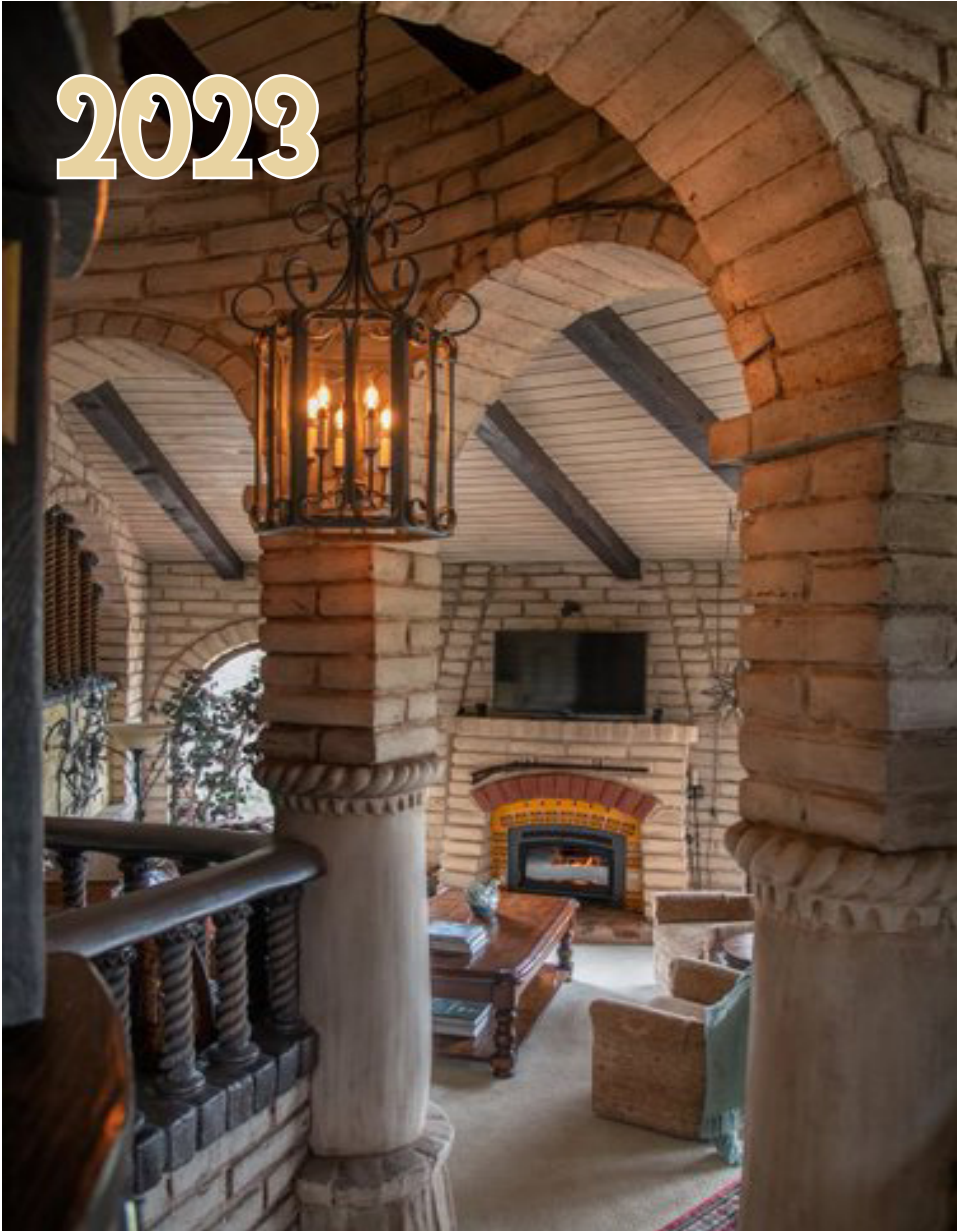


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whose mission is to inspire the appreciation for and understanding
of adobe heritage in San Diego County

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THE ADOBE HOME TOUR STORY

This year's tour picks up where we left off in the "before times."

THIS, THE 10TH YEAR of the Adobe Home Tour, is reason to look back at the growth and accomplishments that have made this event possible. The San Diego Adobe Home Tour has grown from a small local event to a tour that attracts participants from across San Diego County, Los Angeles, Arizona and New Mexico.

The first tour was organized in 2009 by local landscape designer Tom McCoy and historian Alexa Clausen, driven by a shared passion for the history of Escondido adobe homes and the legendary Larry and Jack Weir of Weir Brothers Construction. Tom and Alexa knocked on doors to find houses that would inspire tour-goers, while illuminating unique qualities to the owners, many of whom had no idea of how special their homes were.

In 2013, the third year of the tour, ticket sales were modest, but with the help of several homeowners who believed there was a much wider audience for these beautiful, unique structures, a team was formed to bring professional publicity, photography, historical research and a variety of other skills and talents to the project.

Publicity for the 2016 tour ran in the *San Diego Union Tribune*, *Westways Magazine*. Docents were

recruited and trained in the historical and architectural significance of each of the homes. Sales that year were capped at 300. The tour continued to gain popularity over the next few years, with thousands of dollars raised for the Escondido History Center.

Having grown from the small group of friends who organized the first event, now 120-plus aficionados participate in the Adobe Heritage Association, whose mission is to inspire the appreciation and understanding of adobe heritage in San Diego County. The group hosts monthly potlucks to discuss restoration projects. (It's not unusual to hear a couple of adobe homeowners discussing the chemical components of plaster coatings over a glass of wine.) Owning an adobe home has been likened to owning a classic car or a wooden boat. Maintaining them is a labor of love.

Proceeds will help fund the Escondido History Center, which in turn supports the Adobe Home Tour website (www.adobe-hometour.com) developed initially to provide information about the annual tour, and is now a resource for information about the history, restoration and maintenance of adobe homes. Thank you for joining us!

THE ESCONDIDO HISTORY CENTER

Stewards of a small town's past

The Adobe Heritage Association is proud to support the Escondido History Center and the efforts of its volunteers to collect, preserve, exhibit and interpret the history of the community. By participating in today's tour, you support the following efforts to keep history alive...

The Escondido History Center was founded as the Escondido Historical Society on February 3, 1956. In 2006 the name was changed to the Escondido History

Center, which includes five buildings that house historical artifacts and exhibits. It is also the steward of Grape Day Park. The Offices and Research Center are located in Escondido's first library, which was originally on Grand Ave. at Hickory. The research center houses collections of thousands of photographs, directories, books and artifacts related to Escondido and the surrounding area.

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Wheelwright Shop, built in 1993, are reproductions of the Bandy Blacksmith Shop, home to blacksmithing and classes. The wheelwright shop was added in 2007.

The Santa Fe Depot is one of the oldest buildings in the city, originally located on West Grand between Quince and Spruce. Moved to the Escondido History Center in 1984, the Depot is the main museum, which includes the railroad office and waiting room as well as displays of Native

American heritage, early Escondido agriculture, and the development of Escondido as a town. The railroad car, #92, was built by the Pullman Company in the 1920s. The interior has been restored, but the main display is an H-O scale model railroad that depicts the original 22-mile route from Oceanside to Escondido.

To learn more about programs or volunteer opportunities visit: <https://escondidohistory.org>.

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THE SIKES FARMSTEAD, 1881

12655 Sunset Drive, Escondido

WITH THREE OF HIS BROTHERS, Zenas Sikes, age 22, drove two wagons and five yokes of oxen from



Michigan to Sacramento, California, settling in Santa Clara County. Here he married Eliza M. Burrell in July, 1853 and started a successful farm. In December 1868, Zenas bought a 2,400-acre portion of Rancho San Bernardo.

According to archaeologists, the first home of the Sikes was a one-room adobe; the house you are visiting today. Additional wood-framed construction was soon added in Greek revival style, popular during the Victorian era. With their six children, the Sikes moved to their property by 1872. Sikes, the first to plow this land,

planted winter wheat. This form of dry land farming is well suited to San Diego's cool, wet winters. In 1872, Zenas had 500 acres of wheat under cultivation. In 1877, newspaper reports stated he averaged 12 bushels of wheat per acre on 900 acres of land.

The town of Bernardo was located about 2,000 feet east of the Sikes' farmhouse on the inland road from San Diego. Bernardo served as the center of a farming community of about 400 people. It was officially founded on December 3, 1872 when a post office was established with Zenas Sikes as postmaster. He also served as the first Grange Master of the local chapter of a national fraternal association of farmers.

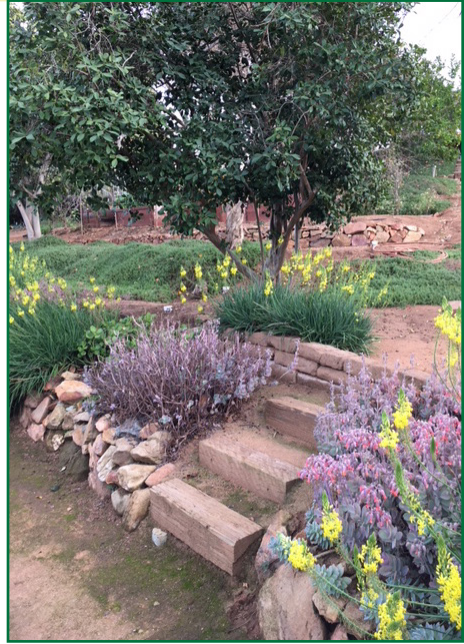
Too early, tragedy struck this young family, when Zenas Sikes died in surgery in April 1881, the result of being kicked by a horse on his leg for the second time. Eliza Sikes used the insur-





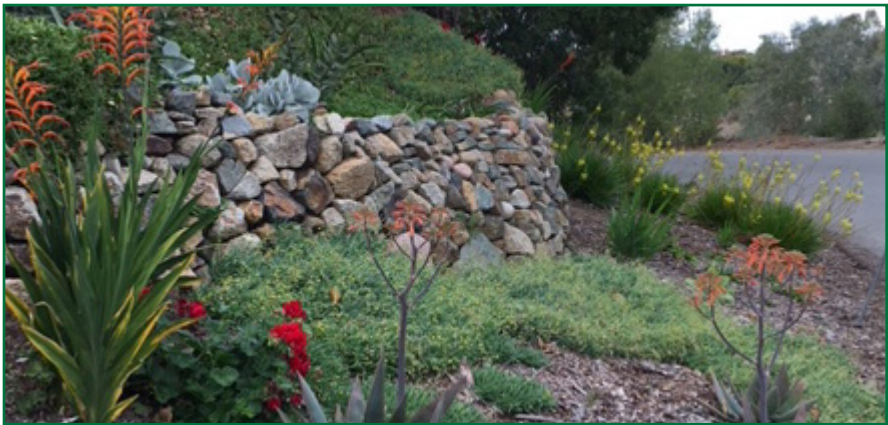
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ADOBÉ HOME TOUR

ance payments in part to remodel the house extensively. Based on letters written by Eliza, we know



that the farmhouse reached its final outer dimensions by 1881. With assistance from her grown children, Eliza continued farm-

ing. However, the family's fortunes slowly declined in the decade after Zenas' death.

Eventually the house fell into disrepair, and was purchased by the San Dieguito River Park JPA in an effort to preserve regional history. Unfortunately three years after its restoration, the 2007 Witch Creek Fire destroyed the wood-framed farmhouse, leaving only the adobe walls standing. The home was rebuilt in 2010 and opened to the public as a museum.



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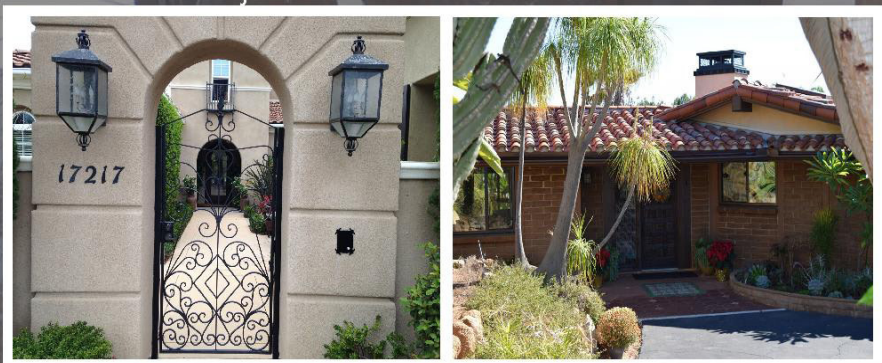
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SOUTHWEST ADOBE, INC.

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MIKE GOODBODY (1936-2021) was a laborer, a mason and carpenter, then foreman with Jack and Larry Weir and Weir Brothers in the mid-1950s and 1960s. In 1969 Mike purchased the adobe block equipment from the historic L .R. Green plant in Escondido, California. His new manufacturing plant, Southwest Adobe Incorporated, was established on 40 acres near the southeast corner of Bear Valley Parkway and San Pasqual Road. It is now the site of The Vineyard golf course.

The loamy soil there, combined with water and emulsified oil as a binder, the 40 acre plot of land created perfect adobe blocks. Southwest Adobe supplied stabilized blocks to the greater San Diego area and also to Riverside, Orange and Los Angeles counties, and into Arizona.

The term “manufacturing of adobe” is at best a misnomer, for in reality it was more of a farming operation, as it was based on weather and drying time. It was a struggle to protect the infant adobes blocks from the brutal sun in temperatures that in the summer would reach 120 degrees or sometimes from the rare spring rain. A long summer day consisted of making blocks in the cooler temperatures of the morning, turning blocks for drying and then palletizing older dried blocks in the sweltering afternoons. Those pallets would then be ready for delivery from the yard, loaded on trucks and out for clients.

From the year of 1969, the operation flourished until 1973 when the oil embargo forced a change in oil purchases and oil consistency. Following that crisis, the attacks on adobe manufacturing industry from engineering restrictions to environmental and insulation questions arose in San Diego County and the state of California. By 1979, these limitations on adobe construction eventually brought the block plant to its knees. The end of adobe manufacturing and therefore the era of large-scale building of adobe homes in Southern California was essentially over. Mike remained a contractor, an expert builder, a true craftsman and artisan the remainder of his life, passing in 2021 at the age of 85.

The author Steve Goodbody is Mike's brother. He had first-hand knowledge of the plant as he was a laborer there as a teenager. Steve was a contractor/designer who designed many of the last adobe homes that Mike built in the early 1980s.

USE YOUR MAP APP

Adobe Home Tour Approximate House Locations

Total driving time for the entire tour is about 60 minutes, with distances between most homes about a 10-minute drive. It is recommended you use your phone's map application to navigate to each of the addresses. There will be signage as you get close to each home.

Sikes Adobe Historic Farmstead

12655 Sunset Drive, Escondido

Armfelt Adobe

2952 Verda Avenue, Escondido

The home is at the top of a steep driveway. Park on Verda and walk up. Golf cart may be available to assist.

Johnson Adobe

2453 San Pasqual Valley Road, Escondido

Ott/Weir Adobe

13254 Arroya Vista Road, Poway

Chambre Adobe

2411 Our Country Road, Escondido

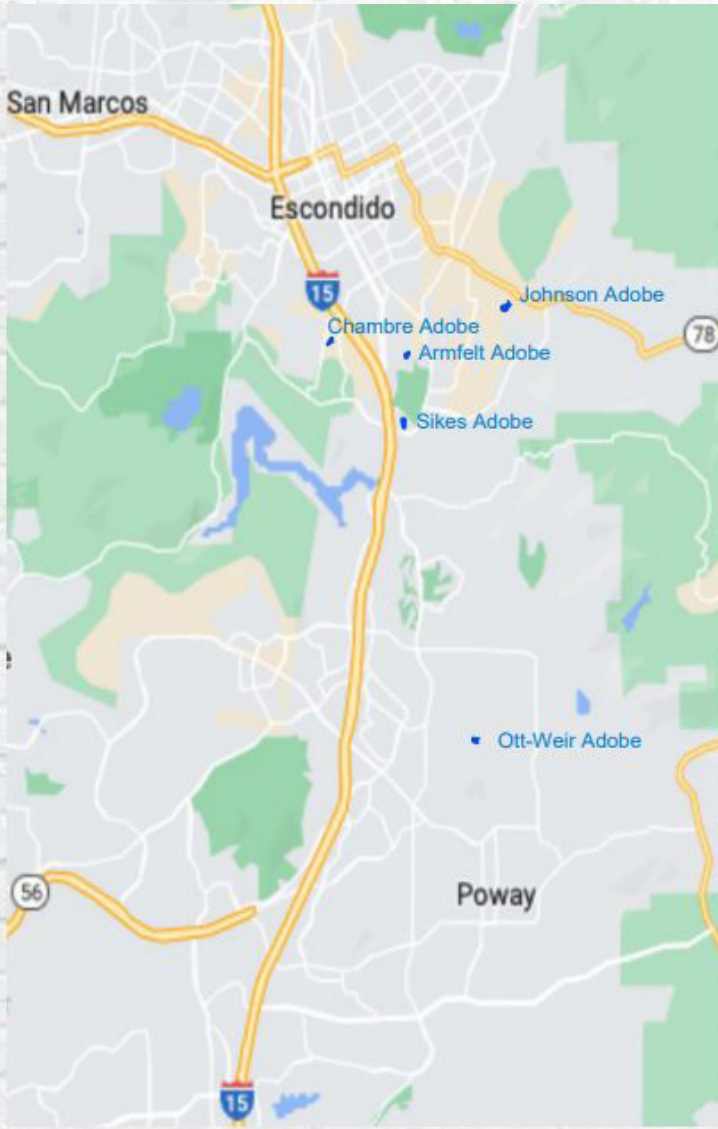
THE SAN DIEGO ADOBE HOME TOUR

is produced by the San Diego Adobe Heritage Association, whose mission is to inspire the appreciation for and understanding of adobe heritage in San Diego County.

Do you own an adobe home (or know someone who does)? Contact us if you'd like to be considered for a future tour!

info@adobehometour.com

Map is not to scale and is for general information only.



THE ARMFELT ADOBE, 1964

2362 Royal Crest Drive, Escondido

The Armfelt adobe sits high atop Verda Avenue allowing for expansive and breathtaking views of the San Pasqual area. Built for Count and Countess



terns, reflecting a mid-century artistic touch. Another mid-century touch can be noted in the usage of decorative concrete blocks. These are used as a pony

wall by the entrance and also in the hallway as a wall. Open beam ceilings of tongue and groove and stained pine are a classic Weir Bros. choice. Robert Weir, author and grandson of Jack Weir, visited the house and pointed out the headers above the main doorway and explained that this also showed the

Armfelt, this is a cozy adobe in the Las Palmas neighborhood. Prior to living in Escondido the Armfelts lived in two very urban cities--Chicago and New York. One can imagine the couple, now in their late 50s and 60s, appreciative of finding this idyllic setting.

There have been several owners and many modifications and additions over the years. The changes have maintained the adobe architectural features while accommodating the owners' lifestyles. Notable examples of these are the removal of a small kidney-shaped pool in the backyard, changing a bathroom door into a window and turning a carport into a 400-square foot living space.

Entering the home, the family room greets visitors with a cheerful fireplace. Both the fireplace and back wall are surrounded by custom adobe bricks. The bricks showcase various wave pat-

terns, reflecting a mid-century artistic touch. Another mid-century touch can be noted in the usage of decorative concrete blocks. These are used as a pony

The kitchen has been updated allowing the space to serve as both breakfast bar and a meal prep area. The large skylight brings in natural light while the backsplash from Heath tile in Sausalito adds color. The mini window seen in the dining area is original.

The two bedrooms and bathrooms are largely original, with the exception of the guest bathroom which the current owners remodeled. Originally the bathroom door exited into the outdoor patio since it was a convenient way for guests to reach the swimming pool. Since the function was no longer necessary, the remodel sealed the door and added a window.

While living in Escondido, both Waldemar and Dorothy blended in on the persona of the local people. While

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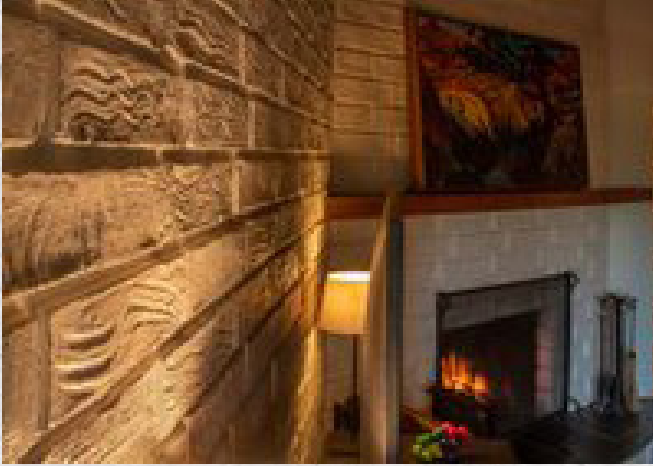
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ADOBÉ HOME TOUR

the count and countless titles were used in society columns, local articles used “Wally” or “Waldemar” when



later worked at Chase National Bank and in 1934, he worked with Prince Georges V. Matchabelli who also had fled Russia during the revolution. The talented prince brought on many exiled Russian aristocrats and the famous perfume company, of course, became an internationally known brand. In 1934 Armfelt became the western representative of the company and did a countrywide tour of the company. After the prince’s death, Armfelt worked with Imperial

he joined the Kiwanis and volunteered with the Cancer Crusades while “Dorothy” or “Dotty” was an active member of the Escondido Auxiliary, a pink lady volunteer and involved in many civic and political groups. The Armfelts lived in the home from 1964 until sometime before their divorce in 1970. Dorothy stayed in Escondido while Waldemar moved to Spain with his new bride, Nina Maria Djikia whom he married in 1971

Salons.

Dorothy was born in Maryland. She married Count Armfelt in Santa Fe, New Mexico, in the iconic and historic La Fonda Hotel. With so many places to get married and honeymoon, they selected a place with amazing scenery and beautiful adobe architecture which likely influenced their retirement-years choice to move to an Escondido adobe with incredible views.

Armfelt was a Finnish nobleman and son of Count Alexander Vladimirovich Armfelt. He was a member of the Corps des Pages that served the Czar in the Russian Imperial Court. During the revolution, he fled Russia. He arrived in the United States in 1920 where he helped organize the Sikkorsky Company, a manufacturer of airplane bombers. He



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THE JOHNSON ADOBE, 1969

2453 San Pasqual Valley Road, Escondido

Roy H. Johnson was born on January 5, 1934 and was raised in Escondido on his parents' 40-acre ranch. An Escondido High School graduate, Johnson advanced his studies at USC to become a phar-



macist. He married Nancy Jane Barnes in 1956 and returned to Escondido two years later. With the financial backing of his father, Henry B. Johnson, a well-known citrus farmer, the two Johnsons partnered to purchase the Beebe Rexall Drug Store, later named Fiesta Rexall Drug.

Having lived in Southern California with the influence and architecture of Spanish culture, and remodeling the drug store with a Spanish motif, Roy and Nancy decided to build their dream home, an adobe rich with the natural exposed finish brick on the inside, wrought iron, tile, and cedar wood finishes. With research and help from local adobe homeowners, the Johnsons learned the ins and outs of building an adobe home. In 1968,

their investigation led them to the Weir Brothers' construction office. With the help of Roy's father, Henry Johnson, Roy and Nancy located four acres overlooking San Pasqual Valley and a spectacular view. They purchased the property from Mr. Jones, and contracted construction to Jack Weir. Their dream home became a reality. Roy and Nancy became good friends with Jack and Connie Weir and enjoyed each

other's families with social gatherings at both their adobe homes. The Johnsons raised three boys and, in 1979 sold the home to a couple from Los Angeles.



The Johnson family had a history of adobe construction in the San Pasqual area, so the construction of an adobe home by Roy and Nancy followed suit. "My grandfather's adobe house on my dad's side (2260

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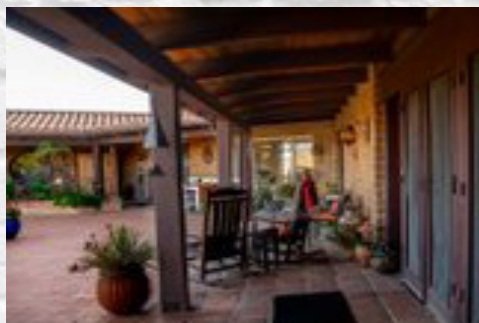
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San Pasqual Valley Road) was built with the soil from that property in the early 1920s. And my aunt and uncle's property was just up the street at 2410 San Pasqual Valley Road. My grandfather gave them the 10-acre property and house as a



wedding present when they married in the 1940s.

“Construction on our family house finished in September 1969. I remember as a kid the day my family moved from our old house into the adobe house. I was sitting on the cement floor in the family room on Saturday morning watching the new cartoon series, ‘Scooby Doo.’

“As for the adobe blocks for the house, they came from the Mike Goodbody plant in what is now the Vineyard golf course, across the street from San Pasqual High School. I do remember going to the plant to see the process.”

THE OTT/WEIR ADOBE, 1973

13254 Arroya Vista Road, Poway

Designed by Larry Weir, this home was built as a spec house by the families of Larry Weir and Milo Ott,



with the help of their combined 13 children. The home, completed in 1973, reflects a Spanish Colonial flavor as it simultaneously showcases the unique architectural details utilized by Larry Weir, such as the curved walls, arched windows and three-inch hemp rope accents around the windows and doors. More than 10,000+ adobe bricks were used in the construction, which included 16-inch-thick exterior walls. The two-inch-thick doors have scribed edges to fit the contour of the adjacent walls

This spectacular adobe has had at least four owners who each contributed tasteful upgrades without diminish-

ing the original characteristics and features of the home. The current owners have made some decorative additions since the home was on the tour in 2016. Be sure to look up at the little face incorporated into the decorative scalloped edging above the front door inside the entry.

As you tour the Ott/Weir Adobe, take note of Larry Weir's creativity as a builder; the rotunda feature of the house actually spirals and jogs out in a counterclockwise fashion, the "rock sofa," the beveled archways in the central turret, and numerous full and sectional arches throughout the house. The central turret houses a wet bar in one half, the other half being the mechanical room where the gas forced air heater and water heater are housed.



Most of these features were not on the building plans; you can assume Larry had the flexibility to express his artistic side in 1973, as the area was quite rural before the City of Poway was



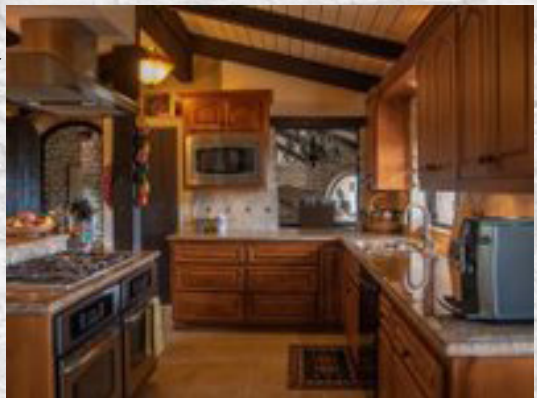
incorporated, and working to construction drawings had some flexibility.

Note Larry's use of hemp rope as a building material; for door and window stops, and as decorative trim.

Additional design features: the scribed edges of some of the doorways, to fit the irregular shape of the adobe brick walls. Make sure to see the bathtub in the master bathroom, along with the original adobe shower. Original floor and elevation drawings are on display in the office, along with local newspaper articles

and pictures from the owners.

As you exit the property through the west yard, note the 21 custom tiles on the balcony wall showing the birds and animals seen in the area, a recent addition by the current owners.



THE CHAMBRE ADOBE, 1981

2411 Our Country Road, Escondido

This showcase home, 3,700 square feet on one acre, is the most recently built of the homes on the tour. The incredible crafts-

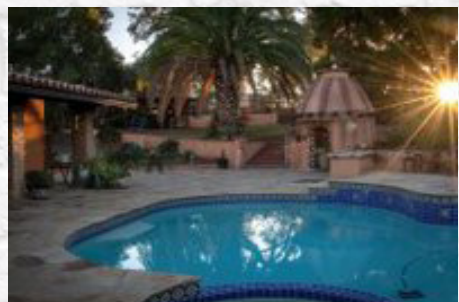


manship and artistry inspired by hacienda-style homes in Mexico was custom designed by adobe master builder, George Patterson. In the mid- 2000s both the exterior, and portions of the interior were stuccoed and painted in a stylized mustard Mediterranean motif. The current owner is undertaking numerous rehabilitation projects to ensure the beauty and craftsmanship is maintained.

One block away, west on Hamilton Lane and Bernardo Ave. is the first adobe George Patterson built, and is now owned by one of his sons. "I built my house in 1976. I had been "working on the plans for three or four years prior to that because I did not have the money to build. I had a "long love af-

fair" with all things south of the border. I began to learn Spanish in junior high school and became so fluent that native speakers ask if I was from Argentina or Chile."

Patterson recalled that his adobe homes and projects included ironwork made in Tijuana, roof tile and floor tile from Tecate: "I was very taken with Mexican decorative tile. Now at that time, when I built my house, I could get Mexican decorative tile down there for less than I could buy any kind of tile up here. . . I liked that kind of stuff." In addition, steel for lamps and decorative pots were from Tijuana. Since Patterson's own residence was attached to several family owned acres, he extracted the top soil, added sand as needed to make his own adobe bricks rather than purchase them. Patterson



experimented with the needed additives to make the blocks strong and water resistant.

Patterson used room separators he called the “mushroom arch” in the open space concept. The arches end on a wide adobe post that can serve as a small shelf for plants and curios. To continue the Mexican style adobe, George used nichos with decorative tile throughout the house and grape stakes for ceiling treatments.

Steve Goodbody, adobe building designer and brother of adobe block yard owner, Mike Goodbody, worked for George Patterson on this home. George recalled that the young man had taught him a number of adobe construction techniques. Patterson estimated that he built about

20 homes and additional work in adobe repair, remodeling and minor restoration. George Patterson passed away at his home in Rancho Bernardo in 2021.

Completed in 1981, the adobe home was custom built for Roy and Pattiambre. Their ownership was short lived and they sold the following year to Jon and Bette Munderloh, who made the adobe their home for the next decade. Since that time, the adobe had several owners.

From natural exposed adobe block to additional stucco, new paint and some

WEIR BROTHERS CONSTRUCTION

Mid-century style-makers

WEIR BROTHERS HOMES are credited for details that promoted the romance of old California ranching and thus, by 1955, joined the ranks of adobe home builders who launched the revival of mid-century adobe construction. One trademark of Weir “old ranch” construction included inserting a custom wagon wheel between window panes, then incorporated into an adobe wall. Notched ceiling beams and trusses appeared hand-carved when rustic railroad ties or pier salvage were not available. Walls, when not left in their natural color, were plastered and given a rough textured surface so they appear to have aged as in old rancho adobes. Ceiling were lightly charred to further contribute to the romance of bygone days, for homeowners who wanted a rural ranch house not far from an urban center.

ADOBÉ HOME TOUR

remodeling, this adobe home had a face change both on the exterior and interior in the mid-2000s. The neighborhood history reports the changes were made by owners of a French food importing business, Delices Napoleon, translation from trademark records: "Napoleon Delights." Property title recorded owners were Monique, Serge and Morgan Recchia.



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