, AEGIS
September, 1991
Original Negative - City of Escondido, Planning Department

1. View toward northeast
2. West facade
3. West facade - detail
4. West facade porch - detail
5. South facade
6. South facade - detail
7. South facade - detail
8. North facade from west