

United States Department of the Interior
National Park Service

OMB No. 1024-0018R
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NATIONAL REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

historic name: Beach, A.H. House
other name / site number: Bergman House

2. Location

street & number: 700 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not for publication: NA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	
1	1	buildings
		sites
		structures
		objects
1	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 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 meets does not meet the National Register Criteria.

See continuation sheet.

Signature of certifying official: *Stacy P. Cray* Date: 11.23.93
State or Federal agency and bureau: California Office of Historic Preservation

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 determined eligible for the National Register determined not eligible for the National Register removed from the National Register other (explain) _____
Signature of Keeper: *John M. Rapsley* Date: 12/30/93

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:		MATERIALS :	
<u>LATE VICTORIAN</u>	sub <u>Queen Anne</u>	foundation:	<u>CONCRETE</u>
_____	sub _____	_____	_____
_____	sub _____	roof :	<u>WOOD SHINGLE</u>
_____	sub _____	_____	_____
Other / description	_____	walls :	<u>WOOD CLAPBOARD</u>
_____	sub _____	_____	<u>WOOD SHINGLE</u>
_____	_____	_____	_____
_____	_____	other :	_____
_____	_____	_____	_____

Describe present and historic physical appearance .

Situated on a steep corner lot, this two-and-a-half story multi-gable, wood and shingle Queen Anne Victorian house has a commanding view of the city. The house is representative of the highest Victorian period in Escondido. It is ornamented by decorative shingles and carpentry, steep gables, tall windows and other features typical of the period. Other significant features are the heavy diamond pattern frieze on a rounded porch, heavy carved eaves brackets, and ship's wheel bas-relief ornaments in the gable end. Trees and ornamental shrubs are carefully maintained to enhance the structure. There are several alterations at the rear of the house but they actually affect only two facades of the rear wing so that the house retains its integrity.

The main approach to the house is by foot, from the northwest corner of the property at Seventh Avenue (originally Minnesota Avenue) and Juniper Street. A wide, steep flight of concrete stairs is cut into the bank and flanked by a short concrete wall and pipe handrail. A tall retaining wall of textured concrete between concrete piers extends along Juniper Street, from the steps of the south property line. The first view of the house from the stairway is a tall gable roof bay over the round front porch. Vehicle access is by alley on the south property line.

The tall house is built on a concrete foundation in a cross plan and has a truncated hip roof above four two story, main cross gables. At a forty-five degree angle between the north and west facing gables is the secondary, two story gable over the center of the round porch. A sixth gable is one story, located between the porch and the west facing wing. It accentuates the main entry to the porch and house. A secondary front entry is located at the opposite end of the front porch.

The roof is clad with composition shingles and the rain gutters are above the eaves so that they do not obscure the ornamental eaves brackets. The gable and eaves overhangs are both supported by decorative scrolled brackets. All gable ends are faced with ornamental barge boards with rounded ends. Around the entire eaves line is a wide fascia and dentil band. The main walls are clad with narrow virgin redwood clapboard with flat corner boards. Between the window sills and floor level of the second story

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: 1896

_____ Significant Dates: 1896

Significant Person(s): _____

Cultural Affiliation: _____

Architect/Builder: _____

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

Built in 1896, this house is the most ornate and decorative Queen Anne in Escondido. The house has been owned by several prominent people who influenced San Diego and Escondido.

The property where the house is located was originally owned by the Escondido Land and Town Company and was purchased by A. H. Beach from the Stanley Heights Addition in 1887 and the house was built in 1896. A Times-Advocate article February 7, 1896 stated that Mr. and Mrs. A. H. Beach were at home in their new house. Beach was a real estate agent and representative of the New York Mutual Life Insurance Company. He invested heavily in land during the railroad boom of the 1880s and at one time was an agent and manager of the Escondido and San Marcos Abstract and Title Company. When the first telephone was installed in Escondido in 1886, one small switchboard served the entire community. Beach was the agent. Beach was secretary of a committee working during 1893 for the split of San Diego County into North County and San Diego County. Beach faded from the scene about 1897 and local stories indicate he may have lost the house and other real estate through over investment.

The house was subsequently owned by four prominent Escondido pioneer families - two who went on to greater prominence in San Diego and two whose families remain in Escondido today.

In 1897 the house was purchased by H. A. Putnam, from Vermont who was the inventor of the safety pin and other fasteners as well as water developer. For several years Putnam helped develop and finance The Escondido Irrigation District. He was also the uncle of the Putnam sisters, Anne, Amy, and Irene, who donated their art collection to The Timken Gallery and started The Putnam Foundation that supports the gallery today. Henry Putnam convinced his relatives to move to San Diego from his "Alpine property" (Escondido). Henry had actually come to California during the

X See continuation sheet

9. Major Bibliographical References

BOOKS

Bernard, Robert J., An Unfinished Dream, Castle Press, 1982, pp. 95-101.

Lyon, E. Wilson, The History of Pomona College, 1887-1969, Castle Press, 1977, pp. 8, 101, 149, 151-52, 279-80.

Gebhard, David, Winter, Robert, a guide to Architecture in Los Angeles & Southern California,
 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

Acreage of Property: less than one acre

UTM References:

A	<u>11</u>	<u>493140</u>	<u>3664150</u>	B	_____	_____	_____
C	_____	_____	_____	D	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

See continuation sheet.

Verbal Boundary Description:

Lots 22, 23, and 24 in Stanley Heights Addition to Escondido, in the City of Escondido, according to the map thereof No. 245, filed in the office of the County Recorder of said San Diego County, March 7, 1887.

See continuation sheet.

Boundary Justification:

The boundary includes three city lots that have historically been 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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on three sides, the wall is flared and clad with fish-scale shingles. The gable peak is filled to the barge board and decorated with a half ship's wheel ornament. The floor of the peak infill is supported by three heavy carved and decorated triangular brackets. This floor forms a hood over a pair of double-hung attic windows. Closing the eaves is a fascia with decorative panels in a rectangular pattern above the dentil band. The corners below are canted so that the gable forms a hood over the canted walls and windows. Decorating the corner of this overhang is scalloped trim and acorn drops at the corners. In the front walls there is a wide, double-hung window in the second story and a fixed window with multi-pane header in the first story. The header is configured with a large pane in the center surrounded by small panes of art glass in varying muted colors. In each canted wall, above and below, are tall, narrow, double-hung windows.

Between these two wings is the one story, circular porch. It is covered with a shed roof with tongue-in-groove ceiling supported by fluted wood posts and carved brackets. Between the posts is a fretwork frieze of carved wood in an open diamond pattern. The balustrade has turned posts and a wood rail. Wide wood steps lead to the porch at each end. The west stairs have a stair rail matching the balustrade accented by heavy wood newel posts at the bottom. At the south end of the porch is a one story gable roof ending in a west facing gable over the top of the stair with a flower petal ornament and barge boards and brackets matching the larger gables. The porch frieze continues across the gable end and returns to the house on the south side. Covering the open stairway is a rounded, striped awning on metal frame. The stairs lead to a wide eight panel front door with narrow sidelights and a decorative wood surround with dentils. At the north end of the porch is a smaller door, of similar design. A combination of scalloped and hexagonal shingles covers the raised porch foundation.

The two story gabled salient between the north and west gable wings is shallow and creates a bay that intersects the porch roof. Above the roof it is three-sided with a pair of double-hung windows in the front and a single, double-hung window in each side. The gable decoration matches that of the flanking gables except it is smaller and has no shingles behind the wagon wheel. Striped awnings have been placed over the windows. The bay on the porch level has seven sides. In three of these are very tall, narrow, double-hung windows. Steel grills have been applied to the lower half of each. Another reversible alteration is indoor-outdoor carpeting covering the wood porch floor and stairs.

Facing south and forming a cross with the north gable is a third main gable wing with a slightly different configuration. This wing projects only a short way and the gable end matches the others with fish-scale shingle siding but the second story is square with only a pair of double-hung windows in the front wall above. On the first floor level the side walls are canted and protected by the corner overhang created by the canted cutaway. Decorating the corner of this overhang is fish-scale trim and acorn-drops at the corners.

Extending to the east is the fourth cross gable, covering the plainest and largest wing. Its sides have several double-hung windows but the end wall, while continuing the paneled frieze and scalloped shingles in the gable end, has no openings above the first floor.

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In the ell of this and the south wing is a one story porch with mill work matching the house. It follows to the end of the east wing and turns south. The porch has been enclosed with screens behind the milled posts. This porch was a 1969 addition.

In the ell of the north and east wings is a one story, flat roof infill. This was an addition (approximately 1968). It is clad with original shingles and clapboard from the original north wall of the east wing. A wood deck (approximately 1970) extends north from this infill. Attached to the east side of this infill is a one story addition (approximately 1922) with a low gable roof. It has narrow clapboard, small high windows and a sliding door was added (approximately 1970).

At the end of the screened porch is a detached, secondary structure that is a later addition and is not of historic significance (approximately 1970).

Mature trees on the property include pine, coast redwood, palm, avocado, fruit, and California live oak. Other shrubbery includes oleanders, azaleas, roses, agapanthus and fern. The landscaping complements the house and is beautifully maintained.

The house retains its original integrity in spite of the alterations because, except for the carpet, and awnings, major alterations are all grouped at the rear of the house and, while large themselves, cover only a small, concentrated area of the house. Also, while it is unlikely, all of the alterations are reversible. The house, even with the alterations, is the most largest and most significant Queen Anne Victorian remaining in Escondido. It is in excellent condition and has associations with figures of local and regional importance.

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1840s and peddled water by the bottle. After making a small fortune he returned home and invented many things we now take for granted such as: double pointed carpet tacks, the mop squeezer, the clothes wringer, a barb wire fence machine and the bottle cap. The San Diego Reader reports: "In 1864 Henry bought the Bennington (Vermont) Water Company. Financially, this was his El Dorado. He was on his way to becoming a wealthy man. He bought out the town's grist mill, its brick factory, constructed its leading hotel, built and operated an opulent opera house, and became the town's largest employer and holder of the majority of its real estate." When H. A Putnam retired to alpine Escondido, California he created a new job in water. He became the main financier for The Escondido Irrigation District. Escondido historian Alan McGrew credits him with saving the project. In about 1905 he retired to his second home near Balboa Park in San Diego.

William Jereslaw with his nieces Suzette and Miriam Kuhn, lived in the house from about 1905 to 1909.

Perhaps the most prominent residents of the house from 1909 until 1914, were Appleton Shaw and Amelia Timken Bridges. In fact, the house was known for years as the Timken Mansion after Mrs. Bridges family. It is part of the folklore of Escondido since most people seem to think Henry Timken lived in the house and some think the Bridges lived there longer than they did. The Bridges had lived in San Diego and Redlands until the death of their daughter in 1907. Mabel Shaw Bridges, a student at Pomona College in Claremont, died before she graduated from the school. Subsequently her family donated in her memory both Bridges Hall of Music (Myron Hunt, 1915) to Pomona College and Bridges Auditorium (William Templeton Johnson, 1930) to the joint Claremont Colleges.

Mrs. Bridges, Amelia Timken Bridges was the daughter of Henry and Fredericka Timken. Henry, a native of Germany who came to this country in 1841 at the age of eleven, owned a carriage factory in St. Louis, Mo., and patented a buggy spring and the tapered roller bearing for horse-drawn carriages. The bearing was later applied to automobiles and became the basis for the family fortune through The Timken Roller Bearing Co., which was moved from St. Louis to Canton, Ohio. It is now The Timken Co.

Timken spent the winters in San Diego and Escondido starting about 1893, and by 1894 owned part of The Thomas Show Ranch in the East End of the Valley. Even though he remained in the Escondido business for some time, he moved to San Diego, where he became a large landowner. An unostentatious philanthropist, he helped finance the construction in 1908 of Fredericka House for the Aged in Chula Vista (now Fredericka Manor), one of the first such homes in California. Named for his wife, it has grown into a large retirement center.

The Timken and Bridges family enriched the cultural and economic life of Escondido, Claremont and San Diego and Mrs. Bridges contributed to many causes around the county. Locally, she paid for construction of the Fine Arts Gallery (architect, William Templeton Johnson) in Balboa Park and donated it to the City of San Diego. For about ten years after it opened in 1926, she also paid the salaries of the director and a guard and contributed \$100,000 a year for its operation. Other family members

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gave the gallery Rubens' "Holy Family" and Muriellos's "The Repentant Magdalene," and through the Timken Foundation of Canton gave generously toward building and endowing the Timken Art Gallery, which opened in 1965 near the Fine Arts Gallery.

Appleton Shaw Bridges is listed in The San Diego city directories as manager of The Timken Investment Company. He was in Escondido as early as 1901 as a member of the library board but there is no record of residential property ownership until 1909.

After moving from Escondido in 1914 the Bridges lived on Point Loma, where the Timken and Bridges families owned large landholdings.

Both the Putnam and Bridges families were instrumental in enriching many lives in San Diego County. They and George Marston were very prominent in San Diego social circles, active in creating Balboa Park and in donating needed structures and art work to make that park a center for Southern California.

W. H. and Fannie Baldrige bought the house from the Bridges in 1914. They were called "foremost citizens in helping to build the town and valley" by The Times-Advocate. Fannie Baldrige was active in many cultural pursuits, but most particularly in Escondido's efforts to secure a Carnegie Library in Town. She also served on the library board for many years. W. H. Baldrige who arrived in Escondido in 1887, was a local pharmacist and drugstore owner who also served on the boards of Escondido Building and Loan, The First National Bank, The Escondido Citrus Union, and many other organizations. He was also active with Putnam in the Escondido Irrigation District and was also on the City Council and mayor of Escondido. Matthew and Martha Cassou owned the house from 1917 to 1945. Cassou was the son of Peter and Mary McCole Cassou, Escondido pioneers.

When Peter Cassou arrived in California from his native France in 1853, he was sixteen years old and had one French franc in his pocket. He was one of eight children of Louis and Mary J. Cassou, also natives of France, and was educated in that country before sailing for San Francisco. Immediately after his arrival there he obtained a job in a dairy, where he worked for four years. At twenty, he purchased his own business and successfully conducted it for eleven years. In 1868, he and his brother, John, who later moved to Anaheim, came to the Wolfskill Ranch, where present-day Escondido is located, and joined Pierre Hagata in running sheep. In 1874, Peter Cassou and his wife Mary, a native of Ireland, took up 320 acres of land on the southwest side of the trail to San Marcos, which now is called Mission Road. There they raised sheep, cattle and horses.

Members of the Cassou family were prominent in the early days of Escondido. Robertson and Cassou hardware, and later Churchill and Cassou hardware, were owned by members of the family. Two of the older sons, Louis Cassou and Matthew Cassou, were active in these Escondido business firms. Matthew Cassou was also one of the founders of Churchill & Cassou, a hardware and home furnishing company which was one of Escondido's leading businesses until it went out of business in the late 1960s. Both the Baldrige and Cassou families were pioneers in Escondido. The Cassous, who are cited by McGrew as

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one of the earliest families were Basque who came to "run sheep" and later ran businesses. The W.H. Baldrige family arrived in Escondido in 1887. Both Fannie and W.H. were prominent citizens. In addition to all of his other activities, W.H. served as Mayor from 1907 - 1912.

From 1945 to 1968, Bernard and Irene Cesmat made their home at the corner of Seventh and Juniper Streets. Escondidans came to the house for many small town functions like a "fun house" on Halloween and bridge marathons hosted by Irene Cesmat. Escondidans also knew "Barney" Cesmat for starting the city's Little League and coaching for many years. He was governor of the North County District of Lions Clubs and was active in its annual White Cane days. "Barney" was also a member of the Escondido Chamber of Commerce and its American Institute of Banking. He was an officer of the Bank of America's Escondido branch and retired in 1966.

In 1968, the property was purchased by Virgil and Natalie Bergman. Virgil Bergman is retired Dean of Instruction at Palomar College. Virgil Bergman was also President of Palomar College and taught at The University of Southern California (USC). Natalie Bergman was educated at USC and met her husband while both were there. She is a dancer and taught for many years at Alhambra High School and Long Beach City College (now Long Beach State University). She also served on the San Diego County Board of Education.

The Bergmans undertook the difficult but rewarding project of restoring the mansion to its original splendor, while modernizing it to an extent that would make it appropriate for comfortable home life.

The house is filled with 18th and 19th century antiques that complement the architecture. There are also art treasures in the house - many of which have been done by Natalie Bergman's family. Since the house has always been open to local groups, the result of the Bergman's efforts is what many Escondidans have enjoyed over the years. Both the exterior and interior represent its period of significance very well.

Alan McGrew who included 700 Juniper as the only home written about in Hidden Valley Heritage says: "The Bergman home boasts nearly all the distinctive features of the American Queen Anne style. Some of the distinctive features include an irregular floor plan, a steeply pitched hipped roof with cross gables projecting to the front and side and fish scale shingles" The house is also featured on the cover and as one of thirteen houses in the Escondido Historical Society's walking tour of historical buildings as "a showplace" of Queen Anne Architecture. A Guide to Los Angeles and Southern California features 700 Juniper as one of four houses in the Escondido section.

The house is representative of the highest Victorian period in Escondido. It is ornamented by decorative shingles and carpentry, steep gables, tall windows and other features typical of the period. Some of the features that contribute to the significance are the heavy fretwork frieze on a circular porch, heavy carved eaves brackets, and ship's wheel bas-relief ornaments in the gable ends. The house, even with some alterations, is the best example of a Queen Anne Victorian remaining in Escondido, an outstanding example of the style and is in excellent condition. It has the most commanding presence of any house in Escondido. It is on a hill on a large corner lot and has an estate-like quality. The millwork used on the

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house is like no other in Escondido.

This house cannot be recreated. It is one of the treasures of Escondido and San Diego County.

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McGrew, Alan B., Hidden Valley Heritage, L & W Printery, Inc., 1988.

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20 June 1917.

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Eloise Perkins, “Peter Cassou Parlays Franc into Fortune,”
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Daily Times-Advocate, 14 February 1971.

Jim Dixon, “Old-Time Memories,” Daily Times-Advocate,
5 December 1974.

“Bergman Home is Tea Site,” Times-Advocate, 19 February 1975.

“Local News,” Escondido Times-Advocate, 7 February 1896;
16 December 1901; 3 March 1905.

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17 March, 1909.

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San Diego Union, 23 March 1978.

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31 January 1988.

“Victorian Yule Decorations Planned for Tour of Home,”
Press-Courier, 11 December 1969.

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Virgil and Natalie Bergman,
Interview, January 1992.

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Telephone Interview, August 13, 1992.

Ward Jack Timken of The Timken Company and The Timken Foundation,
Telephone Interview, August 27, 1992.

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BERGMAN HOUSE

700 South Juniper

Escondido, California

Photographer - Mary Stoddard, AEGIS

September, 1992

Original Negative - AEGIS -111 Spring St., Claremont, CA 91711

	FACADE	CAMERA DIRECTION
1. Entry Stair		Southeast
2. Retaining wall		Southeast
3. Streetscape		Northwest
3 a. Porch	Northwest	Southeast
4. Porch and entry	West	Southeast
4 a. West Gables	West	Southeast
4 b. Porch closeup	West	East
4 c. Northwest gable	West	East
4 d. Porch entry detail	West	Northeast
4 e. Foundation detail	West	East
5. Porch and gable	North (west end)	South
5 a. Gable and east wing	North (east end)	South
6. West gable closeup	West	East
6 a. West gable detail	West	Northeast
7. South gable and facade	South (west end)	Northeast
7 a. South facade and arbor	South (east end)	North
7 b. Arbor detail	South	Northeast
8. East wing gable	East	West
8 a. East wing gutter detail	South	North
9. Porch alteration	North (east end)	South
9 a. Service porch alteration	North and east	Southwest
9 b. Secondary structure	North	South
9 c. Front door	West	East

See continuation sheet.