

# Historical Resource Analysis Report E. G. Garrison Elementary School Oceanside, CA 92054

**Prepared For/ Submitted To:**

Michael Torres  
TTLIC Oceanside Garrison, LLC  
4350 Von Karman Ave, Suite 200  
Newport Beach, CA 92660

+

City of Oceanside  
Building Development Department  
300 N. Coast Highway  
Oceanside, CA 92054

**Prepared By:**

Alexia Landa, B.A., Historian  
Wendy L. Tinsley Becker, RPH, AICP, Principal  
Urbana Preservation & Planning, LLC  
7705 El Cajon Blvd Unit 1  
La Mesa, CA 91942  
[www.urbanapreservation.com](http://www.urbanapreservation.com)

**November 2024**

# Executive Summary

This Historical Resource Analysis Report (HRAR) was prepared at the request of project applicant TTLC Oceanside Garrison, LLC to analyze the significance and historical resource status of the E. G. Garrison Elementary School property located on San Diego County Assessor's Parcel No. 162-020-26-00 and addressed as 333 Garrison Street in the City of Oceanside. The school was constructed in 1970. The survey was completed by Urbana Preservation & Planning, LLC (Urbana) to inform City staff and future project applicants of whether the subject property contains historical resources eligible for inclusion on the California Register of Historical Resources (CRHR) or the City of Oceanside's Register of Sites and Areas (Local Register), and to determine whether the property meets the definition of a historical resource pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

The proposed project involves demolition and removal of the existing elementary school buildings to allow for the construction of a multi-family development consisting of 22 three-story buildings, containing a total of 140 townhome units.

Contextual and property-specific information is contained in Sections III and IV, significance evaluations are included in Section V, and regulatory conclusions are included in Section VI. Current map showing the project location is included in **Figures 1**. Original drawings for the property are included in **Figures 9-14**. Contextual images of Oceanside, Oceanside public schools, and newspaper articles are included as **Figures 2-6**. Historic and current views of the property are included in **Figures 7-15**. Department of Parks and Recreation (DPR) 523 series forms are included in **Appendix A**. Preparer qualifications are included in **Appendix B**.

Urbana historian Alexia Landa, B.A., prepared this HRAR with oversight by Principal Wendy L. Tinsley Becker, RPH, AICP. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Site work/field survey activities were completed in October 2024. Background research, analysis, and report preparation occurred in October and November of 2024. In this HRAR, the E. G. Garrison Elementary School property is identified as not significant and ineligible for listing on the Local Register and the CRHR. The property does not meet the definition of a historical resource under CEQA.

# Table of Contents

Executive Summary.....	ii
I. Introduction .....	1
Proposed Project Description .....	1
Methodological Approach and Report Organization.....	1
II. PRESERVATION PLANNING REGULATORY FRAMEWORK.....	4
California Environmental Quality Act (CEQA) & Historical Resources .....	4
City of Oceanside Historical Preservation Ordinance .....	6
III. Historical Overview.....	7
Oceanside .....	7
American Period .....	8
20 <sup>th</sup> Century .....	9
Evolution of the Schoolhouse Design.....	12
Samuel Wood Hamill, FAIA.....	18
Chamac Construction Company, Building Contractor .....	21
IV. Property History .....	24
Current Appearance .....	35
Unit A, 1970 .....	35
Unit B, 1970 .....	36
Unit C, 1970 .....	36
Unit D, 1970.....	37
Age Ineligible Prefabricated and Portable Buildings .....	37
V. Significance Evaluations.....	43
Integrity .....	47
VI. Regulatory Conclusions .....	48
VII. Bibliography .....	49
Endnotes.....	50

## Table

Table 1. Incomplete List of Properties Attributed to Samuel W. Hamill. ....	22
Table 2. Incomplete List of Properties Attributed to the Chamac Construction Company.....	23

## Figures

Figure 1. Study Area Map .....	3
Figure 2. Oceanside’s First Schoolhouse. ....	13
Figure 3. Oceanside Public School, ca. 1907.Source: San Diego History Center. ....	16
Figure 4. Oceanside Public School, ca. 1920s.Source: San Diego History Center.....	16
Figure 5. North Oceanside School, 1951. Source: History of Oceanside School. ....	17

Figure 6. North Oceanside School, 1965. Source: History of Oceanside School. .... 17  
Figure 7. Historical Aerial via, 1964, prior to school construction. Source: EDR Historic Aerials.  
..... 26  
Figure 8. “Oceanside Schools Repeat Try for Bond Ok Tuesday” San Diego Union, September  
16, 1966. .... 27  
Figure 9. 1966 Site Plan Drawing, Sheet 1. Source: San Diego History Center. .... 28  
Figure 10. 1966 Unit A Floor Plan and Elevation Drawing, Sheet 5. Source: San Diego History  
Center. .... 29  
Figure 11. 1966 Unit B Floor Plan and Elevation Drawing, Sheet 6. Source: San Diego History  
Center. .... 30  
Figure 12. 1966 Unit C Floor Plan and Elevations Drawing, Sheet 7. Source: San Diego History  
Center. .... 31  
Figure 13. 1966 Unit D Floor Plan Drawing, Sheet 8. Source: San Diego History Center. .... 32  
Figure 14. 1966 Exterior Elevation and Building Sections Drawing, Sheet 9. Source: San Diego  
History Center..... 33  
Figure 15. Historical Aerial via, 1970, showing the school as-built. Source: EDR Historic  
Aerials..... 34  
Figure 16. Current Views of Unit A..... 38  
Figure 17. Current Views of Unit B..... 39  
Figure 18. Current Views of Unit C..... 40  
Figure 19. Current Views of Unit D..... 41  
Figure 20. Current Views of Prefabricated Age Ineligible Buildings. .... 42

**Appendices**

Appendix A – DPR Forms

Appendix B – Preparer Qualifications

# I. Introduction

The E. G. Garrison Elementary School, addressed as 333 Garrison Street, is located on San Diego County Assessor's Parcel No. 162-020-26-00, within the Loma Alta neighborhood in the City of Oceanside. The school was constructed in 1970 by the Chamac Construction Company and was designed by Samuel W. Hamill, Master Architect. The subject property is approximately 8.5 acres and functioned as an elementary school campus between 1970 and 2019. The school was vacated and closed in 2020 after a corroded storm drain formed two significant sized sinkholes in the school's vicinity. In 2020, the Oceanside Unified School District Board of Directors voted to sell the school site and permanently merge its student population with the San Luis Rey Elementary School, located north of the Loma Alta neighborhood. The surrounding area is composed primarily of multi-family and commercial-use properties, but also includes institutional and single-family properties that were developed mostly between the 1960s and 1980s. See **Figure 1**, study area map, on page 3.

## **Proposed Project Description**

The proposed project involves the demolition and removal of the existing school site to provide for the construction of a multi-family development, consisting of 22, three-story buildings, containing a total of 140 townhome units.

## **Methodological Approach and Report Organization**

The methodological approach undertaken for this HRAR consisted of three major tasks - archival research, field survey, and technical analysis / report preparation.

## **Research**

Archival research included a review of relevant records and reference resources on file at the City of Oceanside, University of California San Diego, San Diego State University, the Oceanside Public Library, the San Diego Central Library California History Room, Oceanside Historical Society, and the San Diego History Center Research & Photographic Archives. Contextual and property-specific historical research included a review of *San Diego City and Suburban Directories*, Sanborn Fire Insurance Maps for Oceanside, *San Diego Union Tribune*, *Evening Tribune*, and a review of property blueprints obtained from the project applicant via the San Diego History Center (Figures 9-14).

### **Field Survey**

Alexia Landa completed field work and site observations in October 2024. The purpose of the site visit was to photograph and observe both properties and the surrounding environs to understand and identify the architectural styles, character-defining features, building alterations and development patterns associated with the parcels. Historic views of the property are included as Figures 7 and 15. Current views of the property are included as Figures 17-20.

### **Technical Analysis and Reporting**

Historical research and field survey observations informed the significance evaluation of the school property under the Local Register and CRHR criteria. The E. G. Garrison Elementary School is documented and evaluated on California Department of Parks and Recreation (DPR) 523 series forms, contained within **Appendix A**, and is further analyzed for historical resource status in this HRAR.

Urbana historians Alexia Landa, B.A., and Wendy L. Tinsley Becker, RPH, AICP, Principal, prepared this report. Ms. Landa and Ms. Tinsley Becker meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Personnel resumes are included in **Appendix B**.



Figure 1. Study Area Map.

## II. PRESERVATION PLANNING REGULATORY FRAMEWORK

Following is an overview of the historic preservation planning regulatory framework and eligibility criteria under which the E. G. Garrison Elementary School is evaluated.

### **California Environmental Quality Act (CEQA) & Historical Resources**

The criteria for the California Register of Historical Resources (CRHR) were designed to parallel those for the National Register of Historic Places (NRHP); therefore, the registration programs are very similar. Historical resources are defined as “a resource listed or eligible for listing on the California Register of Historical Resources” (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term “historical resources” includes the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1).
- (2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1) including the following:
  1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
  2. Is associated with the lives of persons important in California’s past;
  3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high

artistic values; or

4. Has yielded, or may be likely to yield, information important in prehistory or history.
- (4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

Pursuant to the California Office of Historic Preservation:

The California Register includes resources listed in or formally determined eligible for listing in the National Register of Historic Places, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise (PRC Section 5024.1, 14 CCR § 4850).

The California Register statute (PRC Section 5024.1) and regulations (14 CCR Section 4850 et seq.) require that at the time a local jurisdiction nominates an historic resources survey for listing in the California Register, the survey must be updated if it is more than five years old. This is to ensure that a nominated survey is as accurate as possible at the time it is listed in the California Register. However, this does not mean that resources identified in a survey that is more than five years old need not be considered "historical resources" for purposes of CEQA. Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.<sup>1</sup>

### **Integrity and the CRHR**

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for

listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. The CRHR program requires a resource to have "enough integrity" (14 CCR Section 4852(c)) to convey its historic significance. Therefore, a resource without sufficient integrity under the NRHP program may still have enough integrity to meet the CRHR program requirements.

### **City of Oceanside Historical Preservation Ordinance**

Pursuant to Oceanside City Code Section 14A.6, an historical area or site may be designated as such by resolution of the City Council pursuant to section 14A.7 if it meets one or more of the following criteria:

- a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- b) It is identified with persons or events significant in local, state, or national history; or
- c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- d) It is representative of the notable work of a builder, designer, or architect; or
- e) It is found by the City Council to have significant characteristics which should come under the protection of Code of Ordinance Chapter 14A.

### III. Historical Overview

This HRAR section includes a historical overview of Oceanside, the evolution of school design, and biographies on architect Samuel W. Hamill and builder Chamac Construction Company. These themes provide a framework for significance evaluation of the E.G. Garrison Elementary School in Section V. The City of Oceanside's June 2021 *Historic Context Statement* serves as an additional resource.

#### Oceanside

Oceanside is the northernmost coastal city in San Diego County, approximately 38-miles north of Downtown San Diego, and is bordered to the north by Camp Pendleton, to the south by Carlsbad, to the east by Vista, and to the west by the Pacific Ocean. The city encompasses a total area of 42.2 square miles and is characterized as a dense suburban community within the San Luis Rey River Valley, a major watershed which intersects a portion of the city in an east-west orientation. Interstate 5, State Route 76, and State Route 78 are the main transportation corridors that intersect the city.

Founded in 1883, and incorporated in 1888, the lands comprising the present-day city of Oceanside were initially within the boundaries of Mission San Luis Rey de Francia. Known as "King of the Missions" for its size, population, and crop production, the mission was established in 1798 on the ancestral lands of the Native Payómkawichum (Luiseño) and Acjahemen (Juaneño) tribes. Their lands extended between Aliso Creek in Orange County to the north and Agua Hedionda Lagoon in San Diego County to the south, to Santiago Peak in the northeast. When the Spanish arrived in the area, the majority of the native populations in the area were conscripted into service for the mission and were renamed the Luiseño and Juaneño peoples following their conversion to Christianity.<sup>2</sup> The Mission system was devastating to the local native cultures, effectively ending their traditional way of life. Native American labor was utilized in the construction of the Mission San Luis Rey de Francia and to oversee the surrounding agricultural lands. A variety of crops were cultivated on mission ranch lands, including olive trees, grapes, wheat, corn, and beans. In addition to crops, livestock was also raised on mission lands. At its height, Mission San Luis Rey de Francia encompassed 950,400 acres of land, making it the largest and most successful of the California missions.<sup>3</sup>

In 1821, Mexico gained its independence from Spain, initiating the secularization of California. California mission lands were confiscated by the new Mexican government and later redistributed to political favorites. The Mexican government issued more than 500 land grants of former mission lands to prominent families to encourage settlement and agricultural development of Alta California. Land grants were carefully

documented on maps known as *disenos* that roughly delineated the boundaries of each grant.<sup>4</sup> The lands that comprised Mission San Luis Rey de Francia were parceled into five ranchos: Rancho Santa Margarita, Rancho Las Flores, Rancho Buena Vista, Rancho Agua Hedionda, and Rancho Guajome.<sup>5</sup> The Santa Margarita y Las Flores ranchos are directly associated with the history of Oceanside. Both ranchos combined encompassed a total of 133,440 acres and included several miles of coastline, three mountain ranges, five rivers, several lakes, and 260 miles of road. In 1841, brothers, Pio Pico and Andres Pico were granted the title of Rancho Santa Margarita by Governor Juan Bautista Alvarado, as a reward for their service. Three years later, the Rancho Las Flores was added, and the grant was renamed Rancho Santa Margarita y Las Flores. Pio Pico would go on to become the governor of California, while his brother Andres became a general in the Mexican army.

### **American Period**

On February 2, 1848, Mexico ceded California to the United States under the Treaty of Guadalupe Hidalgo. In 1850, California was admitted into the Union as the 31<sup>st</sup> state. By this time, Pio Pico was the sole owner of Rancho Santa Margarita y Las Flores. Under the terms of the Treaty of Guadalupe Hidalgo and subsequent California Land Act of 1851, Mexican land grants were to be honored by the U.S. courts. Pico retained the land grant to Rancho Santa Margarita y Las Flores until 1864, when he sold the rancho to his brother-in-law, John Forester.<sup>6</sup> The former rancho would remain under Forester's ownership until his death in 1882. Much of the area continued to remain relatively undeveloped and was utilized for ranching.

By the 1870s, settlement in the area gradually commenced just west of the former mission. The San Luis Rey Townsite was platted adjacent to the former mission on El Camino Real, a 600-mile historic road along the coast of California that connected all 21 Spanish missions in the state. Settlers from all over the country, including foreign settlers from England, France, Australia, and Germany, relocated to the area.<sup>7</sup> Most of the settlers who arrived took up farming and ranching. Crops grown in the valley included barley, alfalfa, and citrus. By 1879, a total of sixty families had settled around the former mission. Although commercial establishments took longer to arrive, the local newspaper noted a general store, livery stable, and a large schoolhouse with nearly 30 in attendance.<sup>8</sup>

In 1880, surveys were conducted in San Diego County by the U.S. Government for a potential railroad route. On October 12, 1880, the California Southern Railroad Company was chartered for the purpose of constructing a line between San Diego and San Bernardino counties. In 1881, the line was completed, initiating north from National City, through San Luis Rey Townsite (Oceanside), northeast through

Temecula, terminating in Barstow. The establishment of the railroad spurred increased development in the area. Speculators, such as Andrew Jackson Myers, arrived in the area and formed land companies and subdivided townsites. Myers, a former homesteader who arrived in 1882, saw the area's potential. In 1883, he applied for a homestead grant and was allotted 160 acres of land. The homestead grant was located within proximity to the coast, approximately four-miles west of the former San Luis Rey mission. With the help of John Chauncey Hayes, Myers established the Hayes and Hicks Land Company, and platted the "Ocean Side" Townsite, west of the San Luis Rey Townsite. He hired Cave Coutts Jr. to lay out the new townsite in an east-west, north-south grid pattern. By 1887, the population of the area had grown to nearly 1,000 residents. On July 3, 1888, the city of Oceanside was incorporated.

Oceanside's development continued to grow through the 1890s. Three hotels were built in the area: the South Pacific, the St. Cloud, and the Tremont Hotel. During this time, the Oceanside Chamber of Commerce was established for the purpose of the general improvement and benefit of the town and its citizens. Other institutions including churches were erected in the city such as the All Saints Episcopal Church, the First Congregational Church, and St. Mary's Chapel. The Libby School District was also formed during this period, providing education in a small one-room schoolhouse. The schoolhouse was originally located on the northwest corner of Hill Street (present-day S. Coast Highway) and 1<sup>st</sup> Street (present-day Seagaze Drive).

### **20<sup>th</sup> Century**

Into the 20<sup>th</sup> Century, several capital improvements were completed to advance the city's growth. In 1904, telephone service was connected to Oceanside for the first time and a new plunge and electric plant was constructed. The Oceanside Electric Light Plant and Bath House, located east of N. Pacific Street, between present-day Civic Center Drive and Pier View Way, supplied electricity for downtown Oceanside. That same year, the Oceanside Public Library was established and opened in the Bank of Oceanside building, located on the northwest corner of Hill Street and 2<sup>nd</sup> Street (present-day N. Coast Highway and Mission Avenue). In 1906, the Oceanside Public School was built on the corner of Horne Street and Topeka Street, today the present-day location of Oceanside High School.<sup>9</sup> The two-story building was vernacular in construction and featured characteristics in the Victorian architectural style.

In 1912, Oceanside experienced a minor building boom as a direct result of the area's improved transportation networks. In 1908, following the formation of the San Diego County Road Commission, 1,250 miles of roads were constructed throughout the county, including Oceanside. This opened up the city to the

rest of the county, increasing tourism and facilitating further development of the area well into the 1920s. The city was coined the “Gateway to San Diego County” and exalted as a resort city with year-round agreeable climate and sandy beaches.<sup>10</sup> In 1914, tourism increased with the establishment of a tent city in Oceanside. By the end of the decade, the city had an administrative building, chapel, sanitarium, and other structures and residences. The city would continue to prosper through the 1920s until the Depression-era.

In the 1930s, Oceanside, like the rest of the country, felt the economic effects of the Great Depression. Despite the economic depression, considerable progress occurred in Oceanside during this time. Much of the new construction was funded by New Deal programs, such as the Public Works Administration (PWA) and the Works Progress Administration (WPA). In 1934, a new city hall was constructed on Pier View Way. In 1935, the PWA was responsible for the construction of Oceanside’s first permanent post office building, located at 517 First Street. At the same time, Oceanside High School underwent several renovations that were funded by the WPA. In 1936, the Margo Theater, present-day Sunshine Brooks Theater, was constructed at 217 North Hill (Coast Highway). As the city continued to grow, a new Oceanside Hospital was constructed in 1938. By 1940, the population grew from 3,508 to 4,652 residents.<sup>11</sup>

During World War II, Oceanside began to transform from a sleepy little town to a modern suburban city. The establishment of the nation’s largest Marine Corps Base, Camp Pendelton in 1942 was a major impetus for outward growth of Oceanside, bringing in thousands of workers and families into the area which led to a housing shortage that the City was not prepared to meet. As was done in other locales throughout the San Diego region and around the country, to address the housing shortage, modest single-family and multi-family housing were constructed on infilled lots and open spaces throughout Oceanside. Homeowners were urged to rent rooms to military personnel and their families to meet the housing shortage. In 1944, federally sponsored housing, known as Sterling Homes, were constructed near Mission Avenue and Lemon Street.<sup>12</sup> The opening of these federal housing developments in Oceanside provided 668 homes to military families.<sup>13</sup> Eventually the population boom began to strain existing services causing the need for new local-serving commercial, educational, and community-support services to be built throughout Oceanside.<sup>14</sup> In 1946, a new public library was completed off North Nevada Street. That same year, a new railroad depot was constructed to accommodate the influx of commuters. Two airports were additionally approved by the City Council: the Hi-Hi Sky Ranch airport and a municipal airport under the management of William Lake and James Carr, later known as Oceanside Municipal Airport.<sup>15</sup>

By 1950, Oceanside’s population jumped from 4,652 residents to, nearly 13,000 residents.<sup>16</sup> The presence of

nearby military installations and the population boom played an integral role in the City's post-World War II development. The outbreak of the Korean War further fueled the growth of Camp Pendleton and Oceanside. As the population of the area continued to increase, development began to push eastward towards the San Luis Rey Valley, away from the coastal areas, where it was still relatively undeveloped.<sup>17</sup> This led to an increase in subdivisions, annexations, and the development of new neighborhoods such as Fire Mountain, Loma Alta, Mira Costa, Lake, Oceana, Tri-City, Peacock, San Luis Rey, North Valley, and Morro Hills.<sup>18</sup> Smaller pockets of development occurred in Guajome, Ocean Hills, and Rancho del Oro. Business and entertainment establishments, such as theaters, restaurants, and bars were constructed to cater to the area's new residents. This included the construction of the 1951 Crest Theater and the 1956 Star Theater.<sup>19</sup>

The increase in residential development eventually led to the need for additional schools. For many years, Oceanside's early school system was modest, serving a relatively small population. In 1940, there were just over 600 students enrolled in Oceanside elementary schools and by 1946, that number had doubled. In 1952, as new subdivision developments began to increase, enrollment had grown to 3,602 students. Students filled nearby schools, such as North Oceanside School and Oceanside High School and the City entered into agreements to utilize buildings on Mission Avenue, east of present-day Canyon Drive, for a makeshift school known as Mission Road School. By 1950, funding for two new schools was approved, known as North Oceanside School and Ditmar School. The new schools received federal aid due to many of the students being from military families.

The 1960s brought on continued growth throughout the city. By this time, the city had its first public hospital, the Tri-City Hospital in the north coastal area. In 1960, the first shopping center in Oceanside, known as the Mission Square Shopping Center, was constructed to service the growing suburban neighborhoods.<sup>20</sup> A second shopping center was built a year later. In 1964, in response to a growing need for higher education, Mira Costa College was established. Over 1,500 students enrolled for classes on the new campus.

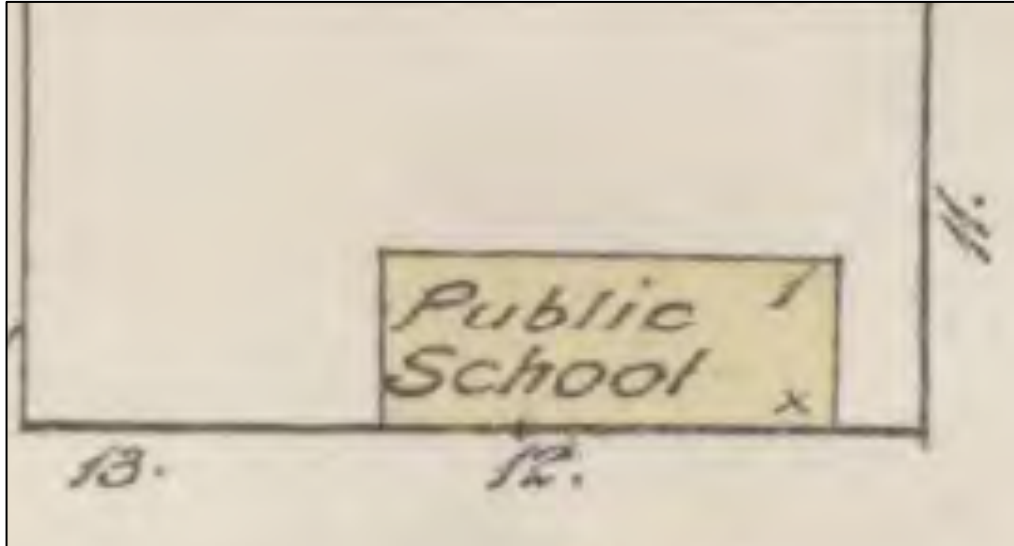
By the Fall of 1966, over 7,300 grade school and junior high students were enrolled, once again drawing concerns due to insufficient facilities for students. In 1966, a bond measure calling for the construction of new schools, classroom additions to existing facilities, new libraries, and the acquisition of two sites in northeastern Oceanside for the construction of a junior high and elementary school. This would result in the construction of E. G. Garrison Elementary School in 1970 in the Loma Alta neighborhood. The school was one of many school projects proposed throughout the city at this time.

By the 1970s, Oceanside experienced a drastic decline in suburban growth. The opening of the Plaza Camino Real Mall in Carlsbad in 1969, later rebranded as the Shoppes at Carlsbad, significantly deterred interest in Oceanside's downtown commercial area. The opening of the mall led to a department store exodus from Oceanside to Carlsbad. Empty department stores were replaced with military surplus stores and tattoo parlors, changing the landscape of downtown Oceanside. Crime rates rose and decay and deterioration ensued due to neglect. In 1975, the city began redevelopment and revitalization efforts of its downtown area, by promoting quality development, increasing the tax base, creating more jobs, and creating a more pleasing environment to attract people back to the area.<sup>21</sup>

### **Evolution of the Schoolhouse Design**

Prior to the 1900s, the majority of schools throughout the United States were small, vernacular, single-room buildings, utilitarian in design and function. Early schools were often called "one-room" schoolhouses, generally constructed by local farmers utilizing local materials, such as wood, sod, straw, stone, and mud. These buildings typically featured a basic rectangular or square floorplan and exhibited a general lack of ornamentation and standard in design. One-room schoolhouses were built with the objective of giving both schoolmaster and students basic shelter during lessons. Students of all ages were instructed in one dedicated room under the control of a single teacher. Schools were typically located within walking distance to towns and homes so that students could easily walk to them. In many parts of rural America, one-room schoolhouses were the sole public building in the area. They functioned as a place for social, political, and religious meetings.

While basic in plan, one-room schools differed widely from one another. Frontier rural communities in the north built their schools from logs, in the prairie and Mid-West out of sod, and in the southwest out of adobe. Oceanside's first schoolhouse (**Figure 2**) was constructed in the mid-1880s during the initial development of Oceanside. The schoolhouse was originally located on the northwest corner of Hill Street (present-day S. Coast Highway) and 1<sup>st</sup> Street (present-day Seagaze Drive). Based on the 1887 Sanborn Fire Insurance Map, the schoolhouse was a small, one-room, frame building, with a rectangular floorplan and a gabled roof. The schoolhouse was established within walking distance of the center of town.



**Figure 2. Oceanside's First Schoolhouse.**

**Source: 1887 Oceanside Sanborn Fire Insurance Map, Sheet 1.**

By the early 20<sup>th</sup> century, as the populations of cities and towns in the United States increased, schoolhouse design evolved from basic vernacular facilities to schools with multiple floors and wings to accommodate increasing numbers of students. School buildings became more specialized and standardized as educators pushed for more control of school design.<sup>22</sup> Plan books and design guides for educational buildings were introduced and a movement to make schools a healthier environment was pushed. With a rising school age population and stricter child labor laws, many urban centers required larger school buildings to meet the surge in enrollment. Educational reformers led the effort to modernize schools and classroom spaces, and the ubiquitous one-room schoolhouse gradually gave way to bigger and more sophisticated designs. Daylighting and natural ventilation were essential characteristics in many of these schools, which was often achieved through an H-plan floorplan. These schools were typically designed in traditional architectural styles, monumental designs, symmetrical facades, oversized entrances, and rectangular plans. Often designed as civic monuments, the focus was generally on building a school that would bring the community pride.<sup>23</sup> As the United States urbanized, fewer and fewer children went to one-room schools, though in rural areas these schools persisted well into the 20th century.

In 1906, the Oceanside Public School was constructed to accommodate the growing number of students.<sup>24</sup> The school was built on the corner of Horne Street and Topeka Street, today the present-day location of Oceanside High School. The much larger two-story building was vernacular in construction, with characteristics in the Victorian architectural style. The school featured a steeply pitched hipped-and-gabled

roof, topped with wood shingles and a moderate eave overhang. The exterior was clad in clapboard siding painted in white, with white trim over the windows and doors. The fenestration throughout consisted of multiple 4-over-4 multi-lite, double-hung windows to provide sufficient ventilation. The main elevation faced Horne Street and featured a portico main entryway, supported by double wood beams, and a large cupola tower centered on the gabled roof (see **Figure 3**). In 1920, expansions took place with the construction of a new science building. By 1927, as the population of students increased, the original schoolhouse was demolished and replaced with two large, detached buildings designed in a Monumentalism Neoclassical style (see **Figure 4**).

In 1918, the federal Office of Education published *The Cardinal Principles of Secondary Education*, establishing seven key elements that education should encompass: health, command of fundamental processes, worthy home membership, vocation, civic education, worthy use of leisure time, and ethical character. These principles were influenced by Progressive ideals and emphasized personal development over academic criteria. In this framework, the teacher was meant to be the guide, rather than a task master, and gave students the freedom to develop naturally. Greater attention was given to the conditions that affected a child's physical development. These Progressive educational ideals were widely implemented in schools by the 1930s.

Between 1930 and 1945, there was a general lack of school building throughout the country due to a lack of funding during Great Depression and to conserve building materials during World War II.<sup>25</sup> By the 1940s, many schools around the country required upgrades or had to be entirely replaced in order to accommodate the growing number of students. Educators who attended the 1947 National Conference for the Improvement of Teaching recommended a ten billion dollar building program to meet classroom demands over the next decade. At this time, it was estimated that between 50 to 75 percent of all school buildings were obsolete and should be replaced.<sup>26</sup> The general consensus among educators was that the lifespan of schools was 25 to 50 years, after which new teaching methods and technology would make it obsolete.<sup>27</sup> Following WWII, new schools were desperately needed and just like the Progressive era schools reflected education theory of the day, mid-century school did as well.

In the post-WWII era, new schools were in high demand due to the mid-century baby boom from ca. 1946-1964. School design became increasingly cost-conscious and more standardized. Many architectural magazines published articles and dedicated entire issues to public school design, including *Architectural Forum* magazine, which published a school design issue in October 1949 with articles on acoustics, lighting,

heating, ventilation, and more. At the time of the article, the United States was tasked with constructing schools to accommodate 7 million “war babies,” on which experts believed \$10 million would have to be spent on school construction in the next decade.<sup>28</sup> Schools during this era, not only focused on the physical and educational needs of students, but also took interest in nurturing students’ emotional development.

From 1945 through 1964, \$20 billion was spent on new educational facilities in the United States, signaling the expansive growth of communities across the country in the post-WWII period.<sup>29</sup> Schools were just one category of capital improvements that coincided with suburban development in this period. Mid-century schools and suburban housing developments shared many design elements. Buildings were typically long, and low, one-story buildings designed in the Mid-Century Modern or International style and featured standard stucco-clad facades composed of continuous full-height ribbon windows that provided natural light along the outer walls, with doorway access from individual classrooms directly to a common corridor shared by multiple linear buildings, each featuring multiple classrooms. Rather than compactly containing all school facilities within a singular rectangular block, facilities were separated by function and plans were often irregular.

In 1951, construction began on the North Oceanside Elementary. Upon its completion, North Oceanside School was a good example of mid-century and post-WWII school construction (**Figures 5 and 6**). The school was described as “airy” and the “best in modern schoolhouse planning, featuring ten classrooms and two kindergarten classes. The new school exhibited characteristics in the International style, and featured large full-height ribbon windows, a flat roof, a rambling floorplan, and embraced the indoor-outdoor living concept. This gave students a feeling of going to school outdoors rather than in the confines of a classroom.<sup>30</sup> The school remained operational until the 1970s, when it was demolished for the construction of Interstate 5.



Figure 3. Oceanside Public School, ca. 1907. Source: San Diego History Center.



Figure 4. Oceanside Public School, ca. 1920s. Source: San Diego History Center.



Figure 5. North Oceanside School, 1951. *Source: History of Oceanside School.*

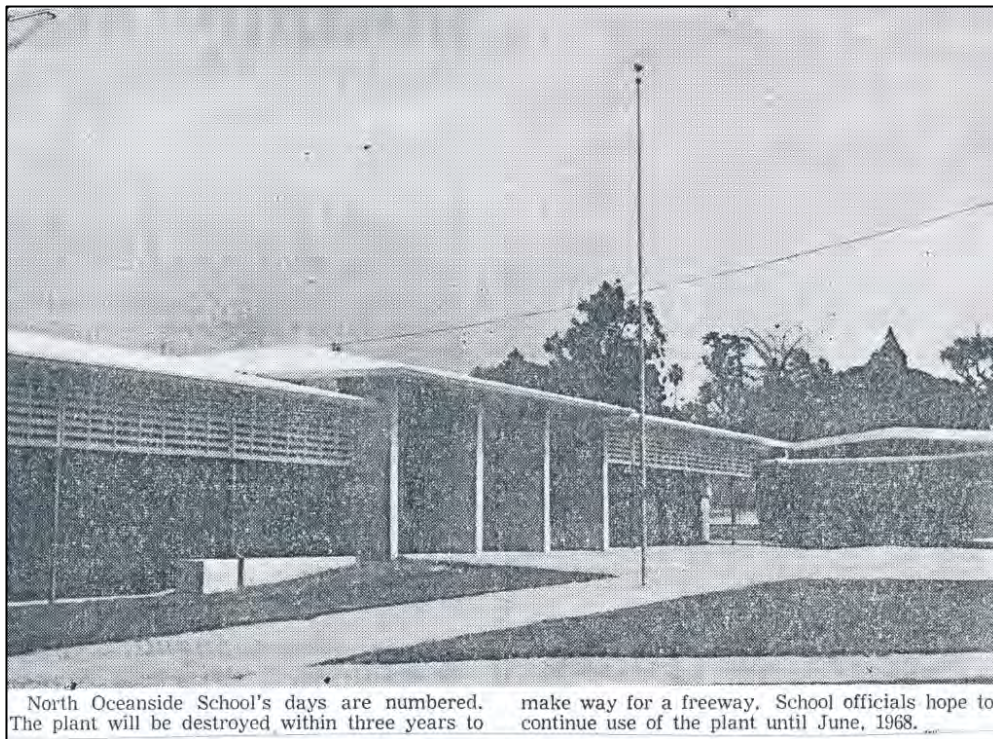


Figure 6. North Oceanside School, 1965. *Source: History of Oceanside School.*

By the 1960s and 1970s, dwindling enrollments and budgets in many school districts forced schools to economize or reconfigure existing spaces wherever possible. This led to a greater emphasis on prefabricated school construction techniques. Additionally, an increased reliance on technology de-emphasized the need for large windows and natural ventilation. In 1973, the energy crisis led to the replacement of large windows and natural ventilation with fluorescent lights and air conditioning. At the same time, this period saw the beginning and end of the open plan or open space classrooms, with large pod areas, little definition of space between them, and few if any windows.<sup>31</sup> By the mid- to late-1970s, most movable or temporary walls had been replaced with permanent walls. Some schools took on the appearance of shopping malls. Schools replaced large windows and natural ventilation with fluorescent lights and mechanical ventilation systems. Even with the changes, these schools retained some characteristics visible in earlier postwar schools, including the separation of facilities and use of outdoor courtyards.

The E. G. Garrison Elementary School in Oceanside falls within this transition period in school construction, emphasizing a more standardized prefabricated design. Constructed in 1970 using plans prepared in 1966, the school exhibits a more utilitarian style appearance with minimal decorative details, and an overall lack of oversized windows that is visible in earlier postwar schools. Facilities continued to remain detached and separated by function and plans, with buildings connected by outdoor courtyards.

In the 1980s, school enrollment and investment decreased, and aging facilities struggled to maintain basic standards of functionality. Portable or temporary classrooms, installed in the 1980s due to uncertainties in enrollment, came under scrutiny in the 1990s. Temporary classrooms were becoming increasingly popular and not at all temporary, with concerns including high levels of indoor air pollutants and CO<sub>2</sub>. In 1998, a high-performance building rating system, Leadership in Energy and Environmental Design (LEED) launched the green building movement, which grew exponentially in the early 2000s and significantly influenced school design and construction.<sup>32</sup>

### **Samuel Wood Hamill, FAIA**

E.G. Garrison Elementary, formally Loma Alta Elementary, was designed by Samuel W. Hamill, Master Architect, in 1966. Hamill is a noted San Diego architect whose career spanned for more than four decades. Between the late 1920s and late 1960s, Hamill designed residential, commercial, and institutional buildings in the Mission, Spanish, Monterey Revival styles, and later in the Mid-Century Modern/International style. Among the most notable projects associated with Hamill include the Veterans' War Memorial Building (3325 Zoo Drive), the Casa de Tempo/Samuel W. Hamill house (1212 Upas Street), the County Administration

Building (1600 Pacific Highway), the Mickey Wright/Samuel W. Hamill House (2765 Brant Street), the Del Mar Fairgrounds Racetrack, the San Diego Civic Center and Community Concourse, and the Union Title Insurance Company Headquarters.<sup>33</sup> In addition to his long career as an architect, Hamill is recognized for his role as an influential civic leader. He served three terms as President of the American Institute of Architects (AIA) and was named to the AIA College of Fellows (FAIA) in 1957, for his exceptional work and contributions to architecture and society.

Born in Globe, Arizona in 1903, Samuel Wood Hamill was the son of Joseph H. Hamill and Flora I. Wood. His father was Irish American and an editor and publisher at the *Arizona Silver Belt*, a local newspaper in the mining town of Globe. In 1909, his family relocated from Arizona to San Diego where Hamill attended school and was first exposed to the traditional Mission Revival and dramatic Spanish Eclectic architecture of Southern California. At a young age, he developed a deep appreciation for the design of Spanish Colonial structures, and its historic link to the Spanish occupation of California.<sup>34</sup> The complexity and detail visible on the buildings of the 1915 Panama-California Exposition in Balboa Park and simplicity of the Mission style significantly influenced his decision to pursue a career in architecture.<sup>35</sup>

Encouraged by his mother, Hamill took drafting classes as a teenager from noted architect, Lilian J. Rice. Rice became his mentor and quickly recognized Hamill's potential as an architect. While in high school, Hamill attended a lecture given at school by the noted architect, William Templeton Johnson. Following a personal interview, Johnson invited Hamill to work for him in evaluating the physical condition of the buildings in Downtown San Diego. In 1921, after his high school graduation Hamill enrolled at San Diego State College for one year where Rice taught him geometry and persuaded him into transferring to the University of California Berkeley for architecture.<sup>36</sup> The following year, he was accepted to the School of Architecture at UC Berkeley where he graduated with honors in 1927. Soon thereafter, Hamill returned to San Diego where he was immediately hired as an associate at the acclaimed firm of Requa and Jackson, where his older brother, Joseph H. Hamill Jr. also worked as an architect. The senior partners recognized Hamill's talent and entrusted him with several of the firm's largest commissions. In 1928, Hamill worked in the architectural firm's Rancho Santa Fe office alongside his mentor Lilian Rice.<sup>37</sup> Together they developed the town center for the new community of Rancho Santa Fe, before Rice established her own practice. In addition to his work with Rice, Hamill designed the Casa de Tempo model home in Balboa Park, and several structures at the Del Mar Fairgrounds.<sup>38</sup> In 1929, Hamill returned to the Requa & Jackson office in downtown San Diego. During this time, the firm had several contracts for school buildings located throughout San

Diego County, which Hamill designed.<sup>39</sup> While some of the schools he designed were traditional in style, others were designed to be compatible with the unique topography of Southern California.

In 1931, Hamill married Georgette Rousseau, a woman of French and Mexican descent. Together they had two daughters, Georgette (b.1932) and Annette (b.1936).<sup>40</sup> Shortly after their marriage, Requa and Jackson made Hamill a partner of the firm, as they could no longer afford to pay him a salary due to the effects of the Great Depression.<sup>41</sup> With this arrangement, they would all share expenses as well as profit. He would later become the principal architect at the firm, once Requa retired in 1936. Between 1936 and 1938, the firm was known as Jackson & Hamill.<sup>42</sup>

In the years that followed, as his career continued to progress Hamill accepted several large commissions, many of which were funded by the Works Progress Administration (WPA). In 1935, Hamill was selected alongside William T. Johnson, Louis Gill, and Richard Requa to design the WPA-sponsored Civic Center Building (present-day County Administration Building). He was later elected as the project's chief designer. Hamill was also selected as the lead architect for the Civic Center and Community Concourse WPA project downtown.<sup>43</sup> That same year, Hamill and Richard Requa were hired to redesign some of the exposition buildings in Balboa Park, which were originally erected as temporary structures for the 1915 Panama-California Exposition. The most charming and innovative of the redesigned buildings was the Casa del Rey Moro Gardens.<sup>44</sup> The building was remodeled without altering the original façade designed by Carleton M. Winslow.

In 1937, the Jackson & Hamill architectural firm was hired to design some of the buildings at the Del Mar Fairgrounds & Racetrack. The project was the largest single WPA project in San Diego and included the construction of a one-mile racetrack, the Turf Club, and a grandstand.<sup>45</sup> Hamill adapted the Mission Style architecture into the design of some of the buildings. The Turf Club tower, a replica of the Mission San Jose de Aguayo, dominates the grounds. By 1938, Jackson retired leaving Hamill to maintain the firm alone. The firm became known as S. W. Hamill & Associates. Hamill would go on to complete several career milestones that would establish him as a Master Architect. In 1950, Hamill was hired to design the Mid-Century style Veterans' War Memorial Building in Balboa Park. In 1959, he was hired to design the three-story Union Title and Trust Company building in downtown San Diego, the County Courts Building, and multiple Sheriff facilities. In the 1960s, he was selected as the lead architect for the design of the Civic Center and Community Concourse project, also in downtown San Diego.<sup>46</sup>

Throughout his career as he took on these noteworthy civic projects and custom commissions, Mr. Hamill and his colleagues simultaneously worked on less remarkable institutional projects including school buildings throughout the San Diego County region. His experience in school design dated back to Requa & Jackson where Sam worked on multiple contracts for school buildings throughout San Diego County.<sup>47</sup> In the pre-and-post-WWII period and beyond, Mr. Hamill continued to provide architectural services to multiple school districts including San Diego Unified School District and the Oceanside School District. Among what is presumed to be a long and not fully developed list, Mr. Hamill is known to have designed South Oceanside Elementary School in 1946, the Audubon Elementary School in San Diego in 1955, and Loma Alta Elementary in 1966, which was renamed as E.G. Garrison Elementary in 1970 when it was built. As was typical to institutional design, school buildings in the post-WWII period and into the transitional period featured less customization and were instead focused on meeting timelines for enrollment and budgetary constraints, thus often resulting in designs that were recycled or modified for reuse at different sites in the region. With this method in mind, it is Urbana's opinion that very few school properties would be found individually eligible for representing the masterful work of Sam Hamill, FAIA.

In 1968, after more than 40 years of practice, Hamill retired from architectural practice. He is regarded as a Master Architect for his notable work and contributions to the City of San Diego as represented by the four works designated by the City's Historical Resources Board: the County Administration Building (HRB No. 203), the Veterans' War Memorial Building (HRB No. 412), the Casa de Tempo/Samuel Wood Hamill House (HRB No. 770), and the Mickey Wright/Samuel Hamill House (HRB No. 771).<sup>48</sup> Mr. Hamill is additionally recognized for his role as an influential civic leader. He served as President of the San Diego Chapter of the AIA in 1938, 1939, and 1955, and was elected as an AIA Fellow in 1957.<sup>49</sup> He was a founding member of San Diegans Inc. and the Committee of 100, where he helped preserve the buildings at Balboa Park. Refer to **Table 1** for an incomplete list of properties attributed to Mr. Hamill.

### **Chamac Construction Company, Building Contractor**

Established in 1952 and incorporated in 1960, the Chamac Construction Company was based in Escondido.<sup>50</sup> The company was primarily active between the 1960s and 1980s and constructed mainly commercial and institutional buildings in San Diego's north county area. Founded by Alan Chamberlain and J. Homer McCurdy, the company was initially a two-man operation that focused on residential works, but by 1960, with the help of Richard "Tony" A. Buckman, the company incorporated and began to focus on commercial, institutional, and industrial construction. Projects attributed to Chamac include the Imperial Savings and Loan office in Escondido, the Palomar College swimming pool in Palomar, the Julian Junior High School

addition in Julian, the La Presa Junior High School in Spring Valley, and the Lawrence Welk Village Resort’s administration building in Hidden Meadows. In 1978, Chamberlain and McCurdy retired from the company, selling their interests to seven long-time employees.<sup>51</sup> By the 1980s, the company began to specialize in building “clean” rooms or sterile laboratories for bio-technology firms.<sup>52</sup> Today, the company is no longer active and has not been identified as a noted or masterful building company in the San Diego region. Refer to **Table 2** for an incomplete list of properties attributed to the Chamac Construction Company.

**Table 1. Incomplete List of Properties Attributed to Samuel W. Hamill.**

Year Built	Property	Description	Address	Extant
1933	Mickey Wright	Single-Family, Monterey Revival; Designated	2765 Brant St. San Diego, CA	Yes
1935	Casa de Tempo	Single-Family, Monterey Style; Designated	1212 Upas St. San Diego, CA	Yes
1935	Civic Center/ County Administration Building	Institutional-use, Art Deco; Designated	1600 Pacific Hwy. San Diego	Yes
1935	Balboa Park	Redesign of 1915 Panama-Exposition Buildings/Mission/Spanish Revival	San Diego, CA	Yes
1936	San Diego Humane Society	Service Building, Two-story, Concrete and Steel Building	San Diego, CA	Not Known
1937	Del Mar Fairground	Racetrack	2260 Jimmy Durante Blvd, Del Mar, CA	Yes
1946	South Oceanside Elementary School	Institutional, Mid-Century Modern Style	1806 S. Horne St. Oceanside, CA	Yes
1950	Residential Home	Single-Family, Spanish Revival	3014 Capps Street	Yes
1950	Veterans’ War Memorial Building	Institutional, Mid-Century/International/Modern Style	3325 Zoo Dr. San Diego, CA	Yes
1951	Klauber Wangenheim South Bay Cash and Carry	Commercial-use, 4,500 sq ft Market	389 National Avenue, Chula Vista, CA	Not Known
1955	Audubon Elementary	Institutional, Mid-Century Modern Style	8111 San Vicente St. San Diego	Not Known
1955	Walker-Scott Store	Commercial-use, Department/Shopping Center	Lemon Grove, CA	Not Known
1970	E. G. Garrison Elementary	Institutional-use, Mid-Century Modern	333 Garrison St. Oceanside, CA	Yes

**Table 2. Incomplete List of Properties Attributed to the Chamac Construction Company.**

Year Built	Property	Description	Address	Extant
1962	Escondido Chamber of Commerce	Commercial-use, Mid-Century Modern	720 N. Broadway Escondido, CA	Altered
1966	Fallbrook Public Utility District	Commercial-use, Ranch Style	990 E. Mission Rd. Fallbrook, CA	Yes
1967	Love's Wood Pit Barbecue	Commercial-use, Ranch Style	445 N Escondido Blvd. Escondido, CA	Altered
1968	Rincon of Del Diablo Municipal Water District	Commercial-use, shops/office facilities	1920 N. Iris Ln. Escondido, CA	Altered
1969	San Luis Rey Downs Facility	Transportation, Underpasses, Equestrian use	5772 Camino Del Rey Bonsall, CA	Not Known
1969	San Marcos Fire Protection District	Fire Station	180 W. Mission Rd San Marcos, CA	No
1970	Daily Times-Advocate Facility	Commercial-use, Mid-Century	207 E. Penn. Ave Escondido, CA	Yes
1970	E. G. Garrison Elementary	Institutional-use, Mid-Century	333 Garrison St. Oceanside, CA	Yes
1970	Imperial Savings & Loan	Commercial-use	1500 E. Valley Pkwy Escondido, CA	Yes
1971	Palomar College Swimming Pool	Swimming Pool	100 Comet Cir. E San Marcos, CA	Yes
1972	La Presa Junior High	Institutional-use	1001 Leland St. Spring Valley, CA	Yes
1974	Mission Industrial Park Tennis Courts	Tennis Courts	747 Enterprise St. Escondido, CA	No
1975	Fallbrook Union High School	Metal Shop Addition	2400 S. Stage Coach Ln., Fallbrook, CA	Not Known
1976	Ramona High School	Agricultural Education Building Addition	1401 Hanson Ln. Ramona, CA	Not Known
1979	Main Street Plaza	Commercial-use	1755-1797 Main St. El Cajon, CA	Not Known
1980	Tulip Plaza	Commercial-use, Strip Mall	945 W. Valley Pkwy Escondido, CA	Altered
1983	Julian Junior High School	Six-room Building Addition	1704 Cape Horn Ave Julian, CA	Yes
1984	Fallbrook National Bank	Commercial-use	300 N. Main St. Fallbrook, CA	Yes
1987	Naval Base Point Loma	Basketball Court	140 Sylvester Rd San Diego, CA	Not Known
1987	North County Bank	Commercial-use	27425 Ynez Rd. Temecula, CA	Altered
1987	Mira Costa College	Seven Building Addition	1 Barnard Dr. Oceanside, CA	Not Known
1987	Marine Corps Base Camp Pendleton	Aircraft Control Tower Addition	20250 Vandegrift Blvd. Oceanside, CA	Not Known
1987	Lawrence Welk Country Club & Resort	Administration Bldg.	Escondido, CA	Yes
1988	Marine Corps Base Camp Pendleton	Moving Target Range	20250 Vandegrift Blvd. Oceanside, CA	Not Known
1988	Temple Enmanu-El	Administration and Classroom Buildings Addition	6299 Capri Dr. San Diego, CA	Not Known
1988	Vallecitos Town Center	Restaurant Additions	E. Mission Rd San Marcos, CA	Yes

## IV. Property History

Garrison Elementary School is located on San Diego County Assessor's Parcel No. 162-020-26-00, on the west side of Garrison Street, on a raised irregular sized parcel, approximately 8.5-acres in size. The property is sited on the southwest  $\frac{1}{4}$  of the northeast  $\frac{1}{4}$  of Section 19, Township 11S, and Range 4W and is addressed as 333 Garrison Street.

Initially planned and designed in 1966, the E. G. Garrison Elementary School was constructed in 1970 in the Loma Alta neighborhood of Oceanside. The school was designed by architect Samuel W. Hamill and constructed by the Chamac Construction Company of Escondido. Originally named the Loma Alta Elementary School, the drawings for the school were completed in 1966, however, due to funding limitations, the project was delayed for three years. In September of 1969, construction of the new school began. The project was valued at a total cost of \$927, 317.<sup>53</sup> The buildings were constructed on a raised irregular lot on the west side of Garrison Street and were built in a north-south orientation. At the time of the school's construction, much of the surrounding area remained relatively underdeveloped, with new residential construction west of Loma Alta in the present-day Oceana and Mira Costa neighborhoods.

Upon completion in 1970, the school was renamed E. G. Garrison after Elra G. Garrison, who served on the Oceanside Union School District as Assistant Superintendent, Business Services and Deputy Superintendent until his retirement in 1965.<sup>54</sup> Garrison died in 1973, just three years after the school was completed.<sup>55</sup> Although he is considered a noted individual in local history, the school is not directly associated with Mr. Garrison and instead served as a memorial to his work in the district. The new school featured four standardized detached school buildings, identified as Units A, B, C, and D, each separated by outdoor courtyards and covered concrete walkways. The Unit C and Unit D buildings were positioned facing the main parking lot located at the entrance to the school. Behind Unit C and Unit D were the much larger Unit A and Unit B buildings. Unit A was the main central building on the campus, connected to both Unit B and Unit C by an attached covered walkway.

Each of the buildings were designed in an almost identical manner with an asymmetrical front facade, rectilinear floorplan atop a concrete slab foundation, stucco exterior walls, aluminum ribbon windows and wood flush doors, all covered by low-pitched gravel-topped gable roofs with monitors, deep eave overhangs, and enclosing fascia boards. While similar in appearance, each Unit building featured different interior configurations and layouts.

- Unit A included the administration offices for the Secretary and Principal, four classrooms (A4-A8), the library, a teacher work and conference room, restrooms for boys and girls, and utility rooms for heating and air-conditioning equipment and general storage.
- Unit B was constructed directly behind the Unit A building. The single-story building included eight classrooms (B9-B16), restrooms for boys and girls, a remedial room where students could receive additional support to work on skills, and utility rooms for mechanical equipment and general storage.
- Unit C was constructed adjacent to the parking lot, directly south of the Unit D building. The building was the smallest of the four and included four classrooms (C1-C4), a teacher work room, restrooms for boys and girls, and utility rooms for heating and air-conditioning equipment and general storage.
- Unit D was constructed facing the parking lot, north of Unit C and east of Unit A. The building was the tallest and included a large assembly area that also served as the student cafeteria, a stage area, a faculty dining and dishwashing room, and several storage rooms.

Between 1985 and 2016, six prefabricated and portable classroom buildings were moved onsite to accommodate student enrollment.

- In 1985, a prefabricated building was installed directly behind Unit B (Building 5). This wood-framed building had a similar appearance to the original 1970 buildings and featured a rectilinear floorplan, stucco facade, a low-pitched shed roof, aluminum sliding sash windows, and flush wood doors.
- In 1990, three additional prefabricated buildings were installed on the property (Building 6, 7, and 8). Building 6 was installed west of Unit B. Building 7 was installed east of Unit B. Building 8 was installed east of Building 7. Much like Building 5, Buildings 6, 7, and 8 also featured rectilinear floorplans, stucco facades, aluminum sliding sash windows, flush wood doors, and low-pitched shed roofs.
- In 2016, two portable, manufactured classroom buildings were added to the property (Buildings 9 and 10). These buildings included rectilinear floorplans, moderately-pitched roofs, vertical wood-siding, aluminum sliding sash windows, ADA ramps, and flush wood doors.

In 2019, two sinkholes formed on the campus because of a corroded storm drain which resulted in permanent closure of the school in 2020. Garrison Elementary students were directed to enroll at San Luis Rey Elementary School, and the Oceanside Unified School District Board of Directors approved disposition

and future sale of the Garrison Elementary School property. Historic views of the campus, including original drawings, are included as **Figures 7-15**.



**Figure 7. Historical Aerial via, 1964, prior to school construction. Source: EDR Historic Aerials.**

# Oceanside Schools Repeat Try For Bond OK Tuesday

By NANCY RAY

OCEANSIDE — Elementary school district officials, eying capacity enrollments and new state restrictions on class size, can only smile weakly and comment: "If it looks bad this year, wait until next fall."

Over 7,300 grade school and junior high youths showed up for classes here this September, filling all schools to the brim and causing bus transportation problems for the district.

But "next year" looms like a thundercloud over the busy administrators' heads, even while they shift students, shave class schedules and arrange class sessions in auditoriums.

Next year's problems must be solved Tuesday — or else. Educators won't even talk about the "or else" possibilities.

## TWO-THIRD REQUIRED

Tuesday's elementary schools bond vote requires two-thirds of the voters to approve a \$1,980,000 issue.

The first try at the bond vote, Dec. 7, 1965, found the district 135 votes shy of the needed margin. It postponed plans to meet this autumn's classroom shortage.

The bond vote — required because the district is not deep enough in bond debt to draw out its \$3 million in already approved state construction funds — does not mean a tax increase to district property owners.

The "no increase" guarantee, which failed to sell voters at the last election, is assured because taxpayers are paying off elementary bonds at the maximum levy rate allowed by the state.

## 4 TO 5 YEARS

With the \$1.9 million in new bonds and the \$3 million in state funds that a favorable vote will ensure, school district planners will build new schools and acquire sites to serve Oceanside, hopefully, for another 4 to 5 years.

The scheduled projects, already needed and waiting for the funds, include:

—Construction of the Loma Alta Elementary School to house 570 pupils at its Oceanside Boulevard site, \$887,000. Target date: next September opening.

—Construction of a second elementary school in northwest Oceanside to replace North Oceanside School, which will be torn down when the Interstate 5 freeway is widened, \$865,500. The unit, planned to accommodate 630 students, should be built by September 1968.

—Addition of 10 classrooms at Lincoln Junior High School, to increase capacity by 210 students, \$258,000.

—Libraries in nine elementary schools, \$57,290 in local and state monies and federal grant of \$750,410.

—Acquisition of a third junior high site and an elementary school site in northeastern Oceanside.

The total cost of all these present and future needs is estimated at \$5,739,000 — and the entire amount depends on the upcoming bond election of \$1.98 million.

Passage of the issue means the release of the \$3 million in state building monies, and matching funds to bring in the \$750,000 in federal library construction funds.

year, during a relatively mild east wind, that two major fires broke out in the east county. One, on Tecate Peak, burned more than 1,500 acres and it took more than 500 men three days to extinguish it.

The other was at Crest on the same day when fire raced across more than 1,200 acres, burned a fireman to death and razed seven residences.

"This is traditionally the time when we have what we call the campaign fires," said Skeels. Campaign fires are brush and forest fires that require bringing in conservation camp crews, setting up fire fighting camp headquarters and the support equipment to feed and care for the men combatting the blaze.

Fenlon said the damage caused by fires so far this year is less than the five-year average because the brush in the hills has retained its moisture longer than has been normal.



—Bert Winford Photo.

Everything but the school was present at the Loma Alta Elementary School site in Oceanside as Principal Joseph Shipley conducted a mock

class at already-acquired grade school site. Postponed school's fate depends upon the outcome of a bond election Tuesday.

Figure 8. "Oceanside Schools Repeat Try for Bond Ok Tuesday" *San Diego Union*, September 16, 1966.

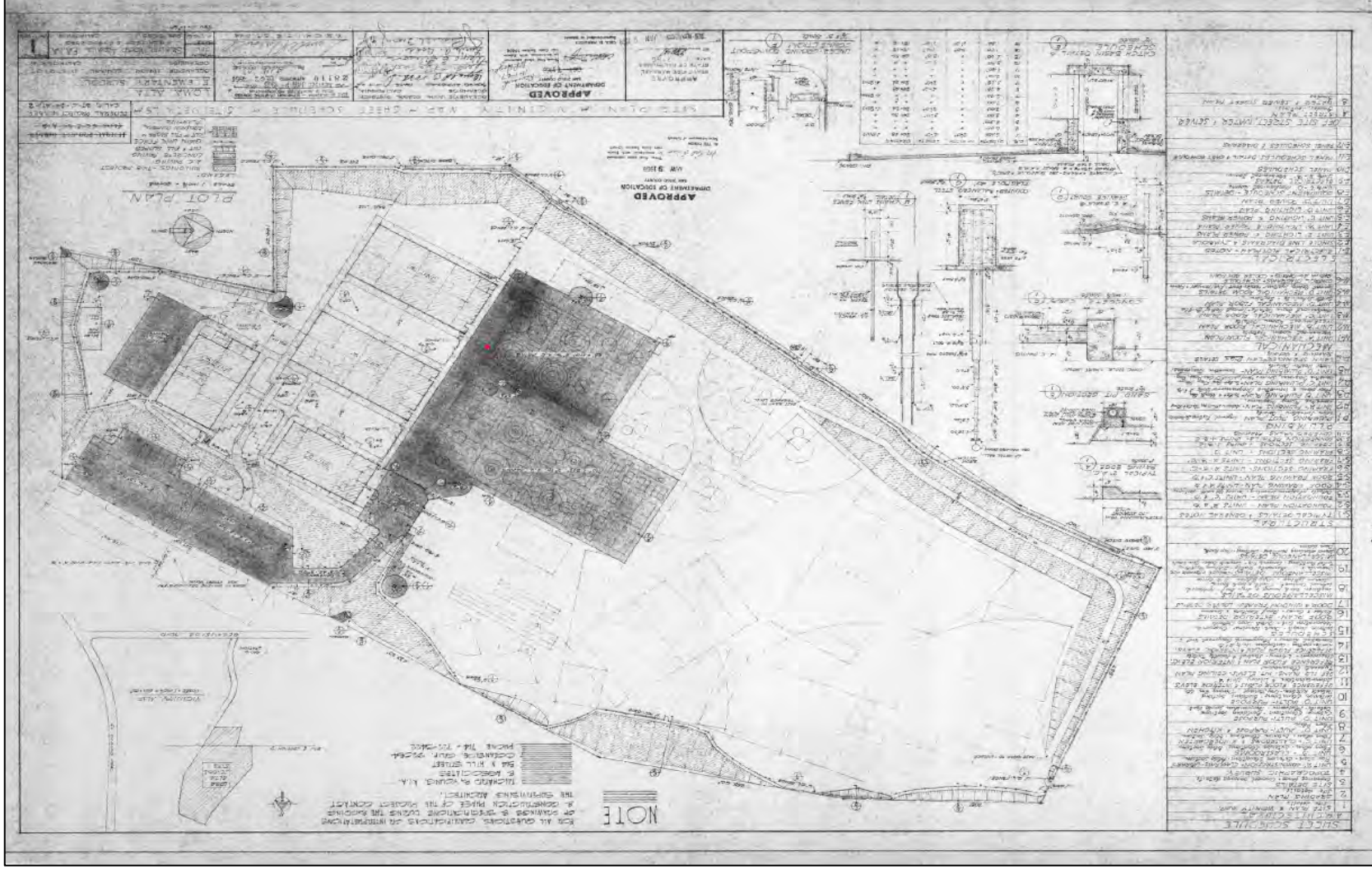


Figure 9. 1966 Site Plan Drawing, Sheet 1. Source: San Diego History Center.

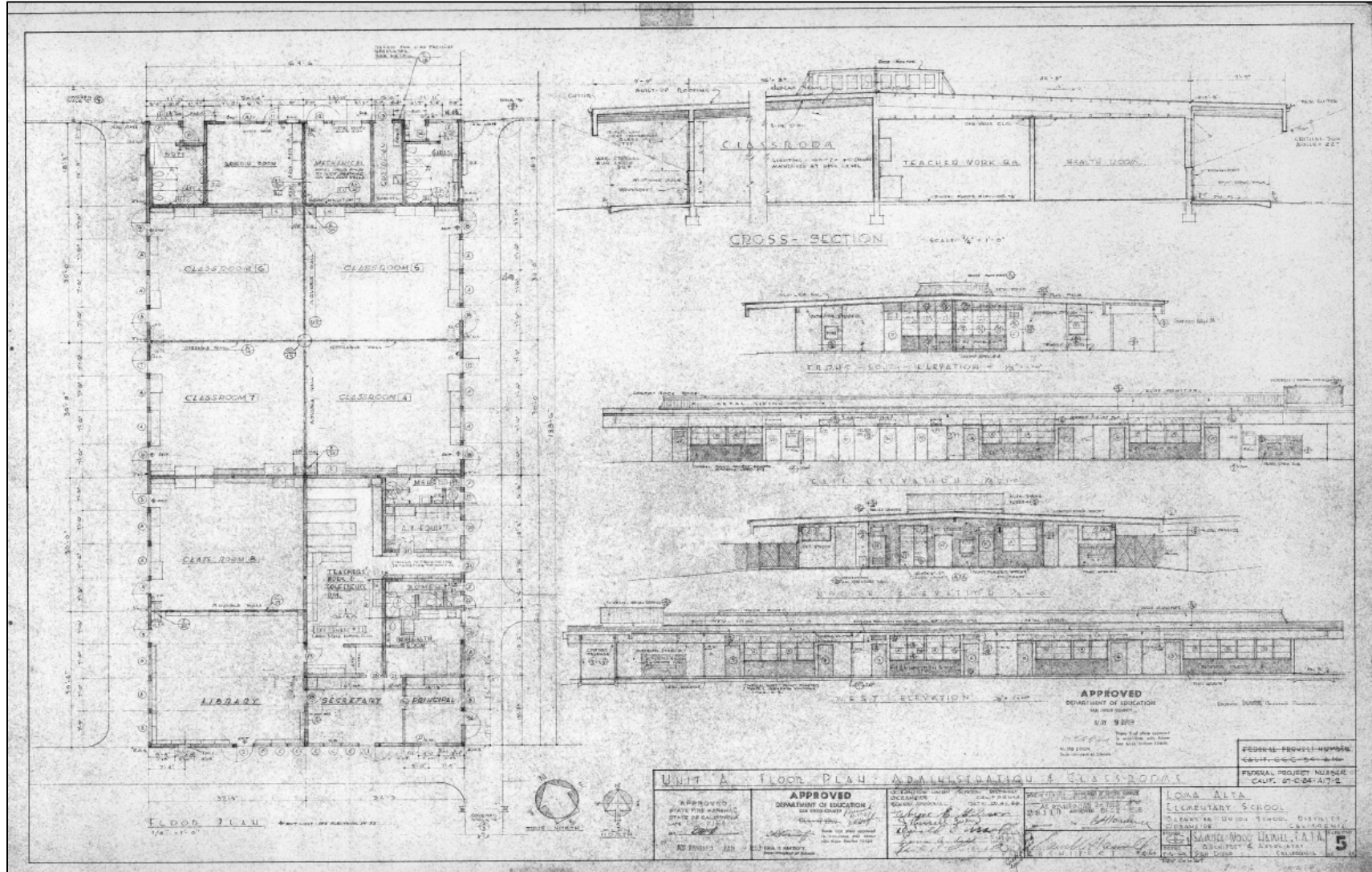


Figure 10. 1966 Unit A Floor Plan and Elevation Drawing, Sheet 5. Source: San Diego History Center.

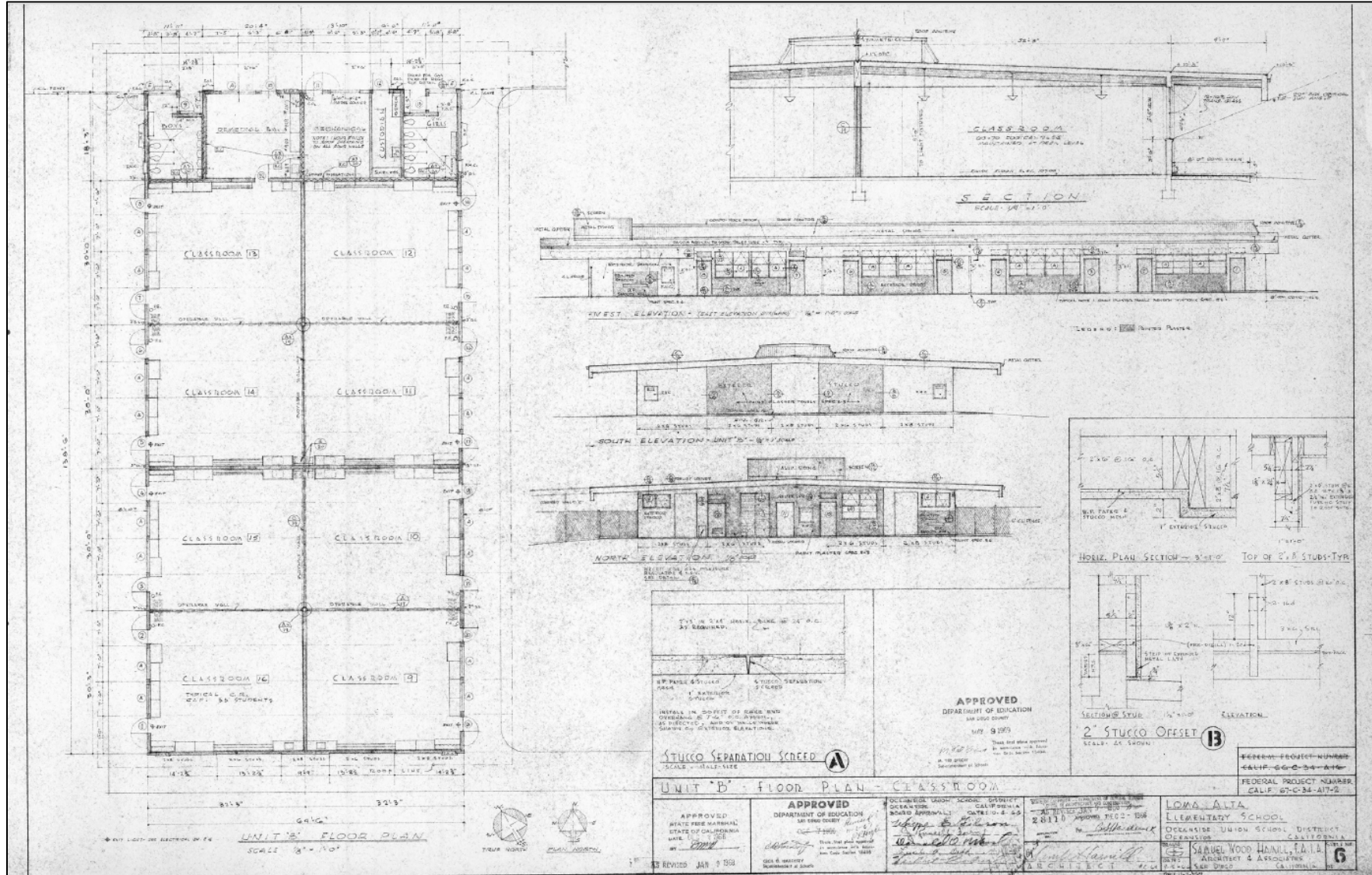


Figure 11. 1966 Unit B Floor Plan and Elevation Drawing, Sheet 6. Source: San Diego History Center.

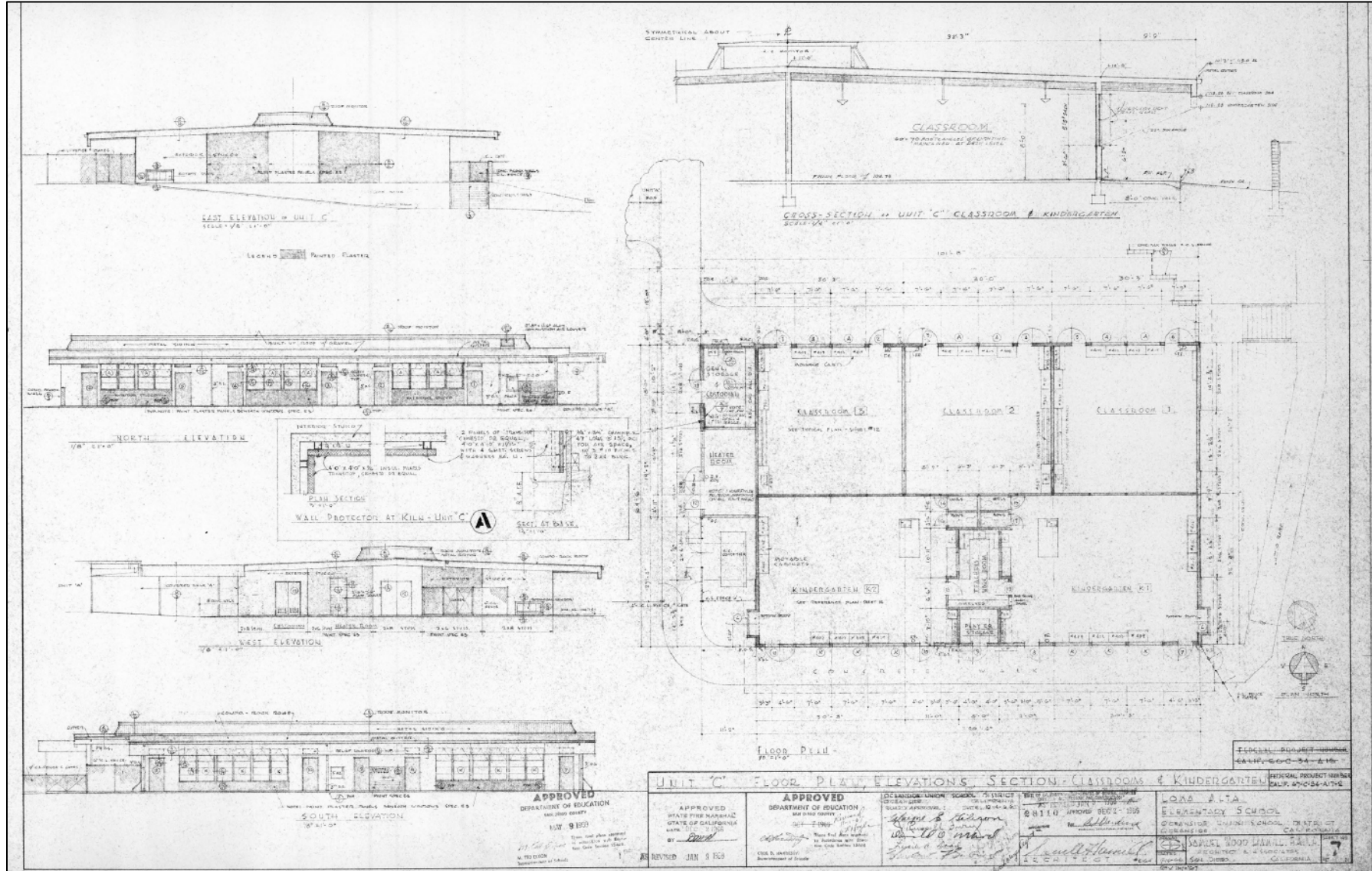


Figure 12. 1966 Unit C Floor Plan and Elevations Drawing, Sheet 7. Source: San Diego History Center.

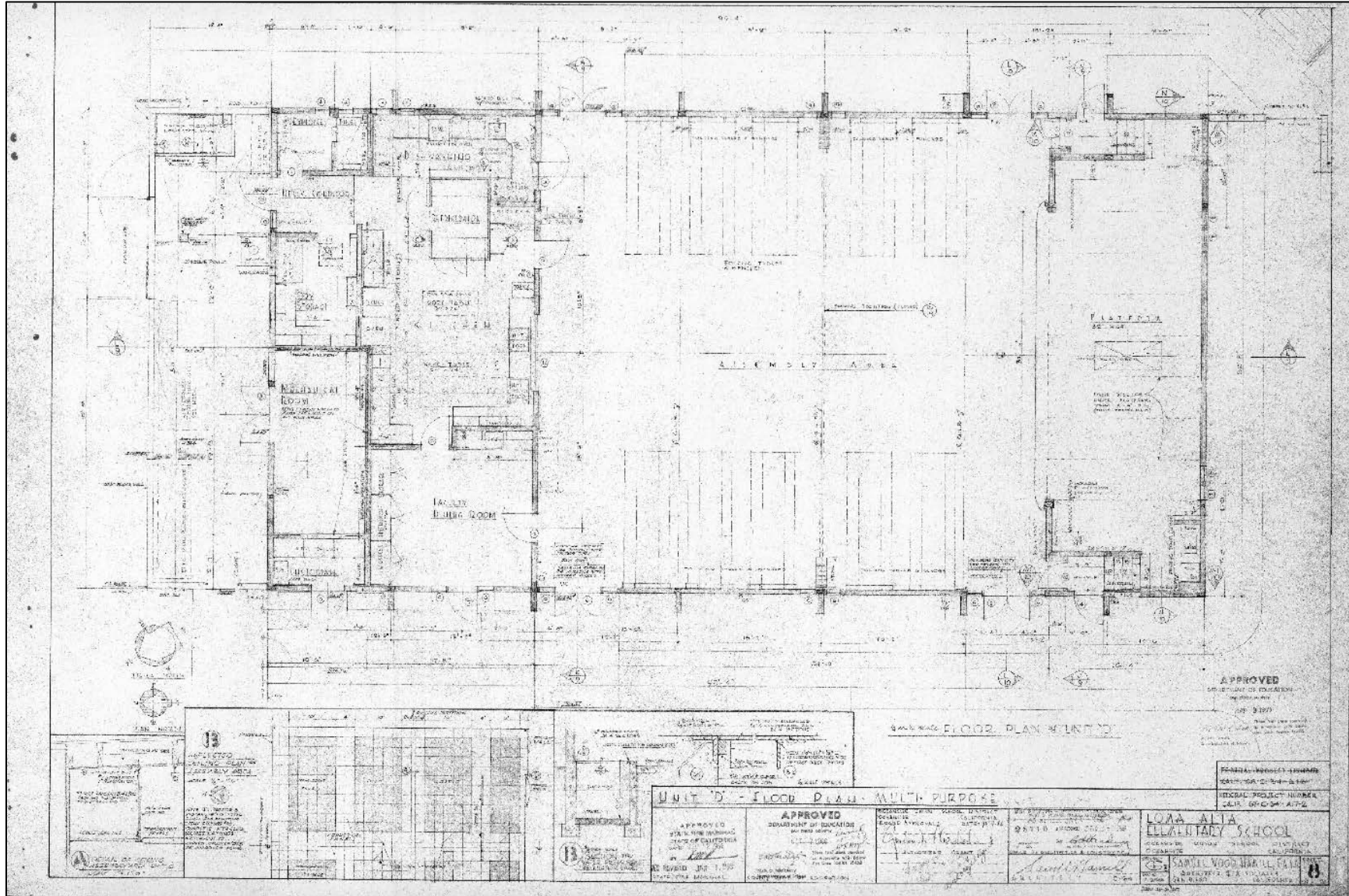


Figure 13. 1966 Unit D Floor Plan Drawing, Sheet 8. Source: San Diego History Center.

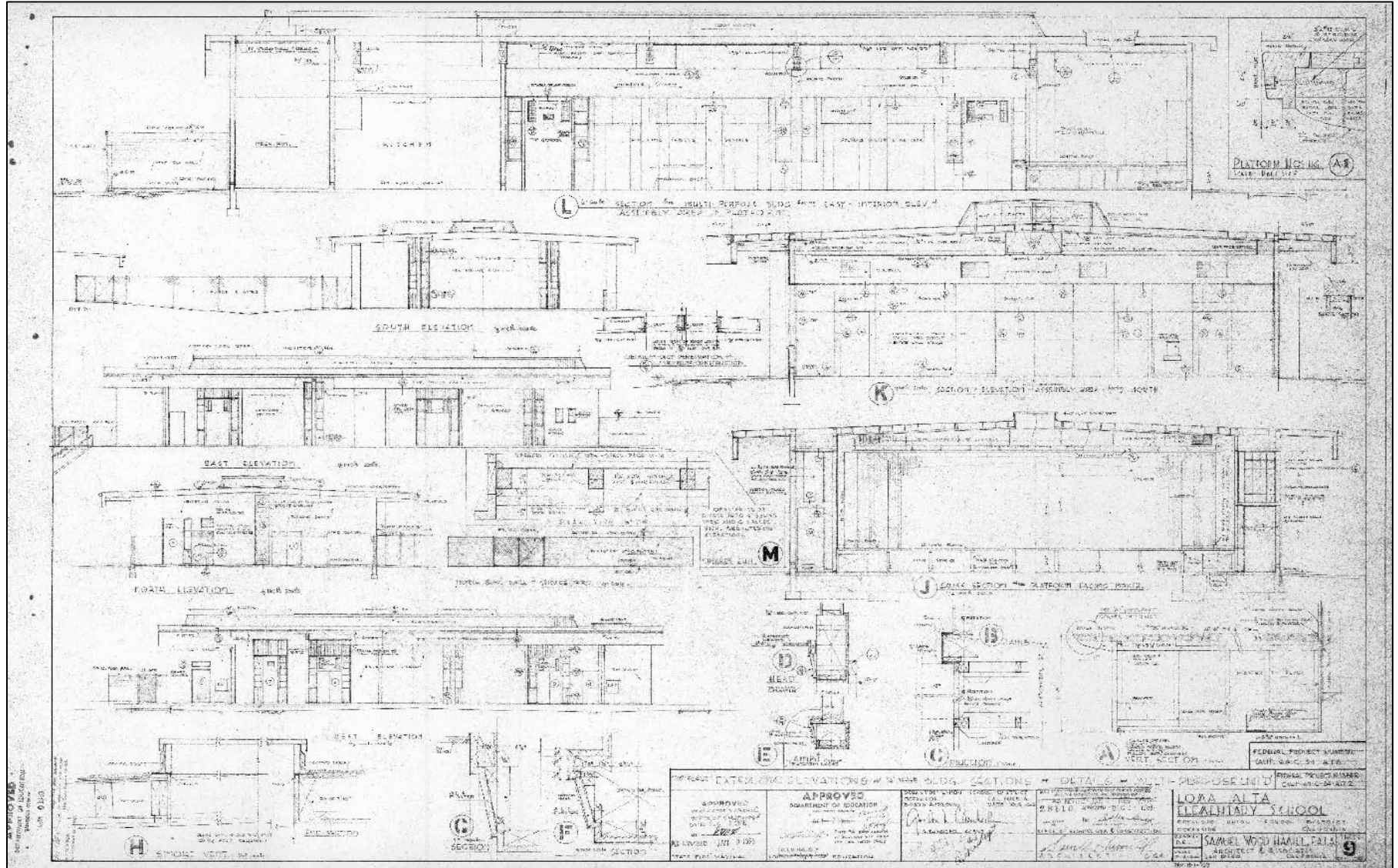


Figure 14. 1966 Exterior Elevation and Building Sections Drawing, Sheet g. Source: San Diego History Center.



Figure 15. Historical Aerial via, 1970, showing the school as-built. Source: EDR Historic Aerials.

## **Current Appearance**

Today, the E.G. Garrison Elementary School property is composed of ten detached, one-story buildings. The surrounding area is developed primarily with multi-family and commercial-use properties, but also includes institutional and single-family homes that were developed mostly between the 1960s and 1980s. Surface parking is located at the southeast corner of the property. The buildings are all separated by outdoor courtyards and linked by concrete walkways on all sides. The buildings are divided into the original 1970 building (Unit A-D) and the prefabricated and portable classroom buildings installed between 1985 and 2016 (Buildings 5-10).

The original 1970 buildings are located towards the south end of the parcel and are identified as Unit A, Unit B, Unit C, and Unit D. The Unit C and Unit D buildings face the main parking area towards Garrison Street. Unit A is centered and connected to Unit B and Unit D by an attached covered walkway. All four buildings were constructed in a similar fashion with a rectilinear floorplan atop a concrete foundation. The prefabricated, portable classroom buildings include Buildings 5 through 10. These are sited around the original buildings. Below is a brief description of each building on the property.

### **Unit A, 1970**

Unit A is a classroom building constructed in 1970 with features typical to a school built at the end of the post-WWII period and Mid-Century aesthetic. It does not appear to be a meritorious example of a Mid-Century school building. Unit A is centered between Unit B, Unit C, and Unit D buildings. Concrete walkways, approximately 8' wide, span on all sides of the building. The wood-framed building is single-story, rectilinear in plan, with a cast-in-place concrete slab foundation wall. The exterior is clad in stucco painted in tan. The low-pitched gabled roof has a north-south ridge with a deep eave overhang, boxed eaves, a gravel topped roof, and centered monitor roof clad in corrugated metal siding. Recessed rectangular florescent lights are located at the walkway soffits. The building includes the administration offices, four classrooms (A1-A4), the library, a teachers' work and conference room, restrooms for boys and girls, and utility rooms for heating and air-conditioning equipment and general storage.

The west elevation faces an outdoor courtyard and Unit B building. The elevation is asymmetrical and features multiple groups of aluminum framed, awning windows, wood flush doors, and minimal decorative detail throughout. The windows have wood sills and are divided into four-lites with tinted glass. One of the windows towards the far south end is damaged and boarded up. The south elevation faces the Unit C building and an outdoor courtyard. The elevation features a large mural towards the far southwest corner of the facade, a centered wood-panel wall features, with two sets of aluminum framed, awing, ribbon windows

and two wood flush doors on either side. The north elevation faces a large courtyard and the north end of the parcel. The elevation is asymmetrical and features two recessed entryways, wood flush doors, aluminum single-hung windows, a single wall-mounted drinking fountain towards the far northwest end of the elevation, and minimal decorative details throughout. The east elevation faces the Unit D building and an outdoor courtyard. Similar to the west elevation, the east elevation is asymmetrical, and features aluminum framed, awning, ribbon windows, wood flush doors, and minimal decorative detail throughout.

### **Unit B, 1970**

Unit B is a classroom building constructed in 1970 with features typical to a school built at the end of the post-WWII period and Mid-Century aesthetic. It does not appear to be a meritorious example of a Mid-Century school building. Unit B is located towards the rear portion of the campus facing the Unit A building. Concrete walkways, approximately 8' wide, span on all sides of the building. The wood-framed building is single-story, rectilinear in plan, with a cast-in-place concrete slab foundation wall. The exterior is clad in stucco painted in tan. The low-pitched gabled roof has a north-south ridge with a deep eave overhang, boxed eaves, a gravel topped roof, and centered monitor roof clad in corrugated metal siding. Recessed rectangular florescent lights are located at the walkway soffits. The building includes eight classrooms (B9-B16), restrooms for boys and girls, a remedial room where students could receive additional support to work on skills, and utility rooms for mechanical equipment and general storage. Wall mounted fountains are visible on the east and west elevations.

The east elevation faces the Unit A building and an outdoor courtyard. The elevation has an asymmetrical façade and features multiple groups of aluminum framed, awning windows, wood flush doors, and minimal decorative detail throughout. The windows have wood sills and are divided into four-lites with tinted glass. The south elevation faces Building 6 and the south end of the parcel. The elevation is void of windows and doors and has minimal decorative detail throughout. The north elevation faces a large courtyard and Building 7. The elevation is asymmetrical and features two recessed entryways, wood flush doors, aluminum awning and fixed windows, and minimal decorative detail throughout. The west elevation faces Building 5 and the rear portion of the parcel. Like the east elevation, the west elevation is asymmetrical, and features aluminum framed, awning, ribbon windows, wood flush doors, and minimal decorative detail throughout.

### **Unit C, 1970**

Unit C is a classroom building constructed in 1970 with features typical to a school built at the end of the post-WWII period and Mid-Century aesthetic. It does not appear to be a meritorious example of a Mid-Century school building. Unit C is located towards the south end of the parcel facing the campus parking lot

and Unit D. Concrete walkways, approximately 8' wide, span on all sides of the building. The wood-framed building is single-story, rectilinear in plan, with a cast-in-place concrete slab foundation wall. The exterior is clad in stucco painted in tan. The low-pitched gabled roof has a north-south ridge with a deep eave overhang, boxed eaves, a gravel topped roof, and centered monitor roof clad in corrugated metal siding. Recessed rectangular florescent lights are located at the walkway soffits. The building is the smallest of the buildings and includes four classrooms (C1-C4), a teacher's work room, bathrooms for boys and girls, and utility rooms for heating and air-conditioning equipment and general storage. Wall-mounted drinking fountains are located on the north and south elevations.

The north elevation faces an outdoor courtyard and the Unit D building. The elevation is asymmetrical and features multiple groups of aluminum framed, awning windows, wood flush doors, and minimal decorative detail throughout. The windows have wood sills and are divided into four-lites with tinted glass. The south elevation faces an outdoor courtyard and the south end of the parcel. Similar to the north elevation, the south elevation is asymmetrical and features multiple groups of aluminum framed, awning windows, wood flush doors, and minimal decorative detail throughout. Several windows are damaged and boarded up. The west elevation faces Building 6. The elevation is void of windows and features wood flush doors and minimal decorative details. The east elevation faces the campus parking lot and is void of windows and doors. The south elevation also features a painted "GATORS" mural, centered on the facade.

#### **Unit D, 1970**

Unit D is a multipurpose building constructed in 1970 with features typical to a school built at the end of the post-WWII period and Mid-Century aesthetic. It does not appear to be a meritorious example of a Mid-Century school building. Unit D is located north of Unit C and east of Unit A. Concrete walkways, approximately 8' wide, span on all sides of the building. The wood-framed building is single-story, rectilinear in plan, with a cast-in-place concrete slab foundation wall. The exterior is clad in stucco painted in tan. The low-pitched gabled roof has a north-south ridge with a deep eave overhang, boxed eaves, a gravel topped roof, and centered monitor roof clad in corrugated metal siding. Recessed rectangular florescent lights are located at the walkway soffits. The building is the tallest of the buildings and includes a large assembly area that also served as the student cafeteria, a stage area, a faculty dining and dishwashing room, and several storage rooms.

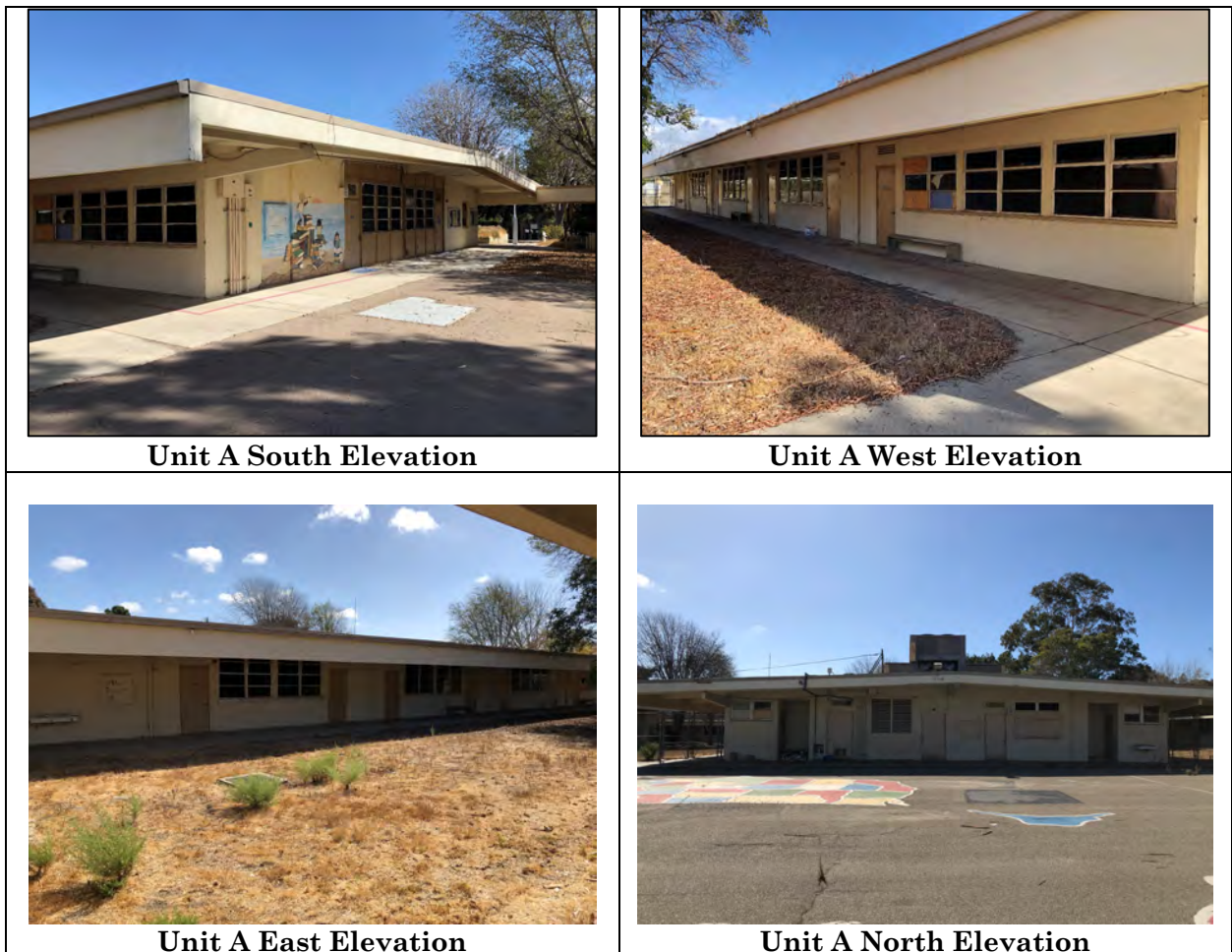
#### **Age Ineligible Prefabricated and Portable Buildings**

Between 1985 and 2016, six prefabricated and portable classroom buildings were moved onsite to accommodate student enrollment.

- Building 5 was moved onsite in 1985. This wood-framed building has a similar appearance to the original 1970 buildings and features a rectilinear floorplan, stucco facade, a low-pitched shed roof, aluminum sliding sash windows, and flush wood doors.
- Building 6, 7, and 8 were moved onsite in 1990. Building 6 was installed west of Unit B. Building 7 was installed east of Unit B. Building 8 was installed east of Building 7. Much like Building 5, Buildings 6, 7, and 8 also feature rectilinear floorplans, stucco facades, aluminum sliding sash windows, flush wood doors, and low-pitched shed roofs.
- Buildings 9 and 10 were moved onsite in 1026. These manufactured classroom buildings include rectilinear floorplans, moderately-pitched roofs, vertical wood-siding, aluminum sliding sash windows, flush wood doors, with accessible ramps.

Current views of each building are included as **Figures 16 through 20**.

**Figure 16. Current Views of Unit A.**



**Figure 17. Current Views of Unit B.**



**Unit B South Elevation**



**Unit B East Elevation**



**Unit B West Elevation**



**Unit B North Elevation**

**Figure 18. Current Views of Unit C.**



**Figure 19. Current Views of Unit D.**



Figure 20. Current Views of Prefabricated Age Ineligible Buildings.



## V. Significance Evaluations

E. G. Garrison Elementary was analyzed for historical and architectural significance under the eligibility criteria of the CRHR and Local Register. These eligibility criteria establish a threshold under which a property may be determined to meet the definition of an historical resource for the purposes of CEQA and the local discretionary review process.

***CRHR Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.***

***Local Register Criterion A: It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history.***

***Local Register Criterion B: It is identified with persons or events significant in local, state, or national history.***

The E. G. Garrison Elementary School property is not significant under CRHR Criterion 1 or Local Register Criterion A as it has not been identified as having a direct individual association with, or exemplification or reflection of a significant event in Oceanside, San Diego County, California, or United States history. Designed in 1966 and constructed in 1970, it was one of several schools that were constructed locally at the tail end of the larger post-WWII period, generally defined as ca. 1945-1968. In this period, the entire state and country was in a substantial pattern of suburban development with capital improvements like utilities, schools, parks, etc., constructed to support expanding populations. Schools were one aspect of these larger development patterns. In the 1950s, in the immediate post-WWII period and within the first decade of the opening of Camp Pendleton in 1942, several new schools were constructed in Oceanside to accommodate the growing population including the North Oceanside School and the Ditmar School, both opened in 1950. New housing developments were sited east of the previously developed coastal locations including downtown Oceanside. The new schools opened throughout the city in association with new residential tracts. Multiple bond measures were proposed to support the construction of schools and other capital improvements in Oceanside in the late 1940s and in the 1950s.

The opening of Camp Pendleton, coupled with the larger national post-WWII baby boom, prompted a population increase and housing boom locally. However, that initial boom cannot be meaningfully and directly associated with the construction of Garrison Elementary, which was designed in 1966 and opened in 1970, nearly three decades after Camp Pendleton was established and 25 years after WWII concluded. The school was one of several projects proposed for funding under a 1966 bond measure that also called for construction of a second elementary school in northwest Oceanside, 10 classrooms at Lincoln Jr. High School, construction of libraries at nine Oceanside elementary schools, and acquisition of a third Jr. High School site and another elementary site in northeast Oceanside. No specific information was identified to call out the Garrison Elementary School property as having a more unique history than other schools and capital improvements built to support the growing city and population. E. G. Garrison Elementary School is not among the early post-WWII schools that may be directly associated with the post-WWII population boom in Oceanside and the greater San Diego region. For this reason, the property is not recommended eligible under CRHR 1 / Local Register A / Local Register B.

***CRHR Criterion 2: Associated with the lives of persons important to local, California, or national history.***

***Local Register Criterion B: It is identified with persons or events significant in local, state, or national history.***

No information was identified that would suggest the E. G. Garrison Elementary School property has a direct association with an individual significant in local, state, or national history. The school was named after Elra G. Garrison, who served on the Oceanside Union School District as Assistant Superintendent, Business Services and Deputy Superintendent until his retirement in 1965.<sup>56</sup> Mr. Garrison died in 1973, within three years of the school's completion.<sup>57</sup> To-date Mr. Garrison has not been identified as an important person in local history, and because he is not directly associated with the school's design, construction, administrative management, or education functions having retired in 1965 prior to the school's design and construction, the school is not directly associated with Elra Garrison. For this reason, the Garrison Elementary School property is not recommended eligible under CRHR 2 / Local Register B.

***CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.***

***Local Register Criterion C: It embodies distinct characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.***

The design for Garrison Elementary School is similar to many suburban schools designed in California in the larger post-WWII period, ca. 1945-1968, specifically in the 1950s and early-to-mid 1960s. By the time the Garrison Elementary School design was produced, in 1966, and built, in 1970, the design, style, and aesthetic employed were no longer regarded as innovative or distinctive. By 1970 these designs had been recycled and built throughout California communities and may be described as 'off the shelf' and redundant. By ca. 1966 / 1970 educational architecture had moved on to new concepts including the Open Education philosophy which resulted in open plan classrooms and innovative new designs for school campuses. The Garrison Elementary School does not embody the distinctive characteristics of a Mid-Century Modern School complex which typically included one-story buildings designed in the Mid-Century Modern or International style with stucco-clad facades composed of continuous full-height ribbon windows that provided natural light along the outer walls and modernistic rooflines with Post-and-Beam, Contemporary, or Googie aesthetic. The Garrison Elementary School design also does not appear to embody the distinctive characteristics of an open education school as it does not appear to feature open classrooms free of dividing walls or partitions. The 1966 drawings indicate that select dividing walls were movable, however, the buildings are boarded over and no interior observations were made to verify if these select wall locations were constructed as planned with a movable partition wall. Even with these select partitions in place, the overall design does not align with the design of Open Education schools. For these reasons, Urbana concludes that the Garrison Elementary School property is not eligible under CRHR 3 / Local Register C.

***CRHR Criterion 3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.***

***Local Register Criterion D: It is representative of the notable work of an acclaimed builder, designer, or architect.***

The E.G. Garrison Elementary School was designed in 1966 by Samuel Wood Hamill, FAIA, who is now recognized as a notable and Master Architect by the City of San Diego HRB and in the San Diego region. Hamill is attributed to designing several of San Diego's landmarks between 1930-1965, including the following

- HRB #771: Mickey Wright/Samuel Hamill House (2765 Brant Street), 1933
- HRB #770: Casa De Tempo/Samuel Wood Hamill House (1212 Upas Street), 1935

- Del Mar Fairgrounds and Racetrack, Del Mar (1937)
- HRB #203: County Administration Building (1600 Pacific Highway), 1938 (with Richard Requa, William Templeton Johnson and Louis Gill)
- HRB #412: Veterans' War Memorial Building (3325 Zoo Drive), 1950 (with John Siebert)
- San Diego Civic Center and Community Concourse, 1965

Although the E.G. Garrison Elementary school was designed by Hamill, the design does not appear to be a notable or masterful example of Mr. Hamill's work. He designed multiple schools in the greater San Diego County region, including the South Oceanside School in 1946, the Audobon School in 1955 the Lomita neighborhood of San Diego, and the E. G. Garrison Elementary School in Oceanside in 1966. As discussed under CRHR 3 / Local Register C, the E.G. Garrison Elementary School design is a late example of Mid-Century Modern school design that does not embody the distinctive characteristics of the type or style, nor does it feature the distinctive characteristics of the next iteration of school design – Open Education – and thus, the design appears to be fairly repetitive to schools built in the 1950s and 1960s, and without masterful or notable design intervention by Mr. Hamill. The design occurred in the last few years of Mr. Hamill's design career and is generally regarded as being outside his period of significance as a practicing architect, established as ca. 1930 to ca. 1965. In 1968, Mr. Hamill closed his office and retired from practice and based on this it is assumed that he did not contribute to design changes or construction concerns as the school was built in ca. 1970. Thus, E.G. Garrison Elementary School is not eligible under CRHR Criterion 3 / Local Register D.

***Local Register Criterion E: It is found by the council to have significant characteristics which should come under the protection of this chapter.***

The E. G. Garrison Elementary School has not been found to have significant characteristics by the City Council. The property is not eligible under Local Register E.

***CRHR Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.***

The E. G. Garrison Elementary School property is not eligible under CRHR Criterion 4. Further study of the property would not yield information important to local, regional, state, or national history.

## **Integrity**

E G Garrison Elementary has not been found eligible for designation under any of the established CRHR / Local Register Criteria. While the property retains some aspects of integrity, further integrity analysis is not merited due to the property's overall lack of significance.

## VI. Regulatory Conclusions

The E. G. Garrison Elementary School property is identified as not significant and ineligible for CRHR listing and Local Register designation. Accordingly, the property does not meet the definition of a historical resource pursuant to the CEQA Guidelines.

The proposed project involves the demolition and removal of the existing school site to provide for the construction of a multi-family development, consisting of 22, three-story buildings, containing a total of 140 townhome units. Future discretionary projects, including the currently proposed project, would not result in a significant impact to an historical resource pursuant to CEQA Guidelines Section 15064.5. Consequently, because no impacts to historical resources have been identified, mitigation measures are not provided.

## VII. Bibliography

BLM GLO. *Bureau of Land Management Government Land Office Land Grant Records Search Tool*. Website. Accessed July 2022. <https://gloreCORDS.blm.gov/search/default.aspx>.

California Code of Regulations, Title 14, Chapter 3, Article 5, §15064.5 (a)(1-3).

California Legislature Assembly. *The Journal of the Assembly During the Session of the Legislature of the State of California Vol. I*. CA: Legislature of the State of California, 1969.  
[https://www.google.com/books/edition/The\\_Journal\\_of\\_the\\_Assembly\\_During\\_the\\_S/QEVKAQAA-MAAJ?hl=en&gbpv=1](https://www.google.com/books/edition/The_Journal_of_the_Assembly_During_the_S/QEVKAQAA-MAAJ?hl=en&gbpv=1).

California Office of Historic Preservation. *California Historical Resource Status Codes*. December 8, 2003.

Ching, Francis D.K. *A Visual Dictionary of Architecture*. Canada: John Wiley & Sons, Inc., 1997.

City of Oceanside. City of Oceanside Historic Context. (June 2021), Pdf. Accessed November 2024.  
<https://static1.squarespace.com/static/5e793179d41a22445c4efa55/t/60d9f82fcb29303de4fof766/1624897590804/Oceanside+Historic+Context+Statement+--+Draft.pdf>

City of San Diego. San Diego Modernism Historic Context Statement. (2007), Pdf. Accessed November 2024.  
[https://www.sandiego.gov/sites/default/files/modernism\\_2007.pdf](https://www.sandiego.gov/sites/default/files/modernism_2007.pdf)

Esperdy, Gabrielle. *American Autopia: An Intellectual History of the American Roadside at Mid-Century*. VA: University of Virginia Press, 2019.

McAlester Savage, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.

Nationwide Environmental Title Research. *Historic Aerials*. Website, (1999). Accessed November 2024.  
<https://www.historicaerials.com/>.

Newspaper files. [www.genealogybank.com](http://www.genealogybank.com).

San Diego History Center, *Samuel Wood Hamill (1903-1989)*. Journal of San Diego History Center. Website: Accessed November 2024

Save Our Heritage Organization. *San Diego's Mid-Century Modern Marvels*. Save our Heritage Organization, 2021. Website. <http://www.sohosandiego.org/tours/sohomoderismtour2021.pdf>.

University of California Santa Barbara Library. *Frame Finder*. Website (n.d.). Accessed November 2024.  
[https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/).

U.S. Department of the Interior. *Earth Explorer*. Website (n.d.) Accessed November 2024.  
<https://earthexplorer.usgs.gov/>.

## Endnotes

- 
- <sup>1</sup> California Office of Historic Preservation, "What is the California Register and What Does It Have to Do With CEQA?" [http://ohp.parks.ca.gov/?page\\_id=21724](http://ohp.parks.ca.gov/?page_id=21724) Accessed July 2022.
- <sup>2</sup> City of Oceanside, *Oceanside Historic Context Statement* (CA: City of Oceanside, June 2021).
- <sup>3</sup> Ibid.
- <sup>4</sup> "Essay: 1821-1847: Missions, Ranchos, and the Mexican War for Independence." *University of California Calisphere*. (2011). Website: <https://calisphere.org/exhibitions/essay/3/missions-ranchos/>.
- <sup>5</sup> City, *Oceanside*, 2021.
- <sup>6</sup> Ibid, 18.
- <sup>7</sup> Ibid, 19.
- <sup>8</sup> Ibid.
- <sup>9</sup> 1907 Sanborn Fire Insurance Map, Sheet 1.
- <sup>10</sup> City, *Oceanside*, 27.
- <sup>11</sup> "History," *City of Oceanside*. (n.d.), Website: <https://www.ci.oceanside.ca.us/government/about-us/history>. Accessed November 2024.
- <sup>12</sup> City, *Oceanside*, 34.
- <sup>13</sup> Ibid.
- <sup>14</sup> Ibid, 39.
- <sup>15</sup> Ibid.
- <sup>16</sup> "History," *City of Oceanside*. (n.d.), Website: <https://www.ci.oceanside.ca.us/government/about-us/history>. Accessed November 2024.
- <sup>17</sup> City, *Oceanside*, 39.
- <sup>18</sup> "History," *City of Oceanside*. (n.d.), Website: <https://www.ci.oceanside.ca.us/government/about-us/history>. Accessed November 2024.
- <sup>19</sup> Ibid.
- <sup>20</sup> City, *Oceanside*, 41.
- <sup>21</sup> Ibid.
- <sup>22</sup> "Mid-Century School Design and its Role in the Pursuit of Education," *PMA Findings*, (2020), Website: <https://pmapdx.com/blog-pmafindings/14344/mid-century-school-design-and-its-role-in-the-pursuit-of-education>. Accessed November 2024.
- "Mid-Century School Design and its Role in the Pursuit of Education," *PMA Findings*, (2020), Website: <https://pmapdx.com/blog-pmafindings/14344/mid-century-school-design-and-its-role-in-the-pursuit-of-education>. Accessed November 2024.
- <sup>24</sup> 1907 Sanborn Fire Insurance Map, Sheet 1.
- <sup>25</sup> "Mid-Century School Design and its Role in the Pursuit of Education," *PMA Findings*, (2020), Website: <https://pmapdx.com/blog-pmafindings/14344/mid-century-school-design-and-its-role-in-the-pursuit-of-education>. Accessed November 2024.
- <sup>26</sup> Ibid.
- <sup>27</sup> Ibid.
- <sup>28</sup> Baker, "A History of School Design," (11).
- <sup>29</sup> National Council on Schoolhouse Construction, 1964.
- <sup>30</sup> "The Story of North Oceanside School 1951-1968," *Histories and Mysteries*, (n.d.) Website: <https://historiesandmysteries.blog/2022/09/10/the-history-of-the-north-oceanside-school-1951-1968/>. Accessed November 2024.
- <sup>31</sup> Baker, 17.
- <sup>32</sup> Baker, 21.
- <sup>33</sup> City of San Diego, *Biographies of Established Masters* (SD: City of Sand Diego Historic Resource Board, 2011), 12.
- <sup>34</sup> City, *Biographies*, 12.
- <sup>35</sup> Ibid.
- <sup>36</sup> Ibid.
- <sup>37</sup> Ibid.
- <sup>38</sup> "Samuel Wood Hamill (1903-1989)," *San Diego History Center*, (1989), Website: <https://sandiegohistory.org/archives/biographysubject/hamill/>. Accessed November 2024.
- <sup>39</sup> "Samuel Wood Hamill (1903-1989)," *San Diego History Center*, (1989), Website: <https://sandiegohistory.org/archives/biographysubject/hamill/>. Accessed November 2024

<sup>40</sup> National Archives at Washington, DC; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Year: 1950; Census Place: *San Diego, San Diego, California*; Roll: 1329; Page: 3; Enumeration District: 72-114

<sup>41</sup> <sup>41</sup> "Samuel Wood Hamill (1903-1989)," *San Diego History Center*, (1989), Website: <https://sandiegohistory.org/archives/biographysubject/hamill/>. Accessed November 2024

<sup>42</sup> Ibid.

<sup>43</sup> Ibid.

<sup>44</sup> Ibid.

<sup>45</sup> Ibid.

<sup>46</sup> Ibid.

<sup>47</sup> Ibid.

<sup>48</sup> Ibid.

<sup>49</sup> Ibid.

<sup>50</sup> "Business Search," *California Secretary of State*, Website: <https://bizfileonline.sos.ca.gov/search/business>; *Weekly Free Press*, March 28, 1974.

<sup>51</sup> *Daily Times-Advocate*, July 13, 1987.

<sup>52</sup> Ibid.

<sup>53</sup> "Ground Breaking at School Site Held Tuesday," *Oceanside Blade Tribune*, September 24, 1969.

<sup>54</sup> Ibid.

<sup>55</sup> Ancestry.com. *U.S., Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

<sup>56</sup> "Ground Breaking at School Site Held Tuesday," *Oceanside Blade Tribune*, September 24, 1969.

<sup>57</sup> Ancestry.com. *U.S., Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012.

# Appendix A. DPR Forms (Not for Public Review)

# Appendix B. Preparer Qualifications



**Alexia Landa, BA**  
**Historian & Archaeologist**  
 alexia@urbanapreservation.com

**Alexia Landa** is a Veteran of the United States Navy having served from 2007-2012, including deployments in the Middle East. For the USN, she served as an Aircrew Survival Equipmentman. In this capacity she inspected aircraft and aircrew life-support equipment for evidence of abuse, damage, or malfunction. She holds a Bachelor of Arts (double major) in History and Anthropology from San Diego State University. Prior to joining Urbana, Alexia served as an Archaeological Specialist for the California Department of Parks and Recreation Southern Service Center where she performed archaeological monitoring and site assessment activities for a variety of project types including State Park facility improvements, historic building maintenance, and municipal water and sewer system repair and replacement. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History. At Urbana Alexia leads field survey and monitoring activities, conducts contextual and site-specific research, prepares historic context statements, and authors technical reports and site records. Ms. Landa's passion for history is demonstrated through her volunteer work with the Museum of Man, the San Diego Museum of Natural History, and as a member of the Board of Directors for the San Diego County Archaeological Society.

#### **PROJECT EXPERIENCE**

In-Progress	City of San Diego Historical and Archaeological Resource Management Report and Archaeological Survey – Beta Street Restoration Project, San Diego, CA
In-Progress	City of San Diego Historical and Archaeological Resource Management Report and Archaeological Survey - Chollas Creek Restoration Project, San Diego, CA
In-Progress	City of San Diego Historical and Archaeological Resource Management Report and Archaeological Survey - Famosa Slough Alley Slope Restoration Project, San Diego, CA
In-Progress	Desert Archaeology Yaqui Tribal Lands Historic Property Archaeological Survey, Tucson, AZ
In-Progress	County of San Diego California Wildfire Mitigation Program (CWMP) Archaeological Survey, San Diego, CA
In-Progress	City of San Diego Historic Resource Research Report, 4241-47, 4249-55, and 4257-63 Wilson Avenue, San Diego, CA
In-Progress	County of San Diego Historical Property Survey Report, SCE San Onofre Nuclear Generating Station, San Diego, CA
In-Progress	County of San Diego Historic Designation / Mills Act, 9615 Summit Circle, Grossmont, CA
2024	City of La Mesa Historic Landmark / Mills Act, 9353 Lemon Avenue, La Mesa, CA
2024	County of San Diego Historic Designation / Mills Act, 9856 Sierra Vista Drive, Mt. Helix, CA
2023	US Customs and Border Patrol, Historic Property Survey Report, 4000 S. 4 <sup>th</sup> Avenue, Yuma, AZ
2023	County of San Diego Historical Resource Technical Report, Starlight Solar Project, Boulevard, CA

#### **EDUCATION**

Bachelor of Arts-  
 History and Anthropology  
 (Double Major)  
 School of Arts and Letters,  
 California State University, San Diego

#### **PROFESSIONAL EXPERIENCE**

Historian + Archaeologist: Urbana  
 Preservation & Planning, LLC  
 (San Diego) 2018 – present

Field Archaeologist / Historian:  
 Loveless & Linton, Inc. Cultural  
 Preservation & Archaeology  
 (San Diego) 2017-2019

Archaeological Project Leader:  
 California State Parks, Southern  
 Service Center (San  
 Diego) 2017-present

Field Archaeologist:  
 PanGIS, Inc. (San Diego) 2017

Field Archaeologist:  
 Channel Islands National Parks  
 Services (Santa Rosa) 2017

#### **PROFESSIONAL MEMBERSHIPS**

Society of California Archaeology  
 Board Member: San Diego County  
 Archaeological Society  
 Society of Architectural Historians

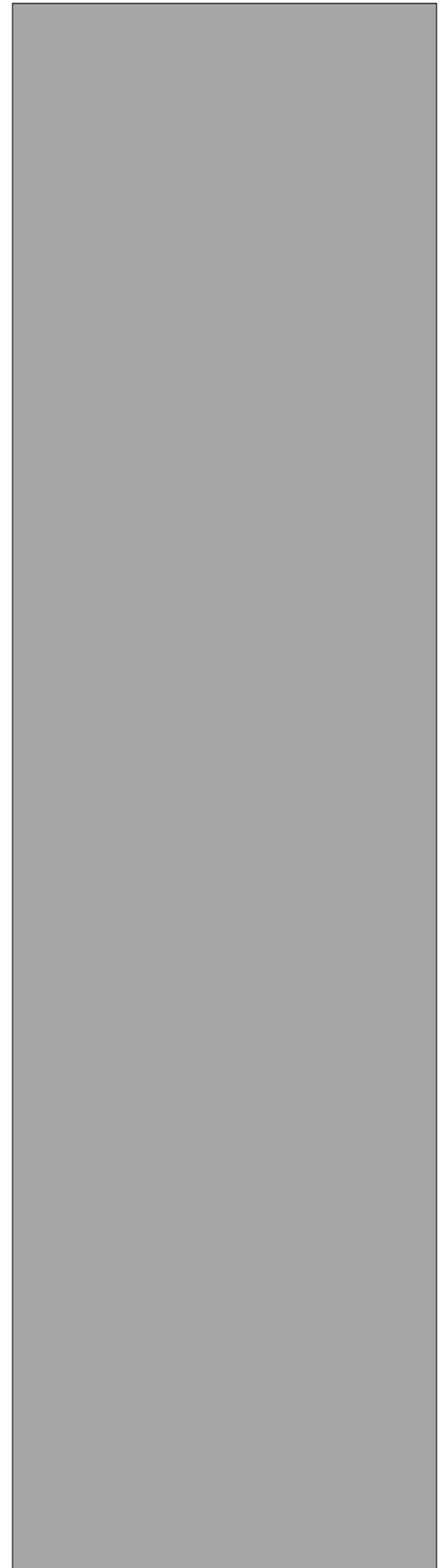
#### **ACTIVITIES & HONORS**

SDSU School of Arts and Letters,  
 Dean's List

SDSU Anthropology Graduate  
 Students Association  
 Undergraduate Writing  
 Contest, 1<sup>st</sup> Place Winner, 2016

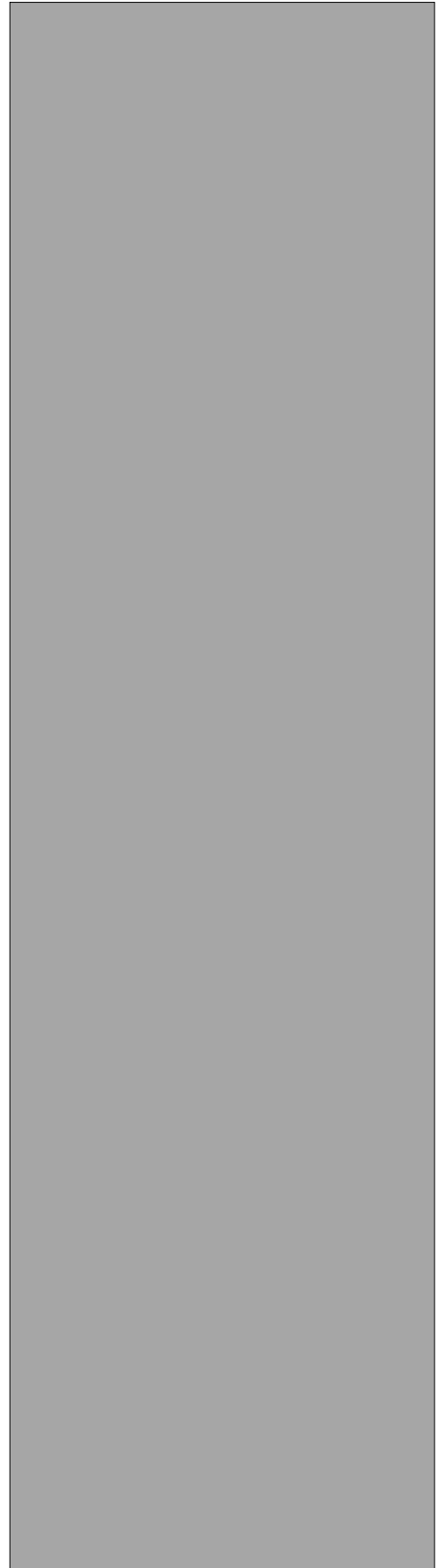
SDSU Spencer Lee Rogers  
 Alumni Award Nominee, 2017

- 2022 City of Ontario Historical Resource Assessment, 627 2. Bon View Avenue
- 2022 City of Coronado Determination of Historic Significance, 908 H Avenue
- 2022 City of La Quinta Historical Resource Assessment, La Quinta Club & Resort, The Grove, 49-499 Eisenhower Drive, La Quinta, CA
- 2022 City of Fontana Historical Resource Assessment, 11005-11093 Poplar Avenue, 15731-15878 Rose Avenue, 11006-11098 Catawba Avenue
- 2022 City of Coronado Determination of Historic Significance, 741-747 G Avenue
- 2022 City of La Quinta Historical Resource Analysis Report, 81891 Avenue 58
- 2022 City of Fontana Historical Resource Assessment, 16025 Slover Avenue and 10526, 10542, 10556, 10578, and 10590 Citrus Avenue, Fontana, CA
- 2022 City of Santa Ana Historical Resource Assessment, 2521-2525 Grand Avenue
- 2022 City of Carlsbad Historical Resource Analysis Report, 3926 Highland Drive
- 2022 City of Escondido Historical Resource Analysis Report, 157-159 E. 3<sup>rd</sup> Avenue and 335-337 Kalmia
- 2021 351 Watson St. Historic Evaluation, Monterey, CA
- 2018-2021 Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Ivanpah-Control Project, Inyo, Kern, and San Bernardino Counties, CA
- 2021 Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern CA
- 2020-2021 Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Eldorado -Pisgah-Lugo Project, San Bernardino County, California and Clark County, Nevada
- 2021 City of Escondido Delisting and Re-evaluation, 340 Waverly Place
- 2021 City of Monrovia Historical Resource Analysis Report, 213-217 Novice Lane
- 2021 City of Coronado Determination of Historic Significance, 710 10<sup>th</sup> Street
- 2021 City of San Diego Historic Property Survey Report, 3167 Market Street
- 2021 Village of Fallbrook DPR Evaluation, 129 S. Vine Street, Fallbrook, CA
- 2021 City of Coronado Determination of Historic Significance, 202 B Street-1216 2<sup>nd</sup> Street, Coronado, CA
- 2021 City of Coronado Determination of Historic Significance, 136 F Avenue, Coronado, CA
- 2021 American Silk Factors Mill Historic Resource Analysis Report, 528 N. Mission Road, San Marcos, CA
- 2021 Irwindale DPR Evaluation, 5265 N 4<sup>th</sup> Street, Los Angeles, California
- 2021 East Gilman Channel Mitigation Historic American Engineering Record, Banning, California
- 2021 Getchell Ranch Historic American Building Survey, 4055 Lytle Creek Road, Fontana, California
- 2020 Jurupa Valley Mira Loma Quartermaster Depot Historic Resource Analysis Report, Riverside County, CA
- 2020 City of Coronado Determination of Historic Significance, 457 E Avenue
- 2020 City of Coronado Determination of Historic Significance, 518 Adella Lane
- 2020 Rancho Miramonte Project Historic Property Survey Report, Chino, CA
- 2020 City of Coronado Determination of Historic Significance, 800 1<sup>st</sup> Street
- 2020 City of Coronado Determination of Historic Significance, 610 10<sup>th</sup> Street





- 2020 Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Kern River to Los Angeles Project, Kern and Los Angeles Counties, California
- 2020 Even Hewes Highway / Coyote Wash Bridge Historic Property Survey Report, Imperial County, California
- 2019-2020 Southern California Edison Company Transmission Line Rating Remediation Program, Historic-Era Built Environment Survey Report | Control-Silver Peak Transmission Corridor, Inyo and Mono Counties, California
- 2019 Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line Historic Property Survey Report, Lindsay, CA
- 2019 Pedley Powerhouse Historic Property Survey Report, Norco, California
- 2017-2019 Crew Chief / Archaeological Monitor for linear trench utility excavations; prepared daily reporting, photo documentation, and artifact recordation; facilitate contractor and crew communications.
- 2017 Site excavation, artifact identification, screening, and lab analysis for ancient paleocoastal site at Santa Rosa Island within Channel Islands National Park
- 2017-2020 Archaeological Project Leader for California State Parks projects in San Diego, Imperial, Kern, Orange, Los Angeles, Ventura, Santa Barbara, San Luis Obispo Counties.



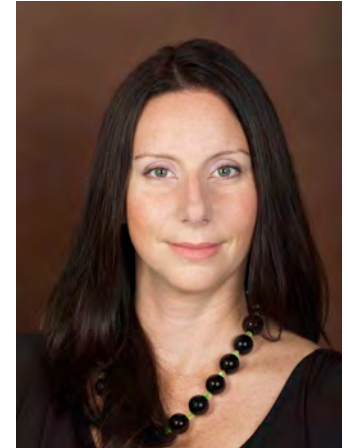
**Wendy L. Tinsley Becker, RPH, AICP, Principal**  
**Architectural Historian + Urban / Preservation Planner**  
 wendy@urbanapreservation.com

Founding Principal, **Wendy L. Tinsley Becker, RPH, AICP**, brings an expert background in American history, architecture, and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy is a co-author and editor of the AICP Certified Urban Designer Exam Study Guide (V1.0) released in March 2016. From 2013 forward she has provided professional training to AICP exam applicants as part of the American Planning Association California Chapter – San Diego Section annual exam training program.

Wendy has assisted municipalities, utility providers, and lead agencies in preservation planning program development and implementation efforts. She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. She was the author / facilitator and lead historic preservation consultant for the City of Chula Vista's award-winning Municipal Preservation Planning Program. She authored the Historic Preservation Element for the City of La Mesa's award winning 2011 / 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company including preparation of a programmatic guide for the treatment of all historic-era properties in the company's 55,000 square mile service territory. She served as the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) consultant team. Wendy's professional analysis and determinations are reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, the Bureau of Land Management, and the National Park Service.

Her current interests include facilitating approvals for brick-and-mortar construction and building rehabilitation projects, and working with community-based organizations that emphasize public participation while striving for the improvement of the built environment through good urban and architectural design and associated social programs.



**EDUCATION**

Master of City Planning,  
 Preservation & Urban Design Emphasis  
 San Diego State University  
 —  
 Bachelor of Arts – History  
 San Diego State University

**REGISTRATIONS**

American Institute of Certified Planners  
 (#022838)  
 Register of Professional Historians  
 (#612)

**EXPERIENCE**

2005-present: Founding Principal  
 Urbana Preservation & Planning, LLC  
 —  
 2012-present: Faculty Lecturer  
 San Diego State University  
 City Planning Graduate Program  
 —  
 2006-2017: Faculty Instructor  
 University of California, San Diego  
 Urban Planning & Development Program  
 —  
 2002-2005: Historian / Planner  
 Architectural Resources Group  
 —  
 2001-2002: Historian / Planner  
 Historic Research Services  
 —  
 2000-2001: Historian  
 Office of Marie Burke Lia, Esq.  
 —  
 1996-1999: Asst. Coordinator +  
 Researcher:  
 SHPO/CHRIS  
 South Coastal Information Center

**PROJECT EXPERIENCE\***

- 2024 *Underground Railroad Resources in the U.S. - A National Historic Landmarks Theme Study*; National Park Service.
- 2024 *Pascua Yaqui Pueblo Historic Property Survey*; Pima County, AZ.
- 2024 *3210 Xenophon Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *Three Way Intersection HAER Report*; Greenlee County, AZ.
- 2023 *Queen Creek Viaduct HAER Report*; Gila County, AZ.
- 2023 *Valley Metro Capitol Extension Cultural Resource Inventory and Evaluation*; Phoenix, AZ.
- 2023 *Roosevelt Irrigation District Centennial History*; Buckeye, AZ.
- 2023 *229 Avenida Del Mar Historic Resource Analysis Report*; San Clemente, CA.
- 2023 *222 W Mariposa Street Historic Resource Analysis Report*; San Clemente, CA.
- 2023 *Apache Trail/Old US Route 60 Historic Assessment Survey Report*; Mesa, AZ.
- 2023 *Archaeological and Historical Resource Survey Report Chollas Creek Restoration Project* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *Archaeological and Historical Resource Management Report Famosa Slough Stormwater Project* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *4052 and 4054 Centre Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *1610 Santa Barbara Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2023 *Eldorado-Pisgah-Lugo Project Historic-Era Built Environment Survey Report, Clark County, Nevada* | Urbana Preservation & Planning, LLC | Remsen, IA.
- 2023 *Remsen Water Supply Infrastructure Improvement Project Phase I Historic Architectural Survey Report* | Urbana Preservation & Planning, LLC | Remsen, IA.
- 2023 *City of La Quinta Historic Resource Survey and Context Statement* | Urbana Preservation & Planning, LLC | La Quinta, CA.
- 2023 *3510 Dove Court Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *County of San Diego Historic Designation / Mills Act, U.S. Grant Jr. Ranch House, 8357 The Grant Place, Bonita, CA*
- 2022 *County of San Diego Historic Designation / Mills Act, 4501 Mayapan Drive, La Mesa, CA*
- 2022 *3575 Via Flores Drive Historic Designation & Mills Act Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *University and 5<sup>th</sup> Avenue Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *Grand Forks Water Treatment Plant Historic American Engineering Record* | Urbana Preservation & Planning, LLC | Grand Forks, ND.
- 2022 *2275 Evergreen Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *820 Fort Stockton Drive Historic American Building Survey* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *820 Fort Stockton Drive Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
- 2022 *Cottonwood State Route 89A Historic Property Survey*; Cottonwood, AZ.
- 2022 *USACE Santa Fe Dam Evaluation*; Los Angeles County, CA.
- 2022 *161 Marquita Historic Resource Analysis Report*; San Clemente, CA.
- 2022 *Glen Canyon Post-1955 Housing Survey and MPDF*; Page, AZ.
- 2022 *3120 Sterne Street Historic Resource Research Report*; San Diego, CA.

**BOARDS + COMMITTEES**

- Chair / Immediate Past Chair:  
 American Planning Association  
 National Urban Design & Preservation  
 Division, 04/2012-12/2016  
 —
- Founder + Volunteer Executive  
 Director / Ex –Officio Director: Built  
 Environment Education Program  
 (BEEP) San Diego, 2008-2015  
 —
- Education Committee Member:  
 California Preservation Foundation,  
 04/2012-04/2014  
 —
- Vice-Chair + Newsletter Editor: APA  
 National Urban Design & Preservation  
 Division, 01/2010-03/2012  
 —
- Director & Education Chair: San Diego  
 Architectural Foundation, 11/2008-  
 2011  
 —
- Appointed Public Member: City of San  
 Diego Historical Resources Board  
 Incentives Subcommittee, 08/2008-  
 02/2010  
 —
- Advisor/Member – UCSD Extension  
 Advisory Group Urban Planning &  
 Development Certificate Program,  
 2007 forward  
 —
- Founding President – Jack London  
 District Association, 2005-2006

**SELECT AWARDS**

- 2016 - Award of Excellence for  
 Preservation Advancement - City of San  
 Diego Historical Resources Board  
 (recognized for Urbana's preservation  
 planning study for the San Diego State  
 Normal School Campus & San Diego  
 City Schools Historic District).  
 —
- 2014 - American Planning Association  
 (APA) San Diego Chapter – Planning  
 Agency Award for preparation of La  
 Mesa 2030 General Plan. \*Historic  
 Preservation Element prepared by  
 WLTB / Urbana.

- 2022 *Post Rock Resources of Kansas National Register Nominations; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
- 2021 *Mule Pass Tunnel Historic Evaluation and Inventory Form; Bisbee, AZ.*
- 2021 *City of Laguna Beach Preservation 101 Workshop – Staff Training, Laguna Beach, CA.*
- 2021 *Post Rock Resources of Kansas Survey and MPDF; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
- 2021 *Historic Resource Research Report: 3800 University Ave; San Diego, CA.*
- 2021 *860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.*
- 2021 *Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.*
- 2021 *Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.*
- 2021 *Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.*
- 2021 *Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.*
- 2021 *528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.*
- 2021 *4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.*
- 2021 *Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.*
- 2021 *East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.*
- 2021 *5265 N. 4<sup>th</sup> Street Historical Resource Summary; Irwindale, CA.*
- 2021 *Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.*
- 2021 *Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.*
- 2021 *Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.*
- 2021 *1033 Pandora Drive Historic Designation; La Mesa, CA.*
- 2021 *7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.*
- 2021 *3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.*
- 2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1135 Devonshire Drive, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.*
- 2020 *Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 2275 Evergreen Street, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.*
- 2020 *Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan & Tucker, LLP, Jurupa Valley, CA.*
- 2020 *Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.*
- 2020 *Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.*
- 2020 *Red Fox Room Retroactive Review, JCG Development, San Diego, CA.*
- 2020 *Rancho Miramonte Section 106 Evaluation: Historic Property Survey Report, U.S. Army Corps of Engineers, Chino, CA.*

**RELATED EXPERIENCE**

- Elected Member & Chair: County of San Diego Valle de Oro Community Planning Group, 2016-2022 —
- Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 2016-2018 —
- Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort —
- Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016) —
- AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present —
- Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present —
- Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017 —
- Invited Speaker: *Building Community and Character – Preservation is Place; 1<sup>st</sup> Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE)*, 06/2013 —
- Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012 —
- Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012*, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012



- 2020 *Historic Resource Technical Report: 2956 Roosevelt Street, Sterling Corporation, Carlsbad, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 4350 Nabal Drive, La Mesa, CA.*
- 2020 *4630 Date Street Historic Landmark Nomination, La Mesa, CA.*
- 2020 *Avo Theater Rehabilitation Tax Credit Consulting, JCG Development, Vista, CA.*
- 2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1025 Devonshire Drive, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, "The Muse" 1020 Prospect Street, La Jolla, CA.*
- 2020 *Historic District Nomination Package: Culverwell and Taggarts, City of San Diego, CA.*
- 2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*
- 2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*
- 2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*
- 2020 *Historic Property Survey Report :Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*
- 2020 *Historical Resource Analysis Report: Historic Designation and Mills Act Application 552 Rushville Street, San Diego, CA.*
- 2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line. To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*
- 2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*
- 2019 *Church of God in Christ Bulletin 580 Package.*
- 2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*
- 2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*
- 2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*
- 2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*
- 2019 *Retroactive Historical Resource Research Report, 31<sup>st</sup> Street, San Diego, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*
- 2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*

**SELECT AWARDS (CONT.)**

- 2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*).
- 
- 2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance. \*Historic Preservation Ordinance& Program prepared by WLTB / Urbana.*
- 
- 2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).
- 
- 2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).
- 
- 2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).
- 
- 2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

2019	<i>Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.</i>	<b>RELATED EXPERIENCE (CONT.)</b>
2019	<i>City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.</i>	Attendee: National Charrette Institute, <i>Introduction to Dynamic Planning</i> (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003
2019	<i>Historic Site Report, 10446 Russell Road, La Mesa, CA.</i>	Attendee: CA Preservation Foundation, <i>Incentives for Historic Preservation Projects</i> , Berkeley (CA) 09/2003
2019	<i>City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.</i>	—
2019	<i>Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.</i>	Attendee: University of Southern CA, <i>Preservation Planning &amp; Law</i> , Los Angeles (CA) 07/2003
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>	Attendee: League of CA Cities, <i>Smart Growth Zoning Codes</i> , Lodi (CA) 12/2002
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>	—
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>	Invited Participant: <i>Second Natures, Redefining the Los Angeles Riverfront</i> , Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>	—
2018	<i>City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.</i>	Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)
2018	<i>California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.</i>	Attendee: <i>Section 106 An Introductory Course</i> , National Preservation Institute, San Francisco (CA) 04/1999
2018	<i>City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.</i>	<b>COURSES CREATED &amp; TAUGHT</b>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>	BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)
2017	<i>Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.</i>	—
2017	<i>Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.</i>	BUSA 40515 - Fundamentals of City Planning (UCSD 2007)
2017	<i>Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.</i>	—
2017	<i>4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.</i>	BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)
2017	<i>Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.</i>	—
2017	<i>Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.</i>	BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)
2017	<i>Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.</i>	—
2017	<i>Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.</i>	ART 40436 - American Architectural History I & II (UCSD 2008-2014)
2017	<i>4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.</i>	—
2017	<i>Historical Resource Research Report, 707 17<sup>th</sup> Street, San Diego, California.</i>	CP 670 - History of Urban Planning (SDSU 2012-2020)
2017	<i>5064 Lotus Street, San Diego, California, Historical Resource Technical Report.</i>	—
2017	<i>Historical Resource Technical Report, 550 Sicard Street, San Diego, California.</i>	—
2017	<i>Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.</i>	—

- 2017 *6035 University Avenue, San Diego, California, Historical Resource Technical Report.*
- 2016 *Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*
- 2016 *4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*
- 2016 *4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*
- 2016 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
- 2016 *NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*
- 2016 *Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
- September 2016 *City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
- August 2016 *Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
- June 2016 *Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
- June 2016 *Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
- May 2016 *Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
- May 2016 *San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
- March 2016 *Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
- March 2016 *City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
- March 2016 *Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
- March 2016 *City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
- February 2016 *City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
- February 2016 *City of San Diego HRB No. 461 / Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
- January 2016 *Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
- December 2015 *Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
- December 2015 *Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
- November 2015 *Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
- November 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*
- October 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
- May 2015 *Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating*

- Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*
- March 2015 *Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
- 2014-2015 *Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*
- 2014 *Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
- 2013-2014 *Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
- November 2014 *Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
- November 2014 *Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
- November 2014 *Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
- October 2014 *Commercial Exchange Building, 416 W. 8<sup>th</sup> Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
- September 2014 *City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
- July 2014 *Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- May 2014 *Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
- May 2014 *City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*
- April 2014 *City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
- April 2014 *Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*

- April 2014 4<sup>th</sup>@ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA
- March 2014 Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.
- February 2014 Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.
- January 2014 1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.
- November 2013 Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.
- September 2013 Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.
- October 2013 NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.
- June 2013 Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA
- January 2013 National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA
- January 2013 Historical and Architectural Eligibility Evaluation of Delano Substation Complex.
- October 2012 Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations
- October 2012 City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.
- 2011-2013 Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)
- In-process San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA
- July 2012 National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA
- June 2012 Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA
- June 2012 County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA
- April 2012 NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA
- March 2012 Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA
- February 2012 National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA
- February 2012 Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA
- January 2012 NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA

- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
- September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
- July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
- June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
- December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- November 2010 *Historic Designation Report, Burt F, Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
- August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
- April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- March 2010 *Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
- January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
- December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
- December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
- November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
- November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
- November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
- August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
- August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*
- August 2009 *Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*



- August 2009 *CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*
- July 2009 *Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA*
- July 2009 *City of Santa Ana Bristol & 17<sup>th</sup> Transportation Study Historical Resource Survey, Santa Ana, CA*
- May 2009 *Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*
- May 2009 *Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*
- April 2009 *Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*
- April 2009 *Section 106 Review of the Fairfax Theatre, Oakland, CA*
- March 2009 *National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*
- February 2009 *Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*
- February 2009 *San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*
- January 2009 *Historical Resource Analysis Report, 634 2<sup>nd</sup> Avenue, Chula Vista, CA*
- October 2008 *Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*
- 2007-2008 *Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*
- August 2008 *Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*
- July 2008 *California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*
- July 2008 *Historic Context Statement – Bean Springs Site, Rosamond, CA*
- June 2008 *Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*
- May 2008 *Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*
- April 2008 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*
- April 2008 *Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*
- March 2008 *Lombardi Ranch CEQA Review, San Ardo, California*
- February 2008 *Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*
- February 2008 *Foothill Ranch Historical Resource Review, Palmdale, CA*
- January 2008 *Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*
- January 2008 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*
- November 2007 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*
- October 2007 *Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*
- October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
- September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*

- September 2007 *SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
- August 2007 *USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
- July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
- May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
- February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*
- January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
- December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
- November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
- September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
- September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
- August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
- June 2006 *Historical Resource Analysis Report: 418-450 10<sup>th</sup> Avenue Properties, San Diego, CA*
- May 2006 *Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
- May 2006 *Historical Resource Evaluation Report for the 70 15<sup>th</sup> Street Warehouse, San Diego, CA*
- April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
- March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
- March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*
- February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
- January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
- January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
- January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Boulevard, Fremont, CA 94555*
- December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
- December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
- November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
- November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
- October 2005 *Section 106 Review of the 1025 3<sup>rd</sup> Street Property, Sacramento, CA 95818*
- September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
- September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*

- August 2005 *Historical Resource Analysis Report – Somky Property/Thompson’s Soscol Ranch, Napa, CA 94558*
- July 2005 *Walnut Creek Women’s Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
- June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
- May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
- March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
- March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
- February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*
- January 2005 *Historical Resource Evaluation, 700 28<sup>th</sup> Avenue, San Mateo, CA*
- January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
- December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*
- November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
- October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
- September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
- September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
- August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
- August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*
- July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*
- July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
- July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*
- June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
- June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
- June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
- May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
- April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42<sup>nd</sup> Avenue, San Francisco, CA 94122*
- April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
- March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
- March 2004 *Historical Evaluation of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*
- February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
- January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
- January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
- January 2004 *Historical Evaluation of The Residence Located At 571 Valley Street, San Francisco, CA*
- January 2004 *Historical Evaluation of the 3925 20<sup>th</sup> Street Residence, San Francisco, CA 94131*
- November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*

- November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
- November 2003 *Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
- November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
- October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
- August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
- July 2003 *Historical Evaluation of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*
- June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)*
- May 2003 *Historical Evaluation of The Residence Located At 606 Dorchester Road, San Mateo, CA*
- March 2003 *Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Historical Evaluation of The Residence Located At 1015 South Grant Street, San Mateo, CA*
- February 2003 *8<sup>th</sup> & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
- February 2003 *Existing Conditions and Subdivision Design Alternatives for The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
- February 2003 *Historical Evaluation of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of the 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
- December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
- November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
- October 2002 *Historical Evaluation of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)*
- October 2002 *Historical Assessment of The St. Patrick's Parish Community Building Located At 3585 30<sup>th</sup> Street, San Diego, CA, 92104*
- September 2002 *Historical Assessment of The Building Located At 4257 Third Street, San Diego, CA,*
- April 2002 *Historical Assessment of The Building Located At 3567 Ray Street, San Diego, CA,*
- October 2001 *Historical Assessment of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
- September 2001 *Historical Review of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
- August 2011 *El Cortez Hotel Part 3 - Request for Certification of Completed Work*

- August 2001 *Core Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared For Centre City Development Corporation)
- August 2001 *Urbana Project Abstract Bibliography* (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
- July 2001 *Historical Assessment of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
- July 2001 *Historical Assessment of The Building Located At 4230 Maryland Street, San Diego, CA, 92103* (With Kathleen A. Crawford)
- June 2001 *Historical Assessment of the 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
- May 2001 *Update of The November 1988 Historic Site Inventory of Centre City East for Centre City Development Corporation* (with Scott Moomjian)
- April 2001 *East Village Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented* (Prepared for Centre City Development Corporation)
- April 2001 *Update of The May 1989 Historic Site Inventory of Bayside for Centre City Development Corporation*
- January 2001 *Historic Survey Report of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101*(with Scott Moomjian)
- January 2001 *Historical Assessment of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*
- December 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site* November 2000  
*Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites*
- November 2000 *Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*
- October 2000 *The National Register of Historic Places Travel Itinerary; Old Town San Diego*
- August 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*
- July 2000 *Cultural Resource Report, 52<sup>nd</sup> Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*
- July 2000 *Historical Assessment of the 3658 Warner Street Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment of the 367 Catalina Boulevard Residence, San Diego, CA 92106*
- July 2000 *Historical Assessment of the 906 West Lewis Street Residence, San Diego, CA 92103*
- May 2000 *Historical Assessment of the 501-503, 507 and 509 14<sup>th</sup> Street Residences, San Diego, CA*
- May 2000 *The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*
- March 2000 *Historical Assessment of The Society for Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35<sup>th</sup> Street, San Diego, CA 92113*

\*Visit [www.urbanapreservation.com](http://www.urbanapreservation.com) for project profiles and additional information.