

APPENDIX A
California DPR 523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings
Review Code _____

Reviewer _____

Date _____

Page 1 of 5

*Resource Name or #: 304 W. Mission Road

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Marcos Date 1968 T 12S R 3W;SW ¼ of SW of Sec 11; S.B. B.M.

c. Address 304 W. Mission Road City San Marcos Zip 92069

d. UTM: (give more than one for large and/or linear resources) Zone 11S, 484412.82 mE/ 3667267.82 mN;

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN 220-100-08-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

304 W. Mission Road was constructed in 1954 in the Mid-Century Modern style. It is a one-story commercial building located on the northwest side of W. Mission Road and Pleasant Way in the city of San Marcos. The commercial building has a wood frame, a near rectangular floor plan with a concrete foundation. The exterior is clad in a variety of materials including composition wood board-and-batten and stucco siding. The roof is flat and there is mechanical equipment sitting atop it. The main entrance is on the south elevation and consists of a metal door. Also on this façade is an enclosed patio sitting area with large plate glass windows and a vinyl covering. The windows on the building are primarily on the south, west and east facades and consist of large plate glass windows, some of which are vinyl sliding windows, some are fixed picture windows. There is decorative metal grating on the south patio projection area. The building appears to have minor modifications including the replacement of some windows. However, historic photographs can verify modifications. The building is surrounded by a parking lot. There are two large electronic signs on top of the building; one reads, "Mr. Taco, Homemade Mexican Food" and the other sign is the restaurant's logo. A third sign is detached from the building and is located adjacent to W. Mission Road.

(continued on page)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)

View looking north at the main
façade.

Photo taken 3/14/2014

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

1954

San Diego County Assessor

*P7. Owner and Address:

Papoutsis Family Trust

412 Carlo Street

San Marcos, CA 92078

*P8. Recorded by: (Name, affiliation, and address)

Jennifer Gorman & Shelby Castells

ASM Affiliates, Inc.

2034 Corte Del Nogal

Carlsbad, CA 92011

*P9. Date Recorded: 3/14/2014

*P10. Survey Type: (Describe) Intensive Pedestrian

*P11. Report Citation: (cite survey report and sources, or enter "none.")

Historic Resource Evaluation Report for 304 and 312-318 Mission
Road, San Marcos, California

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 304 W. Mission Road

B1. Historic Name: Unknown

B2. Common Name: Mr. Taco

B3. Original Use: Commercial

B4. Present Use: Commercial- restaurant

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations) 1954

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commerce

Area: San Marcos

Period of Significance: 1954-1969

Property Type: commercial

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 304 W. Mission Road, also known as the "Mr. Taco" is not recommended eligible for the CRHR. It was constructed in 1954 and appears to have modern alterations such as window replacement and the front patio projection, therefore it does not retain integrity of materials, design, workmanship. However, the building does retain its location, setting, feeling, and association, therefore the building retains integrity. Original building records could not be found at the city, therefore its original use and construction design are unknown. Based on its location, setting and design, it was likely a restaurant originally. Although it is associated with the historic context of Commerce (1954-1969) for its use as a restaurant, it is not the best example of this context because it is a typical example of a restaurant but not the best example of a mid-twentieth century restaurant, especially after its modern alterations. After thorough research, no information could be found to indicate this building's association with any other historic context. For these reasons, the building at 304 W. Mission Road is recommended not eligible under Criterion 1.

(continued on page 5)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See page 5

B13. Remarks: None

*B14. Evaluator: Jennifer Gorman

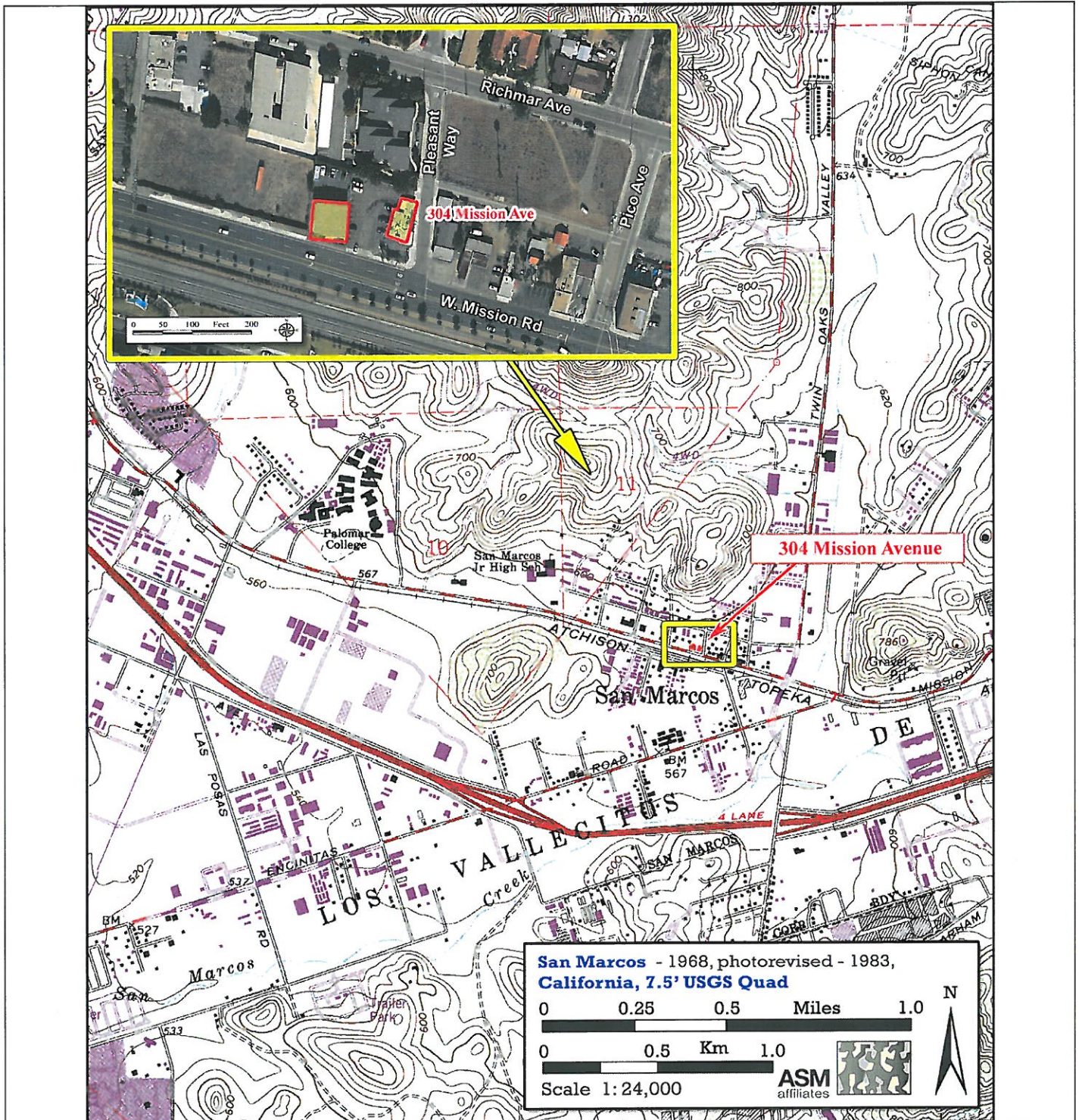
*Date of Evaluation: 3/19/2014

(This space is reserved for official comments)

Sketch Map with north arrow required.



Red outline indicates subject property.
Map courtesy of Google Earth.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5

Recorded by: Jennifer Gorman

*Resource Name or # (Assigned by recorder)

304 W. Mission Road

Date: 3/19/2014

☒ Continuation ☐ Update



Image 1. View of the southwest oblique looking northeast.



Image 2. View of the west facade looking northeast.



Image 3. View of the east elevation looking west.



Image 4. View of the rear (north) elevation looking south.

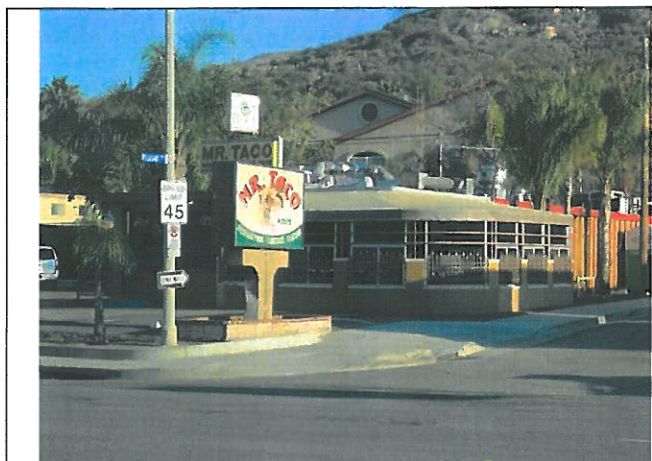


Image 5. View of the south elevation looking north.

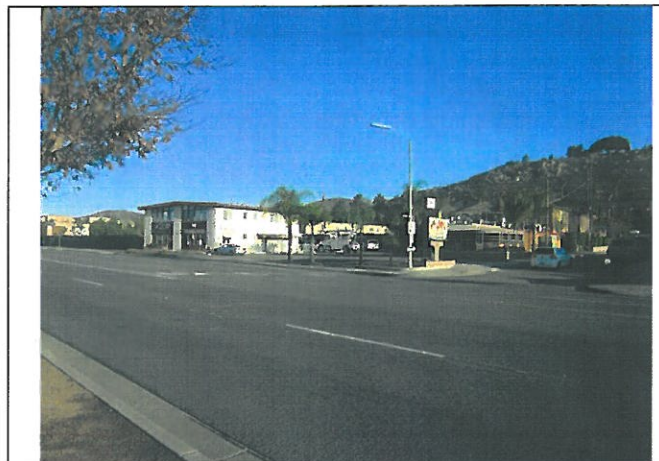


Image 6. Overview of the building on Mission Road.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5

*Resource Name or # (Assigned by recorder)

304 W. Mission Road

Recorded by: Jennifer Gorman

Date: 3/19/2014

☒ Continuation ☐ Update

(Continued from page 2)

***B10. Significance:**

After thorough research, no significant individuals were found to be associated with this building. Therefore, the building at 304 W. Mission Road is recommended not eligible under Criterion 2.

Although 304 W. Mission Road retains its integrity as a restaurant constructed in 1954, this building is a typical example of a restaurant property type constructed during the mid-twentieth century and does not represent the work of a master, or possess high artistic values. For these reasons, the building at 304 W. Mission Road is recommended not eligible under Criterion 3.

Due to the nature of this property type, the building at 304 W. Mission Road does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, the building is recommended not eligible under Criterion 4.

References:

Nationwide Environmental Title Research

1953 Aerial sheets. Aerials originally created by the United States Department of Agriculture and the United State Geological Survey.

1964 Aerial sheets. Aerials originally created by the United States Department of Agriculture and the United State Geological Survey.

North, Denise

2014 Email correspondence with Jennifer Gorman on March 24, 2014 in regards to building permit research for the buildings at 304 and 312-318 W. Mission Road. Building Division, City of San Marcos, California.

San Diego History Center

2014 Various files, newspaper articles, aerial photographs regarding Mission Road, a general history of the 1963 San Marcos incorporation, and a complete list of the historic structures and sites of San Marcos. On file at the San Diego History Center.

San Diego County Assessor

2014 Assessor information for 312-318 and 304 W. Mission Road, including parcel number, owner information and year built.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings
Review Code _____

Reviewer _____

Date _____

Page 1 of 5

*Resource Name or #: Buelow Building

P1. Other Identifier: 312-318 W. Mission Road

*P2. Location: ☐ Not for Publication ☐ Unrestricted

*a. County: San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Marcos Date 1968 T 12S R 3W;SW ¼ of SW of Sec 11; S.B. B.M.

c. Address 312-318 W. Mission Road City San Marcos Zip 92069

d. UTM: (give more than one for large and/or linear resources) Zone 11S 484378.02 mE/ 3667272.24 mN;

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN 220-100-09-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

312-318 W. Mission Road was constructed in 1955-1956 in the Mid-Century Modern style. It is a two-story commercial building located on the north side of W. Mission Road in the city of San Marcos. The commercial building has a wood frame, rectangular floor plan with a concrete foundation. The exterior is clad in concrete block siding. The roof is a widely-pitched front gable roof with overhanging open wood eaves and clad in a composition roll. The primary entrances are on the south elevation and consist of two symmetrical first floor storefronts with wood doors that have large glass paned windows atop brick water tables. Above the storefronts are wood panels that are surmounted by second story windows with transoms. The building has aluminum sliding windows and fixed plate glass windows. The mortar between the concrete blocks on the primary (south) façade have been scored to delineate each block, whereas the mortar on the concrete blocks on the other three elevations remain flush. There is a secondary entrance on the east elevation that has a shed roof porch supported by wood posts. On the north elevation, there is a wood staircase that leads to the upper story of the building. There is also a secondary entrance on the west elevation as well. Landscape features include brick walled flower beds on the south elevation. There is an original sign on the east elevation of the building that reads "San Marcos Barber Shop." The small plaque on the front of the building reads, "Buelow Building 1955-1956," which is likely indicating its date of construction.

(continued on page)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)

View looking west at the building.

Photo taken 3/14/2014.

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

1955-1956

Plaque on the building

*P7. Owner and Address:

Richard D & Donna L Ring

1124 Alta Vista Drive

Vista, CA 92084-5522

*P8. Recorded by: (Name, affiliation, and address)

Jennifer Gorman & Shelby Castells

ASM Affiliates, Inc.

2034 Corte Del Nogal

Carlsbad, CA 92011

*P9. Date Recorded: 3/14/2014

*P10. Survey Type: (Describe) Intensive Pedestrian

*P11. Report Citation: (cite survey report and sources, or enter "none.")

Historic Resource Evaluation Report for 304 and 312-318 Mission Road, San Marcos, California

*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☒ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 312-318 W. Mission Road

B1. Historic Name: Buelow Building

B2. Common Name: Buelow Building

B3. Original Use: General commercial building

B4. Present Use: Hair salon/barber shop/Tax Accounting

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations) 1955-1956

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme

a. Commerce

b. Politics/Government

Area: San Marcos

Period of Significance:

a. 1951

b. 1963-1968

Property Type: Commercial

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building at 312-318 W. Mission Road, also known as the "Buelow Building" is not recommended eligible for the CRHR. It was constructed in 1955-1956 and appears to retain integrity. Although it is associated with the historic context of Commerce (1951) for its use as a barbershop, it is not the best example of this context because the building is not readily identifiable as a barbershop, but as an office building. Research indicates that Buelow began his barbershop business in San Marcos as early as 1951, but he did not occupy and own this building as a barbershop until 1963. Further, historic aerials do not show the construction of this building until around 1964, therefore, there is likely a better, earlier example of a barbershop in the area. The building is also associated with the historic context of Politics/Government (1963-1968) because the upstairs was used for a short time to house the first city hall offices of San Marcos, beginning in 1963. Although part of this building was used for those purposes, the Buelow Building was a temporary location for the city hall offices and only a portion of the building was used for these purposes. The 1968 city hall at 105 Richmar Avenue is a better example of the City of San Marcos' official city hall building. For these reasons, the Buelow Building at 312-318 W. Mission Road is recommended not eligible under Criterion 1.

(continued on page 5)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See page 5

B13. Remarks: None

*B14. Evaluator: Jennifer Gorman

*Date of Evaluation: 3/19/2014

(This space is reserved for official comments)

Sketch Map with north arrow required.



Red outline indicates subject property.
Map courtesy of Google Earth.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

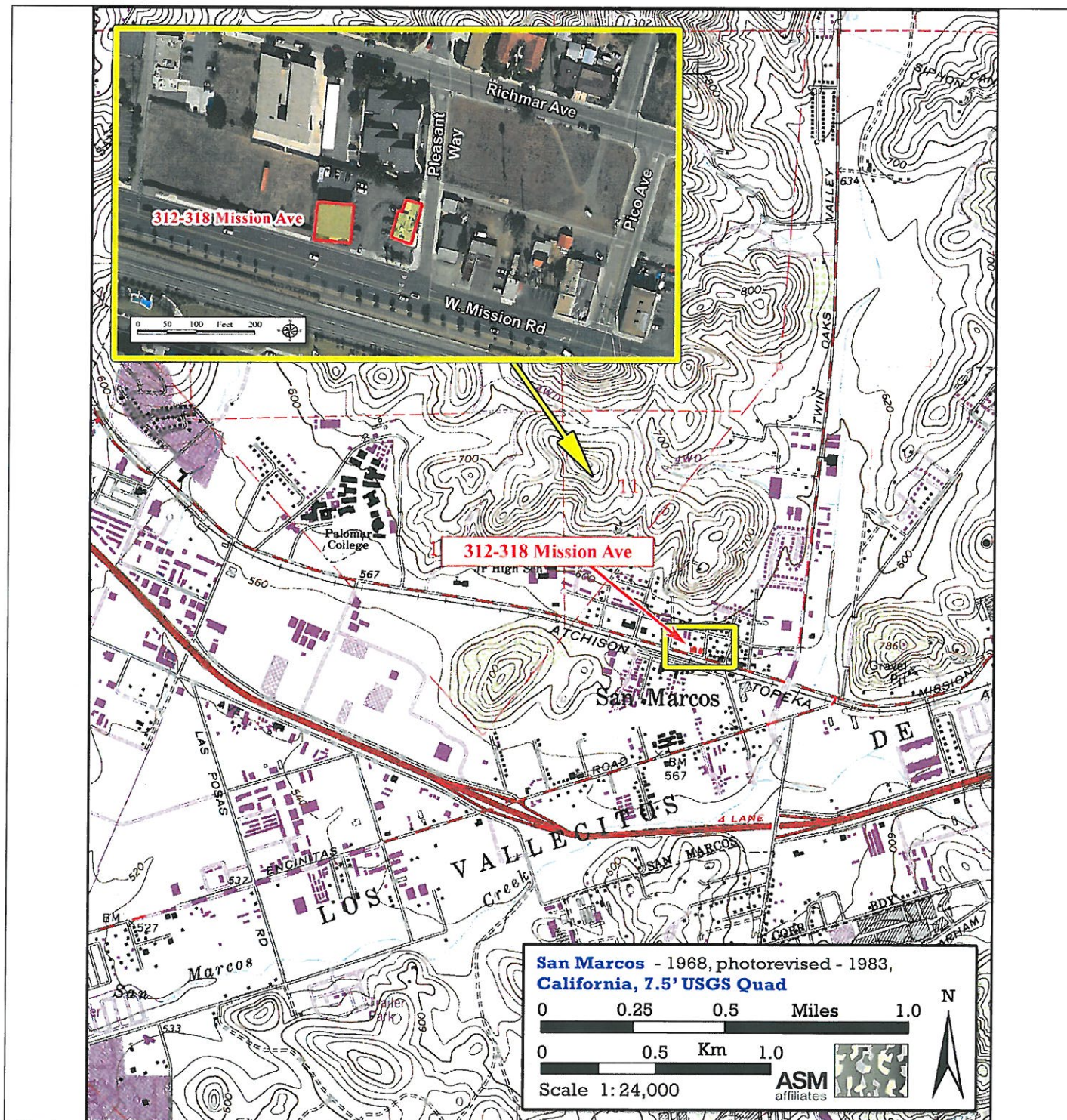
Page 3 of 5

*Map Name: San Marcos Quadrangle

*Resource Name or # (Assigned by recorder) 312-318 W. Mission Road

*Scale: 1:24,000

*Date of Map: 1968



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPH SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5

*Resource Name or # (Assigned by recorder)

312-318 W. Mission Road

Recorded by: Jennifer Gorman

Date: 3/19/2014

☒ Continuation ☐ Update



Image 1. View of the main facade looking north.



Image 2. View of the southwest oblique looking northeast.



Image 3. View of the north facade looking west.



Image 4. View of the east facade looking west.



Image 5. The plaque on the building.



Image 6. Overview of Mission Road looking northwest.

Primary # _____

HRI # _____

Trinomial _____

Page 5 of 5

*Resource Name or # (Assigned by recorder)

312-318 W. Mission Road

Recorded by: Jennifer Gorman

Date: 3/19/2014

☒ Continuation ☐ Update

(Continued from page 2)

***B10. Significance:**

Bill Buelow was a significant individual in the history of San Marcos. He was an active community member, the first barber in town, and the first mayor after incorporation in 1963. He is identified as a previous owner of this building, although the City of San Marcos Building Division could not verify original ownership. According to research, Buelow owned and/or occupied a previous building and owned a later building during his career as a barbershop owner and operator in San Marcos. This building is identified as a building he operated as a barbershop, but may not be the best example, since only part of the building was used as a barbershop, and he owned it for a short time during his lengthy career as a barber. When he was mayor, he also used this building concurrently as the temporary offices for San Marcos' first city hall. However, this building does not adequately portray its association with Bill Buelow because the building was used and owned by him for a short time during his tenure as an active community member, as mayor and as a barber. For these reasons, the Buelow Building at 312-318 W. Mission Road is recommended not eligible under Criterion 2.

Although 312-318 W. Mission Road retains integrity as a two-story office building constructed in 1955-1956, this building is a typical example of an office building constructed during that time and does not represent the work of a master, or possess high artistic values. For these reasons, the Buelow Building at 312-318 W. Mission Road is recommended not eligible under Criterion 3.

Due to the nature of this property type, the Buelow Building at 312-318 W. Mission Road does not have the potential to provide information about history or prehistory that is not available through historic research. Therefore, the building is recommended not eligible under Criterion 4.

References:

Nationwide Environmental Title Research

1953 Aerial sheets. Aerials originally created by the United States Department of Agriculture and the United State Geological Survey.

1964 Aerial sheets. Aerials originally created by the United States Department of Agriculture and the United State Geological Survey.

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San Diego History Center

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San Diego County Assessor

2014 Assessor information for 312-318 and 304 W. Mission Road, including parcel number, owner information and year built.

APPENDIX B
Confidential Records Search



South Coastal Information Center
4283 El Cajon Blvd., Suite 250
San Diego, CA 92105
Office: 619 594-5682
Fax: 619 594-4483
scic@mail.sdsu.edu
scic_gis@mail.sdsu.edu

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM RECORDS SEARCH

Company: ASM Affiliates
Company Representative: James T. Daniels, Jr.
Date Processed: 2/4/2010
Project Identification: Richmar Specific Plan Area
Search Radius: 1 mile

Historical Resources:

ND

Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been included for all recorded sites.

Previous Survey Report Boundaries:

ND

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been included.

Historic Addresses:

ND

A map and database of historic properties (formerly Geofinder) has been included.

Historic Maps:

ND

The historic maps on file at the South Coastal Information Center have been reviewed, and copies have been included.

Summary of SHRC Approved CHRIS IC Records Search Elements	
Address-Mapped	yes
GIS Shapes:	3
GIS Shapes:	129
Searchable Pages:	75
Standard Pages:	261
Aerial Photos:	0
Quads:	1
Hours:	1.5
RUSH:	no

APPENDIX C
Resumes of Personnel

Jennifer Krintz Gorman, M.H.P.
Senior Architectural Historian

Total Years of Experience: 8

Education:

M.H.P. 2009/Historic Preservation/University of Georgia, Athens, Georgia
B.A. 2004/Philosophy/Belmont University, Nashville, Tennessee

Professional Profile:

Ms. Gorman has eight years of experience in historic preservation and architectural history consultation. Her expertise includes the documentation and evaluation of historic resources on local, state and Federal levels. She has completed several city- and county-wide architectural resource surveys in California, including for the cities of Chula Vista, Huntington Beach and Monterey County, California. Ms. Gorman has also completed National Register nominations for historic districts, and a historic highway in California and Georgia. Additionally, Ms. Gorman has evaluated several local and state resources for the states of California, Georgia, Maryland, Idaho and Washington. Ms. Gorman has also written extensive historic contexts for several historic resource nominations on the state and local level as well. She is also skilled in Section 106 review, NRHP nominations, Historic Building Inventory and Evaluations, HABS/HAER documentation, Environmental Assessments and Impact Statements, municipal ordinances and amendments, Historic Properties Survey Reports (HPSRs)/Historic Resources Evaluation Reports (HREs); and feasibility studies. She wrote her graduate thesis on the history and preservation of early twentieth-century southern California pleasure piers and beach resorts and has published her first book on the history of the Redondo Beach pier.

Selected Project Experience:

Historic Resources Survey for the City of Chula Vista, City of Chula Vista, Chula Vista, San Diego County, CA

Architectural Historian

CLIENT: City of Chula Vista

Conducted survey of an 11,000-parcel area in the western half of Chula Vista. Conducted multiple site visits, presented findings at historic preservation commission meetings, gathered information from local resources, completed a database of all buildings and structures as well as completed 300 DPR-523 forms.

Historic Preservation Strategic Plan, City of Henderson, Clark County, NV

Architectural Historian

CLIENT: City of Henderson

Conducted a public meeting in which ASM explained the purpose of a Historic Preservation Plan (HPP) to local Henderson residents and city councilmen and women and collected information for future survey work which included identifying potential areas of significance within the city. ASM also conducted a brief windshield survey of the city and prepared a preliminary report on the findings from the public meeting and the next steps recommended to complete the HPP.

An Assessment of Architectural Resources for the Newmont USA, Ltd., Long Canyon Facilities Alternative Expansion Project, Newmont Mining, Co. Elko County, NV

Architectural Historian

CLIENT: Newmont Mining Corporation

Conducted site visit, photographed and documented 27 historic resources, including a historic ranch complex and a historic roadside stop. Completed an Architectural Resource Survey Report, pursuant to Nevada Architectural Guidelines as well as Nevada Architectural Resource Assessment (ARA) inventory forms including building history and evaluation for NRHP eligibility.

Idaho Army National Guard Readiness Center State-wide Historic Context, Idaho Army National Guard (IDARNG), ID

Architectural Historian

CLIENT: IDARNG Cultural Resources Program Manager

Conducted research of all 26 Army National Guard Readiness Centers in the state of Idaho, in order to complete historic contexts for each focusing on the armories' relationships with their surrounding communities. Work includes site visits to each armory to collect information. The end goal of the project is to complete the histories in book form, to be published.

Bayhorse Historic Structures Inventory, Bureau of Land Management, Challis, ID

Architectural Historian

CLIENT: Bureau of Land Management, Challis Field Office

Conducted site visit to the NRHP-listed Bayhorse Mine townsite, and surveyed the Chinese section of Bayhorse, which is adjacent to the townsite, located in Beardsley Gulch to the north. Accompanied by ASM archaeologists, recorded historic mine dug-outs, adits, building ruins, and structural ruins of the Chinese residential area. Collected surface artifacts, which were submitted to the BLM Challis Office Archaeologist. Completed Idaho IHSI forms, as well as completed architectural section of report.

Class III Cultural Resources Survey for the East Columbia Basin Irrigation District East Low Canal Lind Coulee Siphon No.1 to Scootenev Wasteway Project, East Columbia Basin Irrigation District, Othello, WA

Architectural Historian

CLIENT: East Columbia Basin Irrigation District

Completed Historic Property Inventory (HPI) forms for five resources along the East Low Canal near Othello, WA.

South Monterey County Survey CA

Architectural Historian

CLIENT, Monterey County

Conducted survey of southern Monterey County. This included fieldwork, research, oral interviews, and historic context writing of DPR 523 form sets.

Huntington Beach Citywide Historic Resources Survey, City of Huntington Beach, Orange County, CA

Architectural Historian

CLIENT: City of Huntington Beach

Co-conducted citywide survey of Huntington Beach. This included fieldwork, research, and the completion of DPR 523 form sets.

Cottage Grove Neighborhood Survey, City of Glendale, Los Angeles County, CA

Architectural Historian

CLIENT: City of Glendale

Helped create architectural descriptions and DPR 523 forms for the Cottage Grove neighborhood survey in Glendale.

Mission & Soma Surveys, City and County of San Francisco, San Francisco County, CA

Architectural Historian

CLIENT: City of San Francisco

Participated in the completion of reconnaissance level DPR 523 form sets and City of San Francisco database forms, and participated in peer review. This project was overseen by the San Francisco Planning Department's Citywide Historic Resource Survey Program.

**Normandie 5 Redevelopment Neighborhood Survey, City of Los Angeles, Los Angeles County, CA
Architectural Historian**

CLIENT: City of Los Angeles

Conducted field work, researched and wrote the historic context, and prepared inventory forms for the Normandie 5 Redevelopment neighborhood in south Los Angeles.

Old Highway 80 National Register Nomination, San Diego Gas & Electric Company, San Diego County, CA

Architectural Historian

CLIENT: San Diego Gas & Electric Company

Conducted fieldwork to document 200-mi. route of Old Highway 80 in the state of California. Utilized GPS Trimble unit data to record bridges, road material alterations, and original alignments off of modern route. Also completed DPR-523 form and assisted with nomination.

NRHP Nomination and HABS Documentation for Berylwood Historic District, San Diego Military Family Housing, Naval Base Ventura County, Port Hueneme, Ventura County, CA

Architectural Historian

CLIENT: San Diego Military Family Housing

Documented, researched and reevaluated the 10 acre Berylwood Historic District to prepare amended NHRP nomination and new HABS documentation of the district that included the 1912 Myron Hunt designed mansion built for prominent local developer and US Senator, Thomas Bard, a second home built 1910-1925 for son and local businessman Richard Bard, as well as supporting structures and the cultural landscape associated with the estate.

Los Angeles Historic Context, Military Context, City of Los Angeles, Los Angeles, CA

Architectural Historian

CLIENT: City of Los Angeles

The City of Los Angeles launched a city-wide survey and historic context study for all historic property types in the Los Angeles city boundaries. As part of this effort, a military context was needed to identify extant landmarks and property types relating to the military history in Los Angeles. Conducted research and writing for context. Client Reference: Janet Hansen, , (213) 978-1191

Survey, Evaluation and Update of NRHP Eligibility at Naval Weapons Station Seal Beach, Detachment Corona, NAVFAC Southwest, Norco, Riverside County, CA

Architectural Historian

CLIENT: NAVFAC Southwest

Conducted research, helped prepare final report, made edits and responded to comments.

Idaho Historic Sites Inventory (IHSI) Forms for a Pedestrian Underpass and Culvert in Mullan, ID, Idaho Department of Transportation (ITD), District 1, ID

Architectural Historian

CLIENT: ITD District 1

Conducted research, site visit and completed IHSI forms for a pedestrian underpass and a culvert for a bridge replacement project to be completed along Business-90 in Mullan, Idaho.

Letter of Recommendations for the Preservation Idaho's Inventory Form and Database Survey, Preservation Idaho Heritage Barn Committee, ID

Architectural Historian

CLIENT: Heritage Barn Committee Chair, Preservation Idaho

Prepared a letter of recommendations for a state-wide survey of historic barns, Preservation Idaho, Idaho, 2012. Participated in consultation with members of PI to discuss goals, technology, and organization. Completed a letter of recommendations to Preservation Idaho on their online database and barn inventory system as they undertake a state-wide barn survey in Idaho. Client asked for consultation with digital and physical organization for current and future barn inventory survey forms.

Ft. Yuma Indian Healthcare Center Architectural History and Archaeological Survey Report, DOWL HKM/Indian Health Service, Imperial County, CA

Architectural Historian

CLIENT: Dowd HKM

The Indian Health Service proposed demolition of nine buildings, one of which was a contributor to the Ft. Yuma National Historic Landmark district. Attended meetings with the cultural council of the Quechan tribe to discuss heritage connections with buildings as well as conducted site visit, photographed and wrote report for the evaluation, documentation and finding of effect as well as recommendations for mitigation.

3rd Street Historic District Expert Witness Testimony, Santa Monica, Los Angeles County, Ca

Architectural Historian

CLIENT: Santa Monica City Council

Prepared professional witness testimony which included public input from members of the preservation community to present in front of the Santa Monica City Council in regards to a modern project being proposed within the heart of a historic district.

Downtown Dinuba Historic District Survey, City of Dinuba, Fresno County, CA

Architectural Historian

CLIENT: City of Dinuba

Co-conducted the survey of downtown Dinuba in Fresno County. Attended and presented survey findings and recommendations to the preservation commission. The survey process included fieldwork, research, and the completion of DPR 523 form sets as well as identifying potential historic districts and finally providing design guidelines for the historic districts.

Edwards Air Force Base Historic American Engineering Record (HAER), JT3 LLC, Edwards Air Force Base, Los Angeles County, CA

Architectural Historian

CLIENT: Edwards AFB

Wrote architectural descriptions for 40 buildings at HAER Level Two and Three reports for Jet Propulsion Laboratory buildings on the North Base at Edwards Air Force Base, California.

Paradigm Archaeological Survey and Site Documentation, Bureau of Land Management (BLM), Elmore County, ID

Field Crew

CLIENT: BLM, Boise District Office

Assisted with the documentation of approximately 100 historic and prehistoric sites on BLM fire survey land in Elmore County, Idaho. Assisted with photographing, and survey forms of buildings and structures.

Cultural Resources Assessment of the Natural Resources Conservation Service Survey Area, Natural Resources Conservation Service, western Washington and Stevens County, WA

Architectural Historian

CLIENT: USDA NRCS

Conducted archival research to establish historic context for 10 survey sites in the state of Washington, with an emphasis in Stevens County. Also completed evaluations and Historic Property Inventory (HPI) forms for four buildings and one site.

Historical Resources Evaluation Report for the Rancho Lilac, Caltrans District 11, Valley Center, California

Architectural Historian

CLIENT: Caltrans District 11

Completed DPR inventory forms for several buildings on the Rancho Lilac homestead.

Archaeological Survey and Evaluation for the Tierra del Sol LLC Project, Dudek, San Diego County, CA

Architectural Historian

CLIENT: Dudek, 2012

Conducted research and evaluation on McCain Valley Ranch homestead. Completed California DPR A & B form.

Archaeological Evaluation for the Rugged Solar Project, San Diego County, CA

Architectural Historian

CLIENT: Dudek

Conducted research and evaluation on McCain Valley Ranch homestead. Completed California DPR A & B form.

Client Reference: Micah Hale, Dudek, (760) 479-4271.

Pine Valley Barn Preliminary Historic Resource Evaluation, RBF Consulting, Pine Valley, San Diego County, CA

Architectural Historian

CLIENT: RBF Consulting

Conducted a site visit and photographed barn and completed a preliminary evaluation of barn to establish the next step in the CEQA process.

Santa Ysabel Barn Historic Resource Evaluation, PMC, Santa Ysabel, CA

Architectural Historian

CLIENT: PMC

Conducted fieldwork and research to establish eligibility of 1895 barn in Santa Ysabel. Completed DPR-523 form and historic resource evaluation report.

Cultural Resources Assessment of the Puget Sound Nearshore Ecosystem Restoration Projects (PSNERP) Area, U.S. Fish & Wildlife Service, NW WA

Architectural Historian

CLIENT: U.S. Fish and Wildlife Service

Prepared evaluations of 11 levees within the Puget Sound region based on previous evaluation criteria also completed by ASM. Conducted in compliance with Section 106.

8048-8050 Comstock Avenue, City of Whittier, Whittier, CA

Architectural Historian

CLIENT: City of Whittier

Conducted site visit, photographed and documented two historic residential buildings. Completed DPR-523 form and evaluation report to establish eligibility. Conducted in compliance with CEQA and local ordinance.

Marron-Hayes Adobe Visual Effects Study, McMillin Companies, Carlsbad, CA

Architectural Historian

CLIENT: Corky McMillin Companies

Completed a visual effects study on a historic adobe residential building. Conducted a site visit and photographed the building and viewshed of affected area. Conducted in compliance with CEQA and local ordinance.

HSR for Building 51811 (San Onofre Beach Club), NAVFAC Southwest, MCB Camp Pendleton, San Diego County, CA

Architectural Historian

CLIENT: NAVFAC Southwest

Prepared HSR to evaluate and assess the architectural and structural state of Building 1133 to establish guidelines and priorities for maintenance and rehabilitation activities. Conducted in compliance with Sections 106 and 110.

Integrated Cultural Resource Management Plan (ICRMP) for Detachment Fallbrook, NAVFAC Southwest, San Diego County, CA

Architectural Historian

CLIENT: NAVFAC Southwest

Compiled ICRMP in collaboration with installation staff, prepared three iterations of the plan and incorporated comments from client.

Integrated Cultural Resources Management Plan (ICRMP) for Naval Base Coronado, NAVFAC Southwest, San Diego County, CA

Architectural Historian

CLIENT: NAVFAC Southwest

Conducted research, peer reviewed and helped finalize report for a management plan for historic buildings found on military installation.

Integrated Cultural Resources Management Plan (ICRMP) for Naval Weapons Station Seal Beach, Detachment Corona, Norco, Riverside County, CA

Architectural Historian

CLIENT: NAVFAC Southwest

Conducted research, peer reviewed and helped finalize report for a management plan for historic buildings found on military installation.

Integrated Cultural Resources Management Plan (ICRMP) for Naval Base Ventura County, NAVFAC Southwest, Ventura County, CA

Architectural Historian

CLIENT: NAVFAC Southwest

Conducted research, peer reviewed and helped finalize report for a management plan for historic buildings found on military installation.

Integrated Cultural Resources Management Plan (ICRMP) for Naval Base San Diego, NAVFAC Southwest, San Diego, CA

Architectural Historian

CLIENT: NAVFAC Southwest

Conducted research, peer reviewed and helped finalize report for a management plan for historic buildings found on military installation.

Built Environment Assessment for Gregory Canyon Landfill Project, PCR Services, San Diego County, CA

Senior Architectural Historian

CLIENT: PCR Services

Surveyed, documented, and evaluated two dairy complexes and associated buildings, of which one complex was recommended eligible. Report prepared in accordance with CEQA and Section 106 of the NHPA prior to the parcel's redevelopment.

HABS Documentation for the Cienega Elementary School, PMC World, Los Angeles, Los Angeles County, CA

Senior Architectural Historian

CLIENT: PMC

Documented 1923 elementary school, with features of the Classical Revival and Spanish Colonial Revival styles. Field survey included sketch plan, detailed field notes, and archival research. Documentation prepared to HABS Level II standards.

Historic Resources Evaluation Report (HRER) for Collier Park, Atkins, City of La Mesa, San Diego County, CA

Senior Architectural Historian

CLIENT: Atkins

Surveyed, documented, and evaluated 7.7-acre park, portions of which were established in 1910. Report prepared in accordance with CEQA and Section 106 of the National Historic Preservation Act (NHPA) prior to the park's redevelopment.

Inventory, Evaluation, and Analysis of Effects on Historic Built-Environment Properties Within the Area of Potential Effect of the Centinela Solar Energy, LLC, LS Power Development, LLC, Imperial County, CA

CLIENT: LS Power Development, LLC

Centinela Solar Energy, LLC requested an analysis of effects on 16 historic resources within a solar project area in Imperial County. Documentation, evaluation and an assessment of effects were completed for the project.

Impacts Assessment for the SDG&E East County Substation Project, Insignia Environmental and SDG&E, San Diego County, CA

CLIENT: Insignia Environmental

Impacts assessment for a powerline project in east San Diego County. An evaluation of a 13-mi. segment of the historic Old Highway 80 was completed as well as a visual impacts assessment of the project area.

Historic Resources Evaluation Report for the California Valley Solar Ranch Project, Ecology & Environment, San Luis Obispo County, CA

CLIENT: E&E, Inc.

Evaluation and documentation of a four-mi. segment of Highway 58, as well as two gypsum strip mines for a solar project in the California Valley. Documentation and evaluation were completed for the three resources.

Historic Resource Evaluation Report for 6940 Otay Mesa Road, Rabago Otay Technical Business Park, RBF Consulting, San Diego County, CA

Architectural Historian

CLIENT: RBF Consulting

Evaluation and documentation of a mid-20th-century farmstead including ranch house and barns for eligibility for NRHP, CRHR, San Diego County Local Register of Historical Resources, and the County of San Diego Resource Protection Ordinance in accordance with CEQA.

Convair Lagoon Alternative Analysis of Historic Resources, Atkins and Port of San Diego, San Diego, CA

CLIENT: Atkins

An historic built environment study for a seaplane ramp and pier located in a lagoon formerly owned by the now defunct aircraft manufacturer Convair in the San Diego Bay. As part of this effort, an evaluation of both resources was needed for the proposed demolition of both structures for future redevelopment project.

Inventory, Evaluation and Analysis of Effects on Historic Built Environment Properties within the Area of Potential Effect of the Imperial Solar Energy Center West and South Projects, LightSource Renewables, LLC, Imperial Valley, CA

CLIENT: LightSource Renewables, LLC

An inventory and evaluation, and analysis of effects on the historic built environment for their solar energy project in the Imperial Valley. Two project areas were identified, evaluated and assessed for impacts.

Cultural Resources Inventory for the Tule Wind Project, HDR Engineering, Inc., McCain Valley, San Diego County, CA

Architectural Historian

CLIENT: HDR Engineering

Prepared the architectural descriptions for the cultural resource inventory in the McCain Valley area of San Diego County.

Cultural Resources Assessment of Puget Sound Nearshore Ecosystem Restoration Project, U.S. Fish & Wildlife Service, WA

Architectural Historian

CLIENT: Federal Wildlife Agency

Conducted research on historic levees along the Puget Sound; created criteria for the report for planned installation of 40 wildlife rehabilitation projects on the Puget Sound, Provided study on the potential historic resources that may be affected by these projects.

HABS Level III Documentation for Four Building at Palomar College, Palomar College Facilities Department, Palomar College Facilities Department, San Marcos, CA

Architectural Historian

CLIENT: Palomar College

Conducted research, completed reports, and assembled final document to present to various archives and client for four buildings previously found eligible and slated for demolition.

Palomar College Historic Structures Report, City of San Marcos, San Diego County, CA

Architectural Historian

CLIENT: Palomar College

Conducted fieldwork, researched, completed state inventory forms and wrote evaluation report for seven buildings slated for demolition on the campus of Palomar College in the city of San Marcos.

HABS Level II Documentation for American Legion Building Post 365, City of Vista, San Diego County, CA

Architectural Historian

CLIENT: City of Vista

Conducted research, completed site visit, photography, and prepared report for the documentation of the American Legion building.

Cultural Resources Inventory of the Proposed Point Loma to Miramar Distribution Pipeline Project, San Diego County, CA

Architectural Historian

CLIENT: Shaw Environmental

Conducted research, performed site visit, prepared report, evaluation and made recommendations for the potential historic buildings that fell within the Area of Potential Effect.

Palomar College Historic Structures Report, Palomar Community College District, San Marcos, CA

Architectural Historian

CLIENT: Palomar College

Conducted fieldwork, researched, completed state inventory forms and wrote evaluation report for seven buildings on the campus of Palomar College in the city of San Marcos.

Interstate 710 Corridor Historic Resources Evaluation Report, Los Angeles County, CA

Architectural Historian

CLIENT: Los Angeles County

Conducted survey work along the I-710 Freeway, mapping, identification of potentially affected properties and DPR 523 form sets prior to proposed road widening and alteration of the I-710 Freeway through Los Angeles County.

City of Long Beach Housing and Urban Development (HUD) Section 106 Environmental Reviews, Long Beach, CA

Architectural Historian

CLIENT: City of Long Beach

Conducted Section 106 reviews, including research of hundreds of residences, commercial buildings, parks, and structures for the City of Long Beach.

1 Los Angeles County 606 N. Highland Avenue Evaluation, Hollywood, Los Angeles County, CA

Architectural Historian

CLIENT: Los Angeles County

Conducted fieldwork and research as well as completed a report and DPR 523 form set for buildings set to be demolished and located in proximity to the Hollywood and Highland intersection.

Selma Avenue Apartments Evaluation, Hollywood, Los Angeles County, CA

Architectural Historian

CLIENT: Los Angeles County

Conducted fieldwork and research as well as completed a report and DPR 523 form for a proposed redevelopment plan that included the demolition of buildings in proximity to the Hollywood and Highland intersection.

777 S. Coast Highway, Laguna Beach, Orange County, CA

Architectural Historian

CLIENT: Los Angeles County

Conducted a site visit and produced a report to provide recommendations to the City and homeowner on mitigating alterations to a locally designated property.

31381 S. Coast Highway, Laguna Beach, Orange County, CA

Architectural Historian

CLIENT: City of Laguna Beach

Conducted a site visit and produced a report to provide recommendations on the renovation of a locally designated property, which had been in violation of the City of Laguna Beach's building permit program.

Kern River Stable HABS/HAER Documentation, Southern California Edison, Kern Valley, CA

Architectural Historian

CLIENT: Southern California Edison

Conducted site visits and recorded the building via HABS/HAER drawings and photographic documentation prior to the proposed demolition of a historic barn.

Interstate 110 Community Impact Assessment, Caltrans District 07, Los Angeles, CA

Architectural Historian

CLIENT: Caltrans

Conducted a site visit and prepared a Community Impact Assessment report to underline the impacts of proposed creation of HOT lanes on the existing HOV lanes to reduce traffic-congestion on Interstate 110 in Los Angeles County on the community.

1296 Catalina Street Historical Evaluation, City of Laguna Beach, Orange County, CA

Architectural Historian

CLIENT: City of Laguna Beach

Property owner proposed to construct an addition on a historically designated beach cottage in Laguna Beach. As, conducted research and evaluated the property to provide a finding of effects document as well as mitigation methods for the building for CEQA compliance. Conducted fieldwork and research. Met with the City of Laguna to negotiate mitigation efforts for the project.