

La Jolla View Reservoir Project
Environmental Impact Report
SCH No. 2018041020 - Project No. 331101

Appendix E2

La Jolla Exchange Place Reservoir
& Pump Station Historical Resource
Technical Report

February 2020



La Jolla Exchange Place Reservoir & Pump Station Historical Resource Technical Report

Prepared for:

The City of San Diego

Submitted to:

IEC

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November 12, 2015

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I. Executive Summary

This report, in accordance with the California Environmental Quality Act (CEQA) and CEQA-plus, summarizes the research and findings for the evaluation of the La Jolla Exchange Place Reservoir and adjacent Pump Station as potential Historical Resources. The research included the examination and assessment of the resources for eligibility for listing as local San Diego Historic Resources, National Register of Historic Places (NRHP), or California Register of Historical Resources (CRHR). The site and structures are near the intersection of Pepita Way and Country Club Drive in the La Jolla community of San Diego, California. The Area of Potential Effect (APE) was evaluated. The project area within the current APE consists of the large covered concrete reservoir, concrete pump station, concrete pressure reducing vault and associated water conveyance features. IS Architecture evaluated the 0.99 million gallon (MG) reservoir, originally built in 1909, and partially reconstructed after an explosion and break in the reservoir in 1920. The reservoir consists of a concrete "bathtub" reservoir basin with wood frame and corrugated aluminum cover.

A concrete pumping station, piping and stairs were added to the reservoir property circa 1961-62. The pumping station measures approximately 17'-4" x 10'-0" and was designed to house two vertical pumps.

Purpose. The report has been prepared prior to the abandonment in place and backfill with compacted soil of the existing concrete reservoir at the La Jolla Exchange Place Reservoir. The results of this evaluation will assist the City of San Diego in determining whether or not the La Jolla Exchange Place Reservoir and Pump Station are historic resources whose proposed demolition would represent a significant impact associated with their historical significance under CEQA and CEQA-plus. CEQA-plus refers to specific guidelines pertaining to treatment facilities and water reclamation activities that seek to obtain funding through a State Revolving Fund (SRF) Loan. Only those undertakings wishing to obtain an SRF loan must comply with "CEQA Plus." The applicant, or agency performing the undertaking, must compile a CEQA document for the project and, if necessary, include those reports pertaining to CEQA-plus. According to the State Water Resources Control Board, SRF CEQA-Plus requirements include the following: compliance with Section 7 of the Federal Endangered Species Act, compliance with the Federal Clean Air Act, and compliance with the National Historic Preservation Act. This report has been augmented from its original CEQA format in March 2014 to comply with the National Historic Preservation Act for current CEQA-plus requirements.

Methodology. The report's methodology started with an intensive level survey and reconnaissance of the reservoir conducted in March 2013, covering the project footprint current at the time, in accordance with CEQA. Subsequently, per revisions to the APE, an additional visit was conducted in October 2015 to comply with CEQA-plus. Site specific archival research and review of primary and secondary sources were then conducted which further helped inform a complete history of the site. To satisfy the requirements of CEQA-plus, the *California Water Conveyance Systems Historic Context Development and Evaluation Procedures* prepared for the California Department of Transportation in 2000-2001 was referenced and utilized for its statewide historic context and methodology in evaluating water storage and conveyance systems.

According to the *California Water Conveyance Systems Historic Context Development and Evaluation Procedures*, a pumping station is classified as a diversion structure, also referred to as a component of a water conveyance system. The La Jolla Exchange Place Pumping Station was evaluated as using the same methodology as used to evaluate the reservoir.

Results. Lead agencies have a responsibility to evaluate historical resources against the local, CRHR, and national criteria prior to making a finding as to a proposed project's impacts to historical resources. After documentation and evaluation of the history and features of the La Jolla Exchange Place Reservoir and Pump Station, and careful consideration of their ability to reflect historic contexts with which it is associated, the La Jolla Exchange Place Reservoir and Pump Station are recommended as ineligible for the NRHP, the CRHR, and as a local San Diego Historic Resource under any of the possible criteria for designation. With this finding, this resource is not considered significant with respect to CEQA. The reservoir and pump station were reevaluated for integrity and significance for the current APE and these resources have been determined to not be significant under CEQA-plus, for which the criteria are the same as CEQA criteria in determining historical significance. The La Jolla Exchange Place Reservoir and Pump Station were not found to be significant historical resources based on lack of integrity and a failure to convey historical significance under any criteria. As such, the reservoir and pump station need not be considered historical resources in regard to the CEQA and CEQA-plus processes.

II. Introduction

The existing La Jolla Exchange Place Reservoir and associated Pump Station are located near the intersection of Pepita Way and Country Club Drive in the La Jolla community of San Diego, California. Section 21084.1 of the California Environmental Quality Act (CEQA) defines a historic resource as any resource listed in, or eligible for listing in, the California Register of Historical Resources (CRHR). CEQA-plus defines a historic resource as listed in, or eligible for listing in, the National Register of Historic Places (NRHP). The La Jolla Exchange Place Reservoir and Pump Station have not previously been evaluated, and are not listed in the National Register of Historic Places (NRHP) or the CRHR. Neither the Reservoir or the Pump Station are a California Point of Historical Interest (CPHI), nor are they a California State Historical Landmark (CSHL). This report summarizes the research and findings for the evaluation of the La Jolla Exchange Place Reservoir and Pump Station as potential Historic Resources. The research included the examination and assessment of the resource for eligibility for listing as a local San Diego Historic Resource, National Register of Historic Places (NRHP), or California Register of Historical Resources (CRHR). The La Jolla Exchange Place Reservoir is a 0.99 million gallon (MG) subterranean concrete reservoir on the top of a steep hill, originally built in 1909, and then mostly rebuilt in the 1920s after being vandalized with dynamite. Research shows the reservoir has been heavily altered over the years. The reservoir and related water conveyance structures consist of the main large, irregularly shaped concrete reservoir basin that was originally built as uncovered. The site contains interrelated later structures including a long concrete stair system originating from Country Club Drive, a rectangular concrete pump station near the top of the hill at the northwest expanse of the property constructed circa 1961-62, and the very large irregularly shaped reservoir basin. The reservoir is now topped with corrugated aluminum panels with epoxy coating nailed to a wooden frame roof covering structure. The pump station has gone unaltered with the exception of what appears to be a replacement roof hatch on the roof over the vertical pumps. The hatch is made of checker plate steel and has a gable-shaped vent offset to one side.

The decline in use and the poor water quality of the existing tank has rendered the existing La Jolla Exchange Place Reservoir ineffective and essentially idle, and the tank was officially decommissioned in 2002. Based on field evaluations and comparisons between the subject property and the 1949 Sanborn fire maps, 1961 construction plans and period newspaper reports, the reservoir has been greatly altered from its original 1909 design. As described in newspaper articles of the period, the reservoir terminus

and basin walls were destroyed and rebuilt after the sabotage episode in 1920. The extensive periodic alterations and addition of the pump station, piping and stairs in 1961 further impaired the original design and integrity of the reservoir. In addition, no evidence was found that any of these alterations or additions was historically significant in their own right.

A. Report Organization

The report is organized per the City of San Diego Historical Resources Board, Historical Resource Technical Report Guidelines and Requirements as delineated as part of the Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2, issued February 2009 and revised May 2009. The report briefly describes the reservoir physically, and evaluates the character defining features.

The report is organized into nine sections. Section I of the report provides an executive summary including purpose of the report, methodology of the report and a statement of significance. The second Section is an Introduction covering the report organization, project area and key project personnel. Section III gives the project setting and historical background for the property. Section IV addresses research methods and the architectural description of the historic resource. The historical evaluation and criteria for evaluation of resource importance and the historical context for the property is discussed in Section V. Section VI is the findings and conclusion section with a discussion of the impacts of the proposed project. Section VII provided similar resources and photographs for comparison and determination of significance. The report concludes with a bibliography and appendix.

B. Project Area

Located in San Diego, California the La Jolla Exchange Place Reservoir and associated Pump Station are situated in the La Jolla community of San Diego, at the corner of Country Club Drive and Pepita Way and positioned on the top of a hill east of Country Club Drive, west of Crespo Street, and south of the residential homes along Soledad Avenue. The pump station is accessed from Country Club Drive via a long set of concrete stairs. The location has no Assessor's Parcel Number (APN). The resource has three main elements: the open concrete reservoir basin, the almost flat corrugated metal roofing and the separate concrete pump station and pressure reducing station.



Figure 1. Project location map. Star indicates location of La Jolla Exchange Place Reservoir and Pump Station.

C. Project Personnel

The primary investigator from IS Architecture, Ione R. Stiegler, FAIA, meets the National Park Service, qualifications for "Architectural History", "Architecture" and "Historic Architecture," as published in the Code of Federal Regulations, 36 CFR Part 61. Ms. Stiegler was assisted by Kiley Wallace, who meets the Secretary of the Interior Standards qualifications for "Architectural History" and "Historic Preservation Planning." IS Architecture served as a historic preservation consultant to Infrastructure Engineering Corporation (IEC), represented by Anna Busing, Ph.D, P.G., a Principal Project Manager with IEC Environmental Services. IEC served as a consultant directly to the City of San Diego, assisted by Anders Egense, P.E., Senior Project Manager and Romi Iida, P.E., Project Engineer.

III. Project Setting

A. Physical Project Setting

The resource sits within a suburban residential neighborhood in the La Jolla Park residential neighborhood in the City of San Diego. The La Jolla Exchange Place Reservoir was originally built in 1909. Initially the area developed with modest single-family residences (Sanborn Map Company, Insurance Maps of San Diego, California). Today, the area is a mixture of some of the original single-family residences and the later infill of larger more modern styled ranch and contemporary homes.



Figure 2. Aerial photograph showing the La Jolla Exchange Place Reservoir and Pump Station. Courtesy of Google Maps, 2013.



Figure 3. Detail of La Jolla Quadrangle, California-San Diego Co., USGS Map, 1975, with location of the La Jolla Exchange Place Reservoir and Pump Station marked.



Figure 4. Detail of aerial photograph showing the La Jolla Exchange Place Reservoir and Pump Station. Courtesy of Google Maps, 2013.



Figure 5. La Jolla Exchange Place Reservoir, looking southeast. Photo taken March 2013, IS Architecture.

B. Project Area and Vicinity

The historic development of the project area and vicinity is located in the suburban La Jolla Park Subdivision in the La Jolla community of San Diego. The area is a suburban residential neighborhood northwest of downtown San Diego and southeast of the La Jolla Village area. The reservoir is located on Country Club Drive close to the intersection with Pepita Way and is positioned on the top of a hill east of Country Club Drive, west of Crespo Street, and south of the residential homes along Soledad Avenue. The location has no Assessor's Parcel Number (APN).

C. Historical Overview

La Jolla Early History. The first United States surveys passed through this area in the 1850s, but the first subdivisions as we understand it today, with the system of Blocks and Lots, did not occur until after 1900. Although the La Jolla Park subdivision was recorded in 1887, the area's tourist industry did not develop until the first railroad car arrived seven years later. Before the railroad, the trip from San Diego to La Jolla was made by horse and buggy. The train ride cut the trip time to La Jolla in half, to around one hour.

On June 17, 1894, a dancing pavilion was opened in La Jolla, and it became a center for visitors and residents to gather for parties, dances, and other events. Real estate agents often frequented the pavilion and met arriving trains to solicit potential customers (Santa Fe, 14). The convenience of the railroad brought many more visitors, who could stay overnight in the La Jolla Park Hotel or at the small tent city that sprang up. Eventually, La Jolla Park subdivision lots were eagerly purchased by artists and those seeking to escape the hectic city life. They built several Victorian folk houses, temporary shelters, and beach cottages from which they could walk to enjoy the ocean views.

La Jolla developed a reputation as having a distinctly artistic and literary culture. At the center of this artistic community was the Green Dragon Colony, founded by German immigrant Anna Held in 1897 and originally known as the Green Dragon Camp. The Colony, which eventually grew to a dozen bungalows, was a center for artists, writers, actors, and other creative people.

This sense of community and place has evolved through the decades beyond common perception of La Jolla as a "village," although that identity is still strong. Former City Council Member Abbe Wolfsheimer, who came to La Jolla in the late 1940s, described it as:

"Once, it was a village. Once, it was a self-sustaining community. Today, none of these labels depicts La Jolla, nor do honored planning theories define its nature (Foreword, page xi, *La Jolla, The Story of A Community 1887-1987*)."

By 1900, La Jolla had a small residential community, the Pavilion, the La Jolla Park Hotel, and a few commercial establishments. Author Schaelchlin begins the third chapter of her book about La Jolla with the caption "La Jolla Wakes 1900-1920," indicating the nature of the community's character a few years after 1894, at the turn of the century:

"When the twentieth century began, La Jolla had some 350 residents, just over one hundred buildings, unpaved streets, a boardwalk up Prospect Street, a two-room red school house, a village general store that took the place of the grocery cart from Old

Town San Diego, a rudimentary telephone system and a railroad with schedules. Most of the first residents – the Dearborns, Mills, Kennedys, Anna Held, Olivia Mudgett and Frances Brown, the Ludingtons and Chases, Ellen Browning Scripps – remained.” (Schaelchlin, p. 75)

In terms of special elements of the historical development of La Jolla, this early period of the late nineteenth century reflected a time before community leader and benefactor Ellen Browning Scripps' own home was built, and before the construction of the Union Church, library, Montezuma Cottage, South Moulton Villa, and the Green Dragon Colony. By 1892, the Pacific Coast Land Bureau erected four, four-roomed cottages on the east side of Prospect Street between Herschel Avenue and Girard Avenue, as accommodations to attract buyers at the upcoming La Jolla Park land auction. (Schaelchlin p. 64) Another cottage was built at 7917 Girard Avenue. One of these cottages became the “Cottage Hotel,” and another a restaurant. The short-lived La Jolla Park Hotel had its grand opening on January 1, 1893, after languishing unbuilt since 1888, only to burn down on June 14, 1896. (Schaelchlin p. 66). The railroad established a tent city in the park above the cove in 1894, although this colony was not as grand as the one in Coronado (Schaelchlin p. 85).

The La Jolla Park Subdivision. In January 1886, Frank Terrell Botsford arrived in San Diego by boat. Two months later, he purchased several acres in what would be known as La Jolla Park. In July 1886, Botsford sold one-quarter of his interest in La Jolla Park to George W. Heald (ibid).

Immediately after selling partial interest to Heald, Botsford began to search for water. He spent much of the summer of 1886 prospecting for water in and around La Jolla, boring for it but often being impeded by granite. In February 1887, Botsford purchased twenty acres of Pueblo land. It is likely that it was this Rose Canyon property which finally yielded water (ibid), for on March 14, 1887, he contracted to install a water works. His property extended from the coast along a line 400 feet south of Pearl Street, to Girard Avenue, and by Virginia Way to the eastern shore (Randolph, p.2). On March 22, 1887 this subdivision was recorded by Frank Botsford and Heald with the backing of the Pacific Coast Land Bureau.

Botsford was the first to undertake developing La Jolla on a large scale. On April 30, 1887, a grand auction was held to sell the property owned by Botsford and Heald. Wendell Easton, the President of the Pacific Land Bureau, stated at the auction: "We have developed a magnificent supply of spring water, and the reservoir for the storage is in full view on the hill in back of us. Water mains are on all avenues, and every lot has water piped to it." However, the reality of the water situation in La Jolla was a stark contrast to Easton's statements. The "magnificent supply of spring water" was limited, and not every lot had water piped to it.

On the day of the auction, the La Jolla Park subdivision had realized sales of \$56,000, and totaled \$96,000 more in 1888 (ibid). La Jolla Park became one of the first to develop with successful efforts to construct community amenities. The streets, except Grand (now known as Gerard), were 80 feet wide and followed the natural curves of the coastline. This subdivision offered two parks, La Jolla Park and Union Park, which is located within the Park Row neighborhood. Trees and bushes were planted to beautify the area and encourage new comers to settle. However, a lack of consistent water supply resulted in poor plant and tree growth. In 1906, Samuel Parsons Jr., landscape architect and urban planner from New York City, was hired as a consultant by San Diego civic leader George Marston to create a City-wide plan making recommendations to improve the City's parks and urban landscape. While Samuel Parsons Jr. is mostly recognized for his 1906 landscape plan of Balboa Park, he also included design recommendations for Union Park and La Jolla Park.

By 1908, the year before the La Jolla Exchange Place reservoir was built, the rail-line was extended north along Ivanhoe Avenue to Prospect Street and back to Fay Avenue forming a loop around the village, although abandoned ten years later. During this time many of the streets were paved, sidewalks were added and in 1915 sewer pipes were added to Silverado Street. In 1920 the road between San Diego and La Jolla was paved making it easier for people to reside full time in the coastal community and in 1924, the electric rail was providing transportation services.

Although the La Jolla Park Subdivision was successfully attracting full time and seasonal residents in the late 1880-1890s, the Park Row neighborhood began its growth during the 1920s which also reflects the time when the local street names changed. Union Park has also been known as Union Place, Silverado Street was formally Irving Place, Ivanhoe Avenue was formerly Garfield Avenue, Torrey Pines Road (formerly State Street), Ivanhoe Avenue (formerly East Magnolia Place), and Park Row facing northwest was formerly Beach Row—the closest walk to the beach and the La Jolla caves. Additionally, this neighborhood was unique in the configuration of streets and lots because of its radial street plan and raised plateau with Union Park at its center. It is geographically set apart from the Early Village by its elevation.

Architecturally, the La Jolla Park subdivision consisted of eclectic architectural revival styles popular in the 1920s including Folk Victorian, Spanish Eclectic, Tudor Revival, and Craftsman Bungalow. Later 1940-1960s infill includes early Ranch and Modern works.

D. San Diego Water System Historical Overview

Early History. The need for drinkable water has been one of the most important factors driving development in San Diego and La Jolla specifically. Early San Diego depended upon water hauled from the San Diego River. Residents had to pay local business Tasker and Hoke 25 cents per pail for this water brought from the river valley. Later locals were dependent on a few small wells which were utilized until an effort in 1871 began to find a large artisan supply of water. A well was sunk by Calloway and Co. and some water was eventually found at a depth of around 250 ft. A city bond proposition was defeated for \$10,000 to carry on drilling in July 1872. The first San Diego water company was organized in 1872 and incorporated in January 1873. The company was called the San Diego Water Company and was said to furnish a good supply of well water. In March 1874, the *San Diego Union* newspaper proclaimed, "Pipe now extends from the smaller reservoir down eleventh and D...and will also run through Ninth from D to K and from Fifth along J to Second. The supply from this well will be sufficient for 30,000 population and is seemingly inexhaustible."

Despite this "seemingly inexhaustible" supply at Pound Canyon, the water supply was said to be inadequate and bad tasting and in the summer of 1875 a reservoir was built in University Heights, but the water was pumped uphill several hundred feet which was expensive. In 1886 another water company, the San Diego Irrigation Company formed to irrigate the agricultural lands of the El Cajon Valley. After the land boom of the 1880's, the increasingly thirsty San Diego region needed more and the Sweetwater Dam was completed in 1888. An engineering marvel at the time, the concrete dam was fifty feet tall and reinforced on the upstream side with a dirt embankment. The Sweetwater Dam served National City, Chula Vista and the south bay region.

San Diego Flume. The large San Diego Flume project was completed to irrigate the El Cajon Valley with waters taken from the Cuyamaca Mountains. The flume was a 35.6 miles long aqueduct and was widely

celebrated in San Diego when it opened on February 22, 1889. It consisted of an open system of wooden flumes, ditches and tunnels. In 1894, the San Diego Water Company and San Diego Flume Company merged to create the Consolidated Water Company. Local businessmen E.S. Babcock and the Spreckels brothers were both primary owners of the company.

In 1901, the water distribution system within the city limits became the property of the municipality. The City obtained its supply from a pumping station until 1906 when it started a contract with the Southern California Mountain Water Supply Company. Under the contract, the city received abundant water at a cost of four cents per gallon which was delivered to the City mains on University Heights.

As San Diego and La Jolla continued to expand, water was needed for this expanding development, commercial industries and fire protection for the city. A wooden pipeline system was completed in 1906 using Humboldt redwood from northern California which was formed with outside rings similar to how barrels are constructed. Although problematic at first, the wooden pipeline survived until it was replaced with a new cast iron system in 1930.

City of San Diego control of water system. The City of San Diego decided to purchase the company for \$4 million and in 1914 the city built a water treatment plant in Otay Lake to complement a water treatment plant in Chollas Heights. This put the water infrastructure under the control of the City and created a complete "mountain to meter" water system controlled by the municipality.

In 1909 the La Jolla Exchange Place Reservoir was built by the City of San Diego. By 1912 John D. Spreckels, who now owned a controlling interest in the Southern California Mountain Water Company, sold his interest to raise funds for his San Diego and Arizona Railroad.

In 1913, City Engineer A. F. Growell designed and supervised completion of a large concrete water storage reservoir and pumping station in University Heights. In 1923, the City of San Diego completed a new elevated metal water tank in University Heights.

San Diego County Water Authority. The San Diego County Water Authority was formed in 1947 and proceeded to be linked up to the larger Metropolitan Water District of Southern California system and the San Vicente Reservoir. This connection linked the San Diego system to the Colorado River. The new Alvarado filtration system was added to Lake Murray and by 1948 the peak capacity of the city water system had grown to 50 million gallons.

IV. Methods and Results

The report's methodology started with an intensive level survey and reconnaissance of the reservoir conducted in March 2013, covering the project footprint current at the time in accordance with CEQA at the state level. Subsequently, per revisions to the APE, an additional visit was conducted in October 2015 to comply with CEQA-plus at the national level, as the standards for both CEQA and CEQA-plus require a similar level of survey work. Site specific archival research and review of primary and secondary sources were then conducted which further helped inform a complete history of the site. The *California Water Conveyance Systems Historic Context Development and Evaluation Procedures* prepared for the California Department of Transportation in 2000-2001 was referenced and utilized for its statewide historic context and methodology in evaluating water storage and conveyance systems. This comprehensive and specialized study of the history of California's complex reservoirs and water

conveyance systems allowed the researchers to establish a baseline for developing further research. The research was developed into important historic themes and expanded into associations with significant local themes, people, or events. This methodology coincides with the criteria laid out in 36 CFR Part 60.4 of the National Historic Preservation Act of 1966, which explores significance pertaining to people, events, architecture and prehistory. Due to California's unique combination of geography, history and natural resources, the California-specific historic water conveyance system context and methodology was found to be very useful and more directly attributable to the resource at the national level.

A. Summary of Previous Work / Archival Research

The author of this report conducted archival research to develop a regional historical context and resource-specific context for the reservoir and pump station. The author conducted research at the San Diego Historical Society, San Diego Public Library's San Diego History Collection, La Jolla Historical Society records and other research sources reviewing primary and secondary sources.

- "La Jolla Reservoir Report is Approved", *San Diego Union*, April 28, 1908
- "Work Out Plans for La Jolla Reservoir", *San Diego Union*, November 12, 1908
- "Inspect Sites for Reservoir", *San Diego Union*, November 24, 1908
- "Want New Reservoir Elevated 600 Feet", *San Diego Union*, December 2, 1908
- "La Jolla Reservoir Delayed Two Weeks", *San Diego Evening Tribune*, October 2, 1909
- "Directs Engineer to Complete Plans", *San Diego Union*, January 8, 1909
- "Finish La Jolla Reservoir", *San Diego Union*, October 17, 1909
- "Reject Claim for Alleged Extra Work", *San Diego Evening Tribune*, April 11, 1910
- "General Contractor Would Be Councilman", *San Diego Union*, January 31, 1911
- "Purchase of Water for City Considered", *San Diego Union*, September 9, 1919
- "La Jolla Reservoir Dynamited", *San Diego Union*, December 14, 1920
- "Councilmen Inspect Reservoir Mysteriously Broken Sunday Night", *San Diego Union*, December 15, 1920
- "Notice to Bidders", *San Diego Union*, July 22, 1956
- "Notice to Bidders", *San Diego Union*, November 19, 1961

Other maps and documentation reviewed includes:

- Sanborn Map Company, Insurance Maps of San Diego, California, Volume Three, 1921
- Sanborn Map Company, Insurance Maps of San Diego, California, Volume Three, 1926
- Sanborn Fire Insurance map water facilities report listing the La Jolla Exchange Place Reservoir (then called the La Jolla Reservoir) as one of three equalizing and distributing reservoirs, October 1921
- Sanborn Map Company, Insurance Maps of San Diego, California, Volume Three, 1949. Blocks 330, 332, 344 and 346

B. Field Survey

Ione R. Stiegler, FAIA, a qualified professional in “Architectural History”, “Architecture” and “Historic Architecture” as published in the Code of Federal Regulations, 36 CFR Part 61, and Kiley Wallace, a qualified professional under the secretary of Interior Standards for “Architectural History” and “Historic Planning” conducted field reconnaissance visits on:

- March 15, 2013 with Marissa Feliciano (IS Architecture) and City workers Richard and Mike under supervisor Karl Gross of the City of San Diego
- March 29, 2013 with Kiley Wallace and Ione R. Stiegler, FAIA

The initial field reconnaissance involved a site visit to review the site. Digital photographs and notes were taken, including detailed images of some of the individual elements of the structures. The second reconnaissance visit was to further document and photograph the structure.

C. Description of Surveyed Resources

1. Architectural Description and Narrative

The La Jolla Exchange Place Reservoir is a 0.99 million gallon (MG) subterranean concrete reservoir that was originally built in 1909 and was decommissioned in 2002. The reservoir consists of an irregular diagonally facing lot which has an approximate southwest to northeast orientation. The irregular quadrilateral lot has a steep central hill and contains several interrelated structures including a long concrete stair system originating from Country Club Drive with a single middle landing to the west end, a rectangular concrete pump station near the top of the hill at the northwest and the very large irregularly shaped reservoir basin. From a top plan view, the reservoir footprint is a rounded four-sided irregular quadrilateral shaped concrete basin. The reservoir is topped with numerous epoxy-coated corrugated aluminum panels which are nailed to a wooden frame roof covering. A galvanized sheet metal skirt surrounds the reservoir under the slightly overhanging metal roof eave. Below the roof and metal skirting sit short (approximately one foot) vertical beams which are covered by fine metal screening. These beams sit on a raised concrete curb which rises approximately one foot above the ground plane. The wooden beam roof is almost flat with a central ridge to which functions to shed rain water. On top of the corrugated roof structure is a wooden walkway leading to the near the center where a raised rectangular metal sample station rests just above the corrugated roof on two metal skids. Facing west near the northwest corner is a raised set of double flat basement style storm doors which provide the main access to the interior.

Below the reservoir doors is a hanging wooden platform to the north (right) of the entry and to the south (left) are built in concrete steps leading down inside the sloping concrete embankment interior walls to the flat concrete bottom. The reservoir interior is a large open space broken by regularly spaced posts supporting the horizontal cross-beams which supports the corrugated metal paneled roof. All of the horizontal roof beams are held in place by exposed galvanized metal beam hangers indicating a retrofit or much newer method of construction than original 1909 or 1920 construction dates. The cross-beams are further supported by simple angled wooden strut braces.

The newer poured concrete Pressure Reducing Station (PRS) pump station shown in 1961 plans is positioned a few feet adjacent to the northwest corner of the reservoir structure and is built below grade with the entry via a concrete sidewalk and steel doors off the main stairway landing. The structure

is rectangular in plan with a stepped flat roof. Two screened vents are located high on the east façade and a skylight vent is situated in the lower of the two roofs.

The materials used on the reservoir appear to be in fair condition, and after field survey the majority of the structure appears to have been built or replaced after the original construction in 1909. The reservoir was described as repaired/partially rebuilt after a mysterious dynamite explosion happened in 1920 (*San Diego Union*, December 14, 1920). It is unclear exactly the extent of that rebuilding circa 1920. The reservoir was further altered by the addition of extensive poured concrete pump station vaults and stairways detailed in engineering plans shown in Appendix B.

2. Character Defining Features of the Resource

The area or feature retains integrity from the period of significance (1909) including:

La Jolla Exchange Place Reservoir Features:

- Corrugated, almost flat metal roof
- The series of evenly spaced wooden square columns and wooden struts supporting the metal roof
- The large sunken concrete basin
- The double flat door entrance
- The wooden roof walkway leading to the raised metal sample station
- The exposed large diameter water outlets and valves

The area or feature retains integrity from the period of significance (1961) including:

La Jolla Exchange Place Pump Station

- Rectangular plan
- Exterior poured concrete walls
- Stepped flat concrete roof
- Opening in lower roof
- Steel door and two screened vents

3. Known Alterations and Changes to the Resource

The area or features retains integrity from the date of construction (1909) with the exception of:

Known La Jolla Exchange Place Reservoir Alterations:

Roof Elements:

- Based on site evaluations, the corrugated aluminum roof covering match the methods and construction of a post 1909 period and are likely a 1940s-1960s replacement of the original roof materials. This may have been one of several roof replacements over the life of the structure.
- Based on site analysis, the horizontal wood roof beams and vertical support beams appear to be standardized lumber on metal brackets, which is indicative of more recent construction than the original 1909 date of construction. Also, the original roof structure is seen collapsed in a *San Diego Union* article from December 15, 1920. It had been vandalized with dynamite.
- Plans for 1961 additions and alterations are extensive and include concrete pump vaults, underground pipe and valve installation and concrete steps and landings.

Concrete Basin Elements:

- The subterranean concrete basin material has a coarse aggregate composition indicative of its earlier 1909-1920 construction material that differentiates it from the newer 1961 and later poured concrete.
- Archival research (*San Diego Union* article from December 15, 1920) reveals at least one wall was partially constructed after vandals used dynamite to blow a hole in the side in December 1920. The seam for this repair is not readily visible.

Known La Jolla Exchange Place Pump Station Alterations:

- A large steel plate with integrated gable-shaped vent was added to the lower roof of the pump station at an unknown date.

V. Significance Evaluations and Integrity

The *California Water Conveyance Systems Historic Context Development and Evaluation Procedures* informed the research into significant thematic elements and associations with National, State and local San Diego water development. Utilizing the criteria described in 36 CFR Part 60.4, which provides the explanation of the four criteria below on a national level, research into the historical significance related to people, events, architecture and prehistory yielded no valid association as described in detail below. This intensive research follows CEQA standards at the state level and CEQA-plus standards at the national level, as the standards for both CEQA and CEQA-plus require a similar level of survey work and archival research for properly establishing significance by utilizing the criteria set forth by the local, state and national registers for historic resources. Any significant associations with the privately held San Diego Water Company or San Diego Flume Company, connection to the Colorado River or wartime water development in San Diego were all identified and further researched. No associations were found. Regardless, the reservoir has had numerous alterations over the years and its integrity of design, materials, workmanship, feeling and setting aspects have all been greatly diminished. The La Jolla Exchange Place Reservoir history is not inextricably linked to the development of La Jolla and the La Jolla View area. Further, the La Jolla Exchange Place Reservoir was surveyed, researched, and evaluated regarding the reservoir's engineering, construction method, aesthetic significance or significance as a historic landscape. Further research also delved into any historically significant associations with the reservoir's designer or builder. The original designer and builder were identified and neither rose to a level of significance as a master designer or builder. After extensive research and comparisons to similar extant and non-extant surface reservoirs, the basin style design was found to be long established and unremarkable. This open basin was later covered with corrugated roofing which was a common alteration at this time to protect the water from contamination. The concrete basin design and wood and corrugated roofing structure and method of building and construction was also already established and not the first of its kind, unusual or notable for its design or construction. The La Jolla Exchange Place Reservoir was therefore found to be not significant for its engineering, design or construction and was found not to be associated with significant events, themes or individuals in National, California or San Diego history. The La Jolla Exchange Place Reservoir is therefore not recommended to be eligible as a San Diego, State or National Historic Resource.

The La Jolla Exchange Place Pumping Station was also evaluated using the same evaluation procedures as set forth by the California Department of Transportation *California Water Conveyance Systems*

Historic Context Development and Evaluation Procedures. No associations were found linking the Pumping Station with the privately held San Diego Water Company or San Diego Flume Company, the Colorado River or wartime water development in San Diego. In addition, the history of the Pumping Station was not inextricably linked to the development of La Jolla or the La Jolla View area. The potential resource was surveyed, researched, and evaluated regarding its engineering, construction method, aesthetic significance and significance as a historic landscape and none of the findings elevated the pumping station to historical importance. Research also revealed the designer of the pumping station, however the builder was not identified. Only the initials of the designer were located making research of the individual difficult. However, a cross-reference with the City of San Diego *Biographies of Established Masters* revealed no Master with those initials. After extensive research and comparisons to similar extant and non-extant pump stations, the board-form concrete design was found to be typical and unexceptional. The La Jolla Exchange Place Pumping Station was therefore found to be not significant for its engineering, design or construction and was not found to be associated with significant events, themes or individuals in national, California or San Diego history. The Pumping Station is therefore not recommended to be eligible as a San Diego, State or National Historic Resource.

The discussion and analysis of the significance of the resource against designation criteria is provided below. In evaluating the historical and architectural significance of the property, IS Architecture considered a number of factors relevant to making a recommendation of eligibility including:

- The history of the reservoir's construction and use
- The history of La Jolla and the reservoir's relationship to the historical context of the city's development
- The reservoir's association with important people or events
- Whether the reservoir and pump station are the work of a master architect, craftsman, artist, or landscaper
- Whether the reservoir and pump station is representative of a particular style or method of construction
- Whether the reservoir and pump station have undergone structural alterations over the years and the extent to which such alterations have compromised their historical integrity; and the current condition of the potential resources

A. Criterion A: Association with Events that have made a Significant Contribution to the Broad Patterns of Our History

Criterion A (City of San Diego): Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping, or architectural development.

Criterion 1 (CRHR): 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.

Criterion A (NRHP): Associated with events that have made a significant contribution to the broad patterns of our history.

Completed in 1909, the La Jolla Exchange Place Reservoir is not a good reflection of broader events within the historic context of the development of La Jolla or San Diego. The opening of the original reservoir was noted in the local papers and the reservoir was designed and drafted by City Engineer Crowell in 1909.

The reservoir was partially rebuilt after an incident in December 1920, said to be caused by vandals using dynamite. The dynamite explosion in 1920 at the reservoir, presumably from vandalism/sabotage, is certainly an interesting episode. After extensive research, there was no evidence found that the case was solved and the reservoir was not mentioned again in local newspapers until 1956, when a retaining wall was built at the north end of the site. Also, no evidence was found that this episode related to any broader themes or events in community, local or national history.

The reservoir and adjacent pump station are not seen on any City of San Diego historical surveys of the area. While its exclusion from a historical survey does not necessarily equate with lack of potential significance, its absence may indicate that it was not considered to be eligible for designation. Other known municipal properties were surveyed, identified and described, such as the La Jolla Post Office and La Jolla Public Library. Although water was important in La Jolla's growth and development, these and other public properties are more representative and notable as part of the growth and development of La Jolla during the beginning of the last century.

The pump station and concrete stairs were constructed in 1961 as an improvement to the reservoir. Other work included the inclusion of a water main, blowoff assemblies, valves and a meter chamber. The work was likely in response to the surrounding population increase. Plans of this construction campaign were obtained from the City of San Diego Real Estate Management Department. No other documentation was identified for the pump station. In addition, no evidence was found to connect the construction of the pump station to any broader themes or events in community, local or national history.

The La Jolla Exchange Place Reservoir and associated Pump Station are therefore ineligible as historic resources under Criterion A/1 of the City of San Diego, CRHR, and NRHP guidelines.

B. Criterion B: Person/Events

Criterion B (City of San Diego): Is identified with persons or events significant in local, state or national history.

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

Criterion B (NRHP): Associated with the lives of significant persons in our past.

The La Jolla Exchange Place Reservoir is not recommended as eligible under local, state or national (NRHP and CRHR) designation Criterion B. The reservoir was evaluated for associations with Public Works Contractor T.C. Kilty, City Engineer Crowell and City Superintendent Symmons. These individuals were not found to rise to the level of significance under Criterion B. No information was identified during the research for this project that associates the reservoir with any other potentially significant individuals.

The individuals listed on the 1961 Exchange Place Pump Plant drawings include M.W. Aubery as Supervisor, checked by G.Z. Aurey, designed by AKT, the electrical engineer as W.M. Barnes and the electrical checked by W. Sasnow. Similar to the reservoir, these individuals were not found to rise to the level of significance under Criterion B.

Research has not revealed any significant persons or events in local, state or national history under Criterion B. The La Jolla Exchange Reservoir and Pump Station are not significantly identified with the work of a person or persons whose work has influenced the heritage of the city, the state, or the United States. The La Jolla Exchange Reservoir and Pump Station are not eligible under the City of San Diego's Landmark, CRHR and NRHP Criterion B/2 as they are not identified with a person, persons, or groups who significantly contributed to the culture and development of the city, state, or nation.

C. Criterion C: Design/Construction

Criterion C (City of San Diego): Embodies distinctive characteristics of style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

Criterion 3 (CRHR): 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.

Criterion C (NRHP): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The La Jolla Exchange Reservoir was constructed in similar fashion to other reservoirs from that time period. Although the La Jolla Exchange Place Reservoir does reflect some early aspects of reservoir and water conveyance engineering, the reservoir was constructed in similar fashion to other reservoirs from that time period and was not shown to be a pioneering or exceptional example of the standard and common concrete basin style reservoir. Insufficient information was found demonstrating that the reservoir conveys significance as an excellent or notable example of design or civil engineering. The reservoir therefore represents a poor integrity example of a common reservoir typology and construction. The reservoir was compared to many other similar designs and in comparison, was determined to be no more significant than others that have been removed and determined ineligible for historic designation. The numerous alterations which have occurred have degraded the reservoir's overall historic integrity. The La Jolla Exchange Place Reservoir fails to convey special elements of notable, innovative or early engineering or architectural design. The reservoir does not convey significance of design, materials, craftsmanship or feeling from its period of significance. Because of alterations and partial reconstruction over time, the La Jolla Exchange Place Reservoir does not exemplify a specific era of history of the city and does not exemplify the best remaining architectural or engineering type in the city. Furthermore, it does not possess high aesthetic or artistic value and is currently an area of potential safety hazard, fenced in behind a metal chain link and canvas fence installed by the City. The La Jolla Exchange Reservoir is also therefore not recommended as eligible under local, NRHP and CRHR Criterion C/3. It is simply a typical utilitarian structure but not distinctive for this type and method of construction.

The La Jolla Exchange Place Pump Station was constructed as a utilitarian structure. The design is very typical of a utilitarian structure built during the 1960s. Similar to the reservoir, insufficient information

was found to demonstrate that the pump house conveys significance as an excellent or notable example of design or civil engineering. The pump station falls short of conveying significance of design, materials, craftsmanship or feeling from its period of significance. The La Jolla Exchange Place Pump Station is not recommended for designation under Criterion C/3 of the City of San Diego, CRHR, and NRHP guidelines.

D. Criterion D (City of San Diego): Master Designer, Engineer, Builder, etc.

Criterion D (City of San Diego): Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The original designer was identified as City Engineer Crowell. He is not listed as a recognized master engineer and this structure does not display significant or notable design, engineering, or method of construction that would qualify him to become a master engineer or builder.

The original design of the Pump Station is attributed to AKT. No full name was identified for AKT, making it difficult to conduct research on this individual. However, these initials do not match any recognized Master on the City of San Diego's Biographies of Established Masters.

The La Jolla Exchange Place Reservoir and Pump Station are also not recommended as being eligible under the City of San Diego guidelines under Criterion D. These resources are not a notable or representative work of a Master Builder, Engineer or Architect. The structures are of a common utilitarian type that generally does not have the potential to provide information about artists, craftsmen or interior designers.

E. Criterion D/4 (CRHR & NRHP): Information Potential/Prehistory

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

Criterion D (NRHP): Has yielded or may be likely to yield, information important in history or prehistory.

Completed in 1909, the La Jolla Exchange Place Reservoir is not an adequate measure for information pertaining to prehistory, and therefore does not meet the guidelines of Criterion D/4 of the CRHR and NRHP.

Evaluation of the Structures' Historic Integrity

In order to be eligible for listing in the City, State or National Historic Register, a property must also retain sufficient integrity to convey its significance. Bulletin 15, of the National Register Bulletins, also establishes how to evaluate the integrity of a property: "Integrity is the ability of a property to convey its significance." The evaluation of integrity must be grounded in an understanding of a property's physical features, and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. **Location** is the place where the historic property was constructed or the place where the historic event occurred.

Based on maps, newspaper articles and comparisons between the subject property and the original plans, it is revealed that the structures retain integrity of location in its original built location.

2. **Design** is the combination of elements that create the form, plan, space, structure, and style of a property.

Based on field evaluations and comparisons between the subject property and the 1949 Sanborn fire maps, 1961 construction plans and period newspaper reports, the reservoir has been greatly altered from its original 1909 design. As described in newspaper articles of the period, the reservoir terminus and basin walls at least were key original component which were lost and rebuilt after the sabotage episode in 1920. The extensive alterations and additions in 1961 further impaired the original design and integrity. Further, no evidence was found that any of these changes, including the pump station addition, are historically significant in their own right. The reservoir is also not visible from the public view and is separated behind a large chain link fence.

The pump station has had few alterations. The most visibly noticeable change is the steel plate over the opening in the lower roof. Based on plans from 1961, it appears the opening may have provided ventilation to two vertical pumps. The original drawings do show a cover with padlock latch, but the material of the cover is not indicated. The newness of the gloss paint on the steel plate and lack of skylight vent shown on the 1961 plans indicates the steel cover is likely not original.

3. **Setting** is the physical environment of a historic property, and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationship between other features or open space.

The numerous alterations and additions to the site have gravely impacted the setting aspect of integrity and the structure is no longer recognizable as the original open concrete basin reservoir built in 1909. The original open setting on a hilltop is now surrounded by large suburban homes. The setting aspect of integrity is poor. The same finding regarding setting, in a broad context, is applicable to the Pump Station.

4. **Materials** are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.

Based on field evaluations of the reservoir and comparisons between the subject property and period newspaper articles and the 1961 addition plans, much of the original reservoir materials are either destroyed rebuilt or covered by latter materials and construction. The materials aspect of integrity does not match the as built condition and is poor.

As for the pump station, most of the original material is extant and in good condition. The material aspect of integrity for the pump station is good.

5. **Workmanship** is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory, and can be applied to the property as a whole, or to individual components.

Field evaluations and comparisons between the subject property and period newspaper articles and the 1961 addition plans reveal much of the original reservoir workmanship has been destroyed, rebuilt or covered by later materials and construction. The workmanship aspect of integrity is poor.

The pump station was constructed using the board form method. This construction method was not a new method of concrete construction for it had been in use for decades at the time the pump station was built. The board form marks are still visible giving the structure good workmanship integrity.

6. **Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.

The feeling of the 1909 reservoir is obscured and altered to the point where it would be unrecognizable to someone who had seen the original structure. The cumulative effects of numerous changes over time have degraded the reservoir feeling aspect of integrity. The large metal fence and other noticeable changes have greatly changed the feeling of the original site. The feeling aspect of integrity is poor.

The pump station, constructed in 1961 was one of the changes that cumulatively degraded the reservoir feeling aspect of integrity. However, when evaluating the pump station as a later addition to the reservoir, fewer cumulative changes have occurred to the pump station than to the reservoir. One alteration that has changed the feeling of the property is the installation of new equipment directly north of the pump station. There has also been a fence placed around the reservoir, although it is unknown whether the fence was installed at the same time as the pump station, or installed pre-1961 or post-1961. The feeling aspect of integrity for the pump station is moderate.

7. **Association** is the direct link between the important historic event or person and a historic property.

The subject resources are not shown to have significant associations with significant historical persons or events in national, state or San Diego history.

VI. Findings and Conclusions

A. Findings

Review of the La Jolla Exchange Place Reservoir and Pump Station has determined the structures do not qualify as historic resources under any local, state, or national criteria according to CEQA. Similarly, this resource does not qualify as an historic resource using national criteria under CEQA-plus or Section 106 of the NHPA. The reservoir and pump station were not significant resources with reflection of broader events within the historic context of the development of La Jolla or San Diego. Eligibility was carefully considered at the local level under the themes of community planning and engineering development. Although the reservoir may have at one time reflected the early development and importance of water systems in La Jolla, the reservoir's numerous and extensive changes over time has meant that it does not reflect any single period. The cumulative effect of these significant alterations is severe and

overwhelming. The reservoir is not found to retain sufficient original integrity or be a good reflection of broader events within the historic context of the development of La Jolla or San Diego. The La Jolla Exchange Place Reservoir does not convey its period of construction and does not retain sufficient integrity from its period of significance.

Although the La Jolla Exchange Place Reservoir does reflect 1909 era civil engineering, the reservoir was constructed in similar fashion to other reservoirs from that time period and was not shown to be a pioneering or exceptional example of a concrete "bathtub" type reservoir. None of the information found indicated that the reservoir was an excellent or notable example of architectural design, engineering, details, design, materials, or craftsmanship.

The pump station was constructed to meet demands of a growing population. The utilitarian structure with few character defining features was constructed as an axillary structure to the reservoir. The structure has lost its sense of setting due to the surrounding land being developed and the resource lacks the feeling aspect of integrity due to cumulative changes that have occurred to the immediate site. Although the pump station does reflect 1961 era design for a utilitarian structure, the pump station was constructed in similar fashion to other utilitarian structures from that time period and was not shown to be a pioneering or exceptional example of utilitarian design. None of the information found indicated that the reservoir was an excellent or notable example of architectural design, engineering, details, design, materials, or craftsmanship.

The La Jolla Exchange Place Reservoir and Pump Station are also recommended as being ineligible under local, NRHP and CRHR Criterion D. These resources are not the notable or representative work of a Master Builder, Engineer or Architect.

The abandonment and infill of the La Jolla Exchange Place Reservoir structure and removal of the Pump Station would not be considered a significant impact on any historical resources.

B. Conclusion

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed project's impacts to historical resources. Mitigation of adverse impacts is required if the proposed project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of a historical resource that convey its historical significance (i.e., its character defining features) can be considered to materially impair the resource's significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA at the state level. CEQA-plus acknowledges the national standards for significance set forth by Section 106 of the NHPA which refers to the criteria explained under the NRHP. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, 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 CRHR or

NRHP and are presumed to be significant resources for purposes of CEQA and CEQA-plus unless a preponderance of evidence indicates otherwise.

- 1) Is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.).
- 2) Is included in a local register of historical resources, or is identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code.
- 3) Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

In conclusion, after documentation and evaluation of the history and features of the La Jolla Exchange Place Reservoir and Pump Station, and careful consideration of their ability to reflect historic contexts with which it is associated, the La Jolla Exchange Place Reservoir and Pump Station are recommended as ineligible for the NRHP, the CRHR, and as a local San Diego Historic Resource under any of the possible criteria for designation. The La Jolla Exchange Place Reservoir and Pump Station were not found to be significant historical resources based on lack of integrity and a failure to convey historical significance under any criteria. As such, the reservoir and pump station need not be considered historical resources. The abandonment of the existing La Jolla Exchange Place Reservoir and backfill with compacted soil and demolition of above grade features is found to not have an adverse impact on a historical structure.

Although the subject resources were originally built in 1909 and 1961, and are therefore over the 50 year threshold, the subject resources are not especially unique in design or function. It was not found to be the first of its kind. The La Jolla Exchange Place Reservoir and Pump Station were not found to have utilized a significant or unique construction technique or method. The subject resources did contribute to development in the area by providing water for the development of La Jolla. However, the La Jolla Exchange Place Reservoir has been extensively altered and does not retain sufficient integrity. The reservoir and pump station were evaluated in relation to other sites to establish a comparative framework in order to understand how it relates to other properties with similar characteristics. The La Jolla Exchange Place Reservoir and Pump Station were not found to be the earliest, best preserved, largest or sole surviving examples and did not rise to the level of historical significance under any criteria. As such, the reservoir and pump station need not be considered historical resources for mitigation purposes under CEQA, at the state level, and CEQA-plus, at the national level, as they are congruent.

CEQA and CEQA-plus require that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California,” as cited in Division I, Public Resources Code, Section 5021.1[b]. Similarly, CEQA-plus utilizes national standards of evaluation under Section 106 of the NHPA to identify historic resources using information set forth by 36 CFR Part 800.4.

C. Impacts Discussion

The Area of Potential Effect (APE) was evaluated. The project area within the APE consists of the large covered concrete reservoir, concrete pump station, concrete pressure reducing vault and associated water conveyance features. Under the City of San Diego CEQA Significance Determination Threshold (January 2011), the reservoir and associated service areas would be considered a structure, distinguished from a building because its construction and purpose is for another purpose other than human shelter.

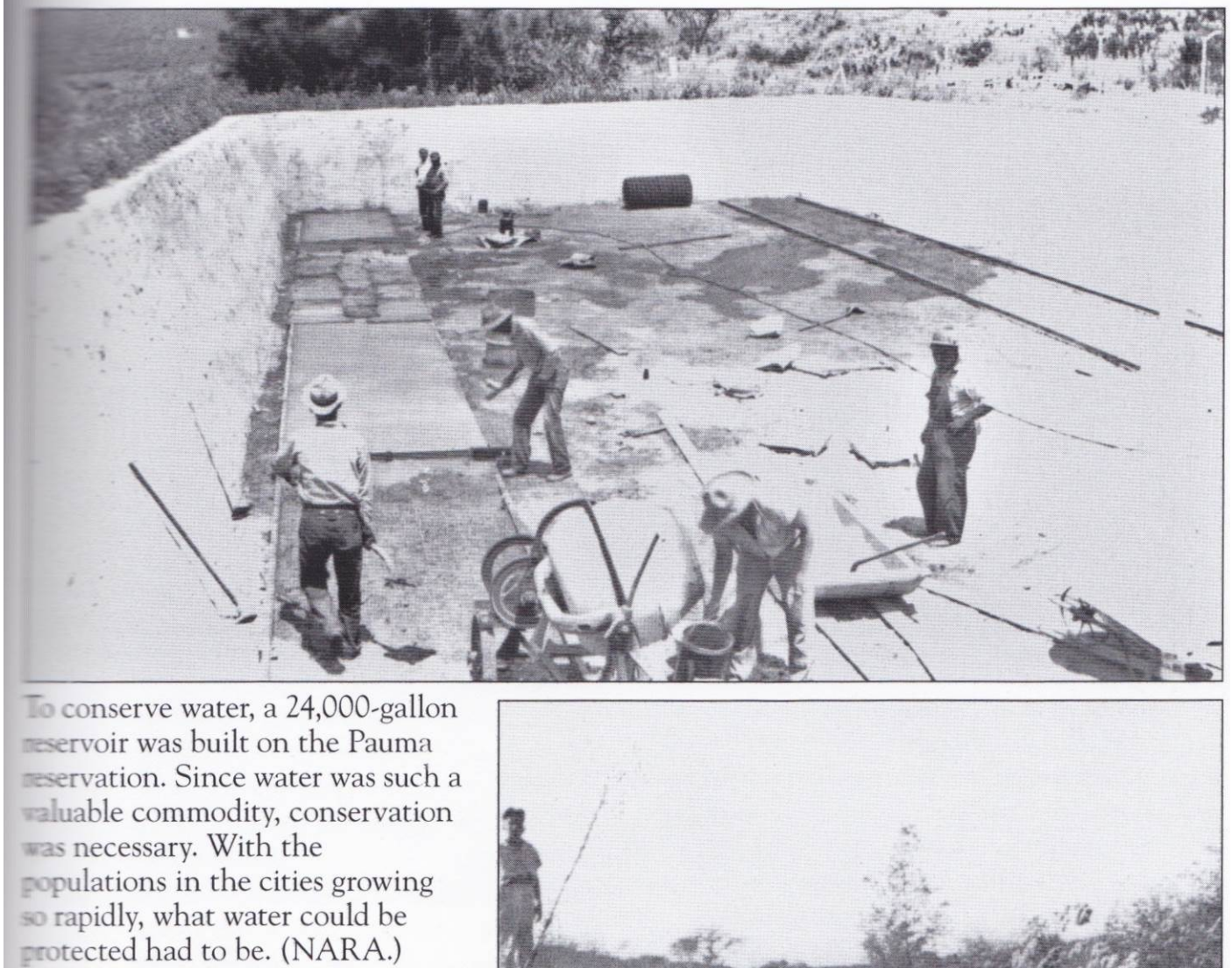
After extensive research, the resources were found not to meet the standards for significance under any criteria set forth under CEQA at the state level and CEQA-plus at the national level. Thus, as stated in the determination threshold, "If a historical resource is not significant, both the resource and the effect on it must be noted in the Initial Study of the EIR, but will not be considered further in the CEQA process." After documentation and evaluation of the history and features of the La Jolla Exchange Place Reservoir and Pump Station, and careful consideration of their ability to reflect historic contexts with which it is associated, the La Jolla Exchange Place Reservoir and Pump Station are recommended as not eligible for the NRHP, the CRHR, or as a local San Diego historic resource under any of the possible criteria for designation, which satisfies the requirements of CEQA and CEQA-plus. Under the project scope and plan, the reservoir roof structure will be removed, the concrete base "bathtub" will be filled in, the hillside returned to its natural state and the pump station demolished. As such, the reservoir and pump station need not be considered historical resources that require mitigation measures.



Figure 6. Map of current Area of Potential Effect (APE).

VII. Comparison Resources

The following properties are similar in type, design, style, function, or materials to that of the La Jolla Exchange Place Reservoir. They are provided for comparison and determination of significance.



To conserve water, a 24,000-gallon reservoir was built on the Pauma reservation. Since water was such a valuable commodity, conservation was necessary. With the populations in the cities growing so rapidly, what water could be protected had to be. (NARA.)

Figure 7. Construction of the Pauma Reservoir in San Diego County, undated. Courtesy of *Native Americans of San Diego County (Images of America: California)* by Donna Bradley.



Figure 8. Similar comparative Garfield Reservoir in Pasadena, built in 1924 and reroofed in 1935. It was determined not to be eligible as a historic landmark under any criteria. Photo taken from the Historical Resources Evaluation Report for Garfield Reservoir, prepared by ASM Affiliates, Inc. in February 2012.



Figure 9. Similar comparative Garfield Reservoir in Pasadena, built in 1924 and reroofed in 1935. It was determined not to be eligible as a historic landmark under any criteria. Photo taken from the Historical Resources Evaluation Report for Garfield Reservoir, prepared by ASM Affiliates, Inc. in February 2012.



Figure 10. Similar comparative Truss roof of Garfield Reservoir in Pasadena. It was determined not to be eligible as a historic landmark under any criteria. Photo taken from the Historical Resources Evaluation Report for Garfield Reservoir, prepared by ASM Affiliates, Inc. in February



Figure 11. Similar comparative Interior of Garfield Reservoir in Pasadena. It was determined not to be eligible as a historic landmark under any criteria. Photo taken from the Historical Resources Evaluation Report for Garfield Reservoir, prepared by ASM Affiliates, Inc. in February 2012.

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IX. Appendices

Appendix A: Historic Newspaper Articles

Appendix B: Engineering Drawings & Records

Appendix C: Existing Condition Photographs

Appendix D: DPR Forms

Appendix E: Preparer(s)' Qualifications

Appendix A

Historic Newspaper Articles

San Diego Union, April 28, 1908

LA JOLLA RESERVOIR REPORT IS APPROVED

**Repairs Provided For in Statement of
City Engineer Will Now Be Made**

In a report submitted to the board of public works last night by City Engineer Crowell, \$1525 is named as the amount necessary for repairing the reservoir at La Jolla. The report met with the approval of the board and it was unanimously decided to submit it with recommendation to the common council. The action of the board practically assures the reservoir of receiving the full quota of repairs as provided for in the report of the city engineer.

San Diego Union, November 12, 1908

WORK OUT PLANS FOR LA JOLLA RESERVOIR

City Engineering Department Estimates Improvement Will Cost \$9000.

Plans for the La Jolla reservoir are now being worked out by the city engineering department. It is estimated the improvement will cost in the neighborhood of \$9000, that much having been appropriated by the council for the work.

Following the completion of this, City Engineer Crowell will begin the work of drawing up plans and specifications for the two proposed reservoirs on Point Loma.

Figure 13. Article discussing proposed improvements to the existing La Jolla Reservoir. *San Diego Union*, November 12, 1908.

Figure 12. Article discussing repairs needed for the existing La Jolla Reservoir. *San Diego Union*, April 28, 1908.

San Diego Union, November 24, 1908

INSPECT SITES FOR RESERVOIR

City Officials Make Trip to La
Jolla Preparatory to Or-
dering Work

Accompanied by City Engineer A. F. Crowell and the newly elected councilman from the First ward, James H. Haskins, of Pacific Beach, Mayor Forward yesterday morning made a trip of inspection to La Jolla for the purpose of locating a site for the proposed La Jolla reservoir which would give pressure sufficient to supply water to the city lands where it is proposed to plant several thousand acres to eucalyptus trees. The party made the climb to the top of the hill just east of La Jolla, about 600 feet above sea level. This is city property, being the southern half of pueblo lot 1284.

Although no recommendations have yet been made or no final decision reached it appeared impracticable to place the reservoir in that situation because of the expense to be entailed in constructing the reservoir in that almost unattainable spot. The present site for the reservoir is just west of the one inspected and is much lower. It is high enough to supply gravity water to the people of La Jolla but not sufficiently high to supply water to the city lands. It is possible that another trip of inspection will be made soon, as the mayor is anxious that water be supplied the city lands in the vicinity of the Torrey pines in order to make feasible the plan of planting eucalyptus groves on the property which the city owns in that section.

The work on the La Jolla sewer was also inspected and it was found that Superintendent McGinnis was getting along satisfactorily and progressing at a rapid rate.

Figure 14. Article discussing trip made by City officials to inspect sites for a new La Jolla Reservoir. *San Diego Union*, November 24, 1908.

San Diego Union, December 2, 1908

WANT NEW RESERVOIR ELEVATED 600 FEET

Object Is to Supply Mesa and Torrey
Pine District North of La Jolla.

That the board of public works take steps to have the new La Jolla reservoir constructed at an elevation 600 feet higher than the present one is the gist of a request made of that body by Dr. J. Mills Boal of La Jolla. His object in having the reservoir placed at higher elevation is to supply the mesa and Torrey pine district north of that place. If the reservoir is constructed as proposed by Dr. Boal it will be necessary to pump the water to it. In the lengthy discussion which followed it was the opinion of the commissioners that the present laterals at La Jolla would not stand the pressure from such a high level if the water is supplied direct.

The matter was referred by the board to City Engineer Crowell and Superintendent Symmons of the water department for an investigation.

Figure 15. Article discussing proposed site for the new La Jolla Reservoir. *San Diego Union*, December 2, 1908.

San Diego Union, January 8, 1909

DIRECTS ENGINEER TO COMPLETE PLANS

Board of Works Orders Preparations Made For Lower La-Jolla Reservoir.

City Engineer Crowell was directed by the board of works at its meeting yesterday morning to proceed and complete the plans and specifications for the reservoir at La Jolla on the 240 foot or lower level with the least possible delay.

A number of property owners of La Jolla have vigorously protested against the construction of the reservoir on this level, being in favor of having one large one built on the 302-foot level.

The board, however, decided to have the plans completed for the lower basin with the intention of also having one constructed on the higher level. Both improvements are to be done with the bond money voted for that purpose. The lower reservoir will have a capacity of 500,000 gallons and will supply practically all of La Jolla and can be maintained much cheaper than a higher elevated basin, because the water will go there by gravity while it will be necessary to pump to the 302-foot elevation.

Figure 16. Article discussing an order by City Engineer Crowell for the board of works to complete plans and specifications for the La Jolla Reservoir (later known as the La Jolla Exchange Place Reservoir). *San Diego Union*, January 8, 1909.

San Diego Evening Tribune

October 2, 1909

LA JOLLA RESERVOIR DELAYED TWO WEEKS

It will be at least two weeks more before the La Jolla reservoir will have been completed and made ready for acceptance by the city officials. T. C. Kilty, the contractor, has asked for an extension of time in which to complete the basin. He wants until October 15. Mr. Kilty says his inability to get crushed rock as rapidly as possible may cause him to be delayed some. When completed the reservoir will have a capacity of 1,000,000 gallons.

Figure 17. Article discussing two-week delay of construction of the La Jolla Reservoir (later known as the La Jolla Exchange Place Reservoir). *San Diego Evening Tribune*, October 2, 1909.

San Diego Union, October 17, 1909

San Diego Evening Tribune, April 11, 1910

FINISH LA JOLLA WATER RESERVOIR

Members of Council Will Make Formal Inspection of Basin Tomorrow.

The construction of the new La Jolla reservoir was completed yesterday and members of the common council will make a formal inspection of it tomorrow. It is expected that the work will be accepted within the next few days so that water can be turned into the basin some time this week.

This reservoir is considered one of the strongest and best of its size now owned by the city. It has a capacity of about 1,000,000 gallons and will greatly improve La Jolla's water supply, reducing the danger from fire to a minimum.

Superintendent Woolman said yesterday that the new University Heights reservoir will be completed about the first of the month so far as the contract of Brown, Marshall & Gallagher is concerned. The extra work of waterproofing the interior of the huge basin and strengthening the walls by earth embankment on the exterior, will not be finished for some weeks. Superintendent Woolman expects to have it ready for service about December 1.

Figure 18. Article discussing a formal inspection by members of the common council of the La Jolla Reservoir (later known as the La Jolla Exchange Place Reservoir). *San Diego Union*, October 17, 1909.

REJECT CLAIM FOR ALLEGED EXTRA WORK

Common Council Adopts Recommendation of Assistant City Attorney to Turn Down Claim of T. C. Kelty

CONTRACTOR OF THE LA JOLLA RESERVOIR

Changes Made are Said to Have Been With the Assent of Claimant; Minor Claim of \$5 Presented is Allowed

Assistant City Attorney E. A. Luce, has recommended to the common council that it reject the claim of T. C. Kelty for \$282.42 for extra work in the construction of the La Jolla reservoir, which recommendation was endorsed at the meeting this morning. At the same time Mr. Kelty was allowed \$5 for extra gutter work and denied \$20.30 alleged to be due on a claim for \$1632.74, upon which payment was deferred for some days.

The opinion of Assistant City Attorney Luce reads as follows:

"The claim of T. C. Kelty for extra work in the construction of the La Jolla reservoir, contained in document number 32,925 filed in the office of the city clerk on March 4, 1910, has been referred to this office for an opinion and we beg leave to report as follows:

"The contractor claims that there is due him \$262.42 for extra work done on said reservoir in the matter of obtaining water for himself on account of the alleged change in the specifications in not requiring the filling of the old reservoir from the first dirt taken from the excavation of the new one. Upon investigation I find that the specifications do not provide for the city furnishing any water to the contractor and further that the change referred to in the claim was assented to by said contractor, and in fact lessened his expense rather than increased it. Also that the city filled at its own expense said reservoir after the work on the new reservoir was completed by the contractor, thus saving the contractor that additional expense.

"I therefore recommend that said claim be rejected.

"The contractor also presents a claim for \$5 due for extra work on the gutter outside of the reservoir. The engineer recommends the payment of this claim, inasmuch as the minor change was made in the specifications in regard to this work. Therefore I recommend the payment of this claim.

"The contractor also filed a claim for \$20.30, interest due from November 25, 1909, to February 21, 1910, on \$1632.74. In my opinion this claim comes under the same ruling as made by the city attorney in the matter of the claim of Brown, Marshall and Gallagher against the city, which opinion was filed March 1, 1910, and on the ground stated in that opinion I recommend the rejection of this claim."

Figure 19. Article discussing rejection by the common council of a claim for extra work by T.C. Kilty, contractor of the La Jolla Reservoir (later known as the La Jolla Exchange Place Reservoir). *San Diego Evening Tribune*, April 11, 1910.

San Diego Union, January 31, 1911

GENERAL CONTRACTOR WOULD BE COUNCILMAN

Experienced Public Official Will Seek
Office Here

T. C. Kilty, a general public works contractor, is circulating a nomination petition as a candidate for council. Kilty's home is at 1807 A street. He has been a resident of San Diego for seven years, and is well known in his work as a general contractor, having built the La Jolla reservoir and several other local public improvements.

Prior to coming to San Diego, Kilty was a resident of Stillwater, Minn., where he served three terms of three years each in the city council, and one term of three years as a member of the board of education. During his terms in the Stillwater council he had charge of streets and sewers, and installed a complete sewage and drainage system.

Figure 20. Article discussing the nomination petition for City Council by T.C. Kilty, contractor of the La Jolla Reservoir (later known as the La Jolla Exchange Place Reservoir). *San Diego Union*, January 31, 1911.

San Diego Union, September 9, 1919

PURCHASE OF WATER FOR CITY CONSIDERED

Members of the city council and the mayor yesterday expressed their willingness to purchase water from the San Dieguito Mutual Water system, controlled by Col. Ed Fletcher, if a satisfactory price can be agreed upon. A conference will be held with Fletcher to ascertain the lowest rate that he can make for the city.

Fletcher's present offer is to furnish the city with 2,000,000 gallons of water daily from Hodges reservoir at 15 cents per 1000 gallons. Fletcher to build the pipe line to the La Jolla reservoir. If the city should take over the pipe line, the price of water would be reduced to 10 cents. Manager of Operations Judy told the council that he considered that the rate of 15 cents would give Fletcher a rather large profit on his investment.

Figure 21. Article discussing possible deal to purchase water from San Dieguito Mutual Water System, controlled by Col. Ed Fletcher, and a possible pipeline to the La Jolla Reservoir (later known as the La Jolla Exchange Place Reservoir). *San Diego Union*, September 9, 1919.

San Diego Union, December 14, 1920

LA JOLLA RESERVOIR DYNAMITED

55-FOOT BARRIER BROKEN

Hole About Three Feet in
Diameter Torn Through Re-
inforced Concrete-Earthen
Wall Near Bottom of Basin.

CITY MANAGER ASKS POLICE INVESTIGATION

Structure Was Built by
Fletcher Interests Under
Municipal Supervision; Re-
pairs Will Require 30 Days.

DYNAMITED by vandals, the municipal authorities fear, the new La Jolla reservoir, situated at the top of the Biological grade just north of La Jolla, went out night before last and caused a waste of 4,000,000 gallons of water.

The break in the reservoir was discovered early yesterday morning and reported to the operating department at the city hall. F. A. Rhodes, city manager of operations, and employees of the water department did not believe the reservoir had gone out through natural causes, and yesterday afternoon called in the police.

NOT YET ACCEPTED

The reservoir was constructed by the San Diego Glazed Cement Pipe company for the Fletcher interests, under city specifications and inspection. There had been no indication of any faulty construction, although the reservoir had not yet been accepted by the city council.

Col. Ed Fletcher said last night that the damage done to the reservoir, which will require a month to repair, was undoubtedly the work of dynamiters.

"I was at the reservoir last night," said Col. Fletcher, "and the walls were perfectly dry. Everything was in fine condition. The discovery of what had happened during the night was made at 7 o'clock this morning by my foreman, Mr. Nelson. I received the first news of it about 11 o'clock."

CONTRACT WITH CITY

During the past few days 4,000,000 gallons of water had been pumped into the reservoir from the pipe line leading from Lake Hodges of the San Dieguito Water company, owned by the Fletcher interests. This water is being purchased under contract with Fletcher, and is to be run from the reservoir into the city mains, furnishing a part of the La Jolla supply.

Manager F. A. Rhodes says that everything was all right at the reservoir night before last. There is nothing to indicate at just what time in the night the reservoir went out. When the trouble was discovered early yesterday morning there was a hole about three feet in diameter in the concrete side of the reservoir, near the base, and the earth embankment, 5 feet thick, had been washed away. This earth had been rolled in layers and was considered of sufficient strength to stand any natural strain.

TWO DYNAMITE THEORIES

If the reservoir was dynamited it is believed that some one crawled through an 18-inch drain pipe and placed the "shot" near the spot where the reservoir was shattered. Another theory is that dynamite may have been dropped into the water from the top of the reservoir. There are no houses near and the ex-

plosion was heard by no one. Dynamite dropped into water, according to Councilman Brauch, who is an old-time miner, makes little noise when it explodes.

Herbert Hill of the police department, who was detailed on the case, said yesterday afternoon that he regretted the police had not been called in sooner and been given an opportunity to inspect the premises before anything was moved and before the ground around the reservoir had become tramped by city employees.

City authorities say this is not the first time the city has had reason to believe that vandals are working in that vicinity. Several tons of hay on the municipal farm, not far from the reservoir, were mysteriously destroyed by fire not long ago.

COUNCIL WILL AID

The attention of the council was yesterday called by Manager Rhodes to the La Jolla affair. The councilmen promised their aid in the investigation.

The La Jolla reservoir, which has a capacity of 5,000,000 gallons, was built by experienced hands. It was completed recently and was thought by the inspectors to be without a flaw.

Repairs on the reservoir will be started at once.

Col. Fletcher said last night that it will require fully 30 days to make the necessary repairs. This means that the city cannot take water from Lake Hodges until after that time.

"There isn't a chance that the reservoir went out from natural causes," said Col. Fletcher. "The earthwork is thicker than our dam at Cuyamaca that has stood for years under a greater strain. This earthwork is 55 feet at the bottom and 20 feet at the top. It is faced with four inches of concrete, reinforced with steel and covered with two applications of asphalt to make it water tight. The Cuyamaca dam has no concrete."

SUPERVISED BY CITY

"This reservoir was built by the San Diego Glazed Cement Pipe company under city plans and specifications and under city supervision. All my company did was to pay out the money, the city approving the bills. I considered the reservoir as fine a piece of work as ever I saw."

"Vandals undoubtedly have been at work. The banks of the cut made in the reservoir show no sloughing off, as would have been the case had the reservoir gone out from natural causes. The hole was made at the only point where the dam could have been dynamited right. At this point there is an outlet or drain, to be used when the reservoir has been emptied and scrubbed. It was by means of this drain pipe that the charge was placed in the reservoir. When reservoirs go out from natural causes, they always break at corners or angles. This went out almost in the center of the side, an almost perfect hole being created. I am glad to hear the police are on the case and hope they will soon land the guilty person or persons."

FOUR-FIFTHS FILLED

The reservoir was four-fifths full when the break occurred. The water from Lake Hodges flows by gravity to a point 150 feet above sea level and is then pumped into the reservoir, when it flows by gravity into the University Heights reservoir and to La Jolla.

It was announced last night that close watch will be kept at the reservoir in the future and that the dams of the city water system will be closely guarded.

Col. Fletcher said the cost of the repairs to the reservoir will not be great.

Figure 22. Article discussing a dynamite explosion at the La Jolla Reservoir (later known as the La Jolla Exchange Place Reservoir). It was perpetrated by vandals using dynamite. *San Diego Union*, December 14, 1920.

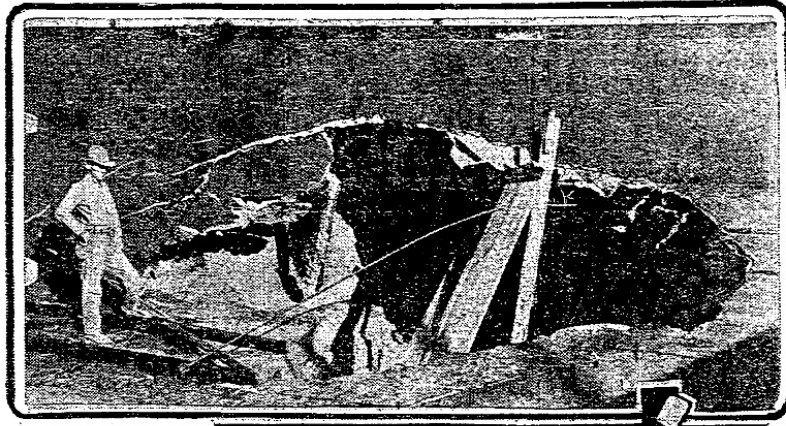
1920 Tuesday 14, Dec. m. P. 39.
Clear as a bell, fine day. Part of the East
wall of the new reservoir in the Torrey
Pine mesa went out some time night
before last and four million gallons
of water flooded into Surrieste Canyon.
The City Manager and Ed Fletcher say
the reservoir was dynamited. The
men who worked on it say they
wonder it stood as long as it did.

Figure 23. Entry in the diary of La Jolla resident Anson P. Mills, dated December 14, 1920. It reads: "Clear as a bell, fine day. Part of the East wall of the new reservoir in the Torrey Pine Mesa went out some time night before last and four million gallons of water flooded into Surrieste Canyon. The City Manager and Ed Fletcher say the reservoir was dynamited. The men who worked on it say they wonder it stood as long as it did." Courtesy of the La Jolla Historical Society.

San Diego Union, December 15, 1920

Councilmen Inspect Reservoir Mysteriously Broken Sunday Night

Union photographs of the new La Jolla reservoir, at the top of the Biological grade just north of La Jolla, which was mysteriously shattered Sunday night. Above: The break in the southeast wall of the structure, which allowed more than 2,000,000 gallons of water to escape. Below: The shattered wall and the channel made by the escaping water.



Definite Evidence of Wrecking By Dynamite Still Lacking; Inspector Injured.

City councilmen yesterday afternoon visited the Torrey Pines reservoir, of which a section of the southeast wall was mysteriously shattered Sunday night, and made an examination of the break which allowed more than 2,000,000 gallons of water to escape.

The theory that the reservoir was dynamited, a theory advanced by Col. Ed Fletcher, who supplied the water for the reservoir, and favored by F. A. Rhodes, manager of operation, was upheld by several of the councilmen, while others seemed to believe seepage had undermined the concrete lining and washed away the 15-foot earth wall.

Definite evidence that the reservoir was dynamited is lacking. A five-foot section of the reinforced concrete lining of the reservoir was carried away. The rest of the four-inch lining was found in the hole made by the escaping water, which washed a wide channel through the wall of the reservoir and dug a deep path in the mesa through which it flowed on its way to lower ground.

"The whole thing looks suspicious," said Rhodes yesterday. "The reservoir was thoroughly examined Sunday night, and no trace of leakage or seepage was found. The reservoir was made three times as strong as deemed absolutely necessary."

"Pumping of water into the reservoir began a week ago and there were about 2,000,000 gallons at the time of the break."

Councilmen Weitzel and Hellbron said yesterday that the reservoir might have been broken by seepage undermining the concrete, but admitted that it looked suspicious.

Charles Moore, son of former councilman Walter Moore, was injured while examining the break Monday, when a scaffolding, weakened by the escaping water, fell precipitating him to the bottom of the reservoir.

Investigation of the break is proceeding, and in the absence of absolute evidence that the break was caused by seepage, a thorough inquiry will be made by the police.



San Diego Union, July 22, 1956

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN that The City of San Diego will receive bids for work and for commodities listed below, and at time and place specified, as follows:

1. IMPROVEMENT OF OLIVETAS AVE. BETWEEN MARINE ST. AND THE NORTHERLY LINE OF PUEBLO LOT 1260, SPECIFICATION DOCUMENT 537812. BID OPENING DATE 11:00 A.M., AUG. 3, 1956. ROOM 161 CIVIC CENTER. DEPOSIT ON PLANS \$10.00.
 2. SMALL WATER MAIN REPLACEMENTS GROUP 27, SPECIFICATION DOCUMENT 538047. BID OPENING DATE 11:00 A.M., AUG. 9, 1956. ROOM 161 CIVIC CENTER. DEPOSIT ON PLANS \$10.00.
 3. CONSTRUCTING A REINFORCED CONCRETE RETAINING WALL LOCATED ON THE NORTH PROPERTY LINE OF THE LA JOLLA RESERVOIR PROPERTY NEAR THE INTERSECTION OF EXCHANGE PLACE AND PEPITA STREET, SPECIFICATION DOCUMENT 538048. BID OPENING DATE 11:00 A.M., AUG. 8, 1956. ROOM 161 CIVIC CENTER. DEPOSIT ON PLANS \$10.00.
 4. FURNISHING GATE VALVES AND TAPPING VALVES, SPECIFICATION DOCUMENT 537987. BID OPENING DATE 11:00 A.M., AUG. 3, 1956, ROOM 161 CIVIC CENTER.
- Plans and specifications for above can be secured at City Purchasing Department, Room 161, Civic Center.
J. H. SHAW,
Purchasing Agent
THE CITY OF SAN DIEGO
A. K. FOGG,
City Engineer
PAUL BEERMANN
Director, Water Dept.
7/22

Figure 25. Notice to Bidders for the construction of a reinforced concrete retaining wall at the La Jolla Reservoir (later known as the La Jolla Exchange Place Reservoir). *San Diego Union*, July 22, 1956.

Figure 24. Article discussing a dynamite explosion at the La Jolla Reservoir (later known as the La Jolla Exchange Place Reservoir). It was perpetrated by vandals using dynamite. *San Diego Union*, December 15, 1920.

<p align="center">NOTICE TO BIDDERS</p> <p>NOTICE IS HEREBY GIVEN that the City of San Diego will receive bids for work and for commodities listed below, at time and place specified, as follows:</p> <ol style="list-style-type: none"> 1. Construction of a portion of interceptor sewer, Contract No. 2, Schedule 1, Pt. Loma tunnel of the metropolitan collection, treatment and disposal system, specification document 631448. Bid opening date 11:00 A.M., December 13, 1961, Room 161, Civic Center. Deposit on plans \$25.00. 2. Construction of Alcazar Gardens water mains and fountain recirculation system, specification document 631343. Bid opening date 11:00 a.m., November 28, 1961, Room 161, Civic Center. Deposit on plans \$10.00. 3. Relocation of Lockwood Mesa-Torrey Pines water pipeline and drain line, specification document 631461. Bid opening date 11:00 a.m., December 19, 1961, Room 161, Civic Center. Deposit on plans \$10.00. 4. Construction of a reinforced concrete carbon storage building at the Alvarado Filtration plant, specification document 631458. Bid opening date 11:00 a.m., December 14, 1961, Room 161, Civic Center. Deposit on plans \$10.00. 5. Construction of rest rooms in the Natural History Museum at Balboa Park, specification document 631457. Bid opening date 11:00 a.m., December 19, 1961, Room 161, Civic Center. Deposit on plans \$10.00. 6. Construction of exchange place pump plant, specification document 631460. Bid opening date 11:00 a.m., December 14, 1961, Room 161, Civic Center. Deposit on plans \$10.00. 7. Furnishing sand and gravel for one year period, specification document 631342. Bid opening date 11:00 a.m., December 7, 1961, Room 161, Civic Center. 8. Furnishing lumber for six months' period, specification document 631341. Bid opening date 11:00 a.m., December 7, 1961, Room 161, Civic Center. 9. Furnishing cast iron water main fittings, specification document 631447. Bid opening date 11:00 a.m., December 12, 1961, Room 161, Civic Center. <p>Plans and specifications for above may be secured at City Purchasing Department, Room 161, Civic Center.</p> <p align="right">THE CITY OF SAN DIEGO. JOHN A. MATTIS, Purchasing Agent.</p> <p>11/19</p>
--

Figure 26. Notice to Bidders for construction of exchange place pump plant. *San Diego Union*, November 19, 1961.

Appendix B
Engineering Drawings & Records

5351
DOCUMENT No. 27516

Filed MAR 29 1909
J.D. Miller
City Clerk

By _____
Deputy

Deed
Chase & Lindington
Certain property, La Jolla Park

Presented to Recorder's Office
ordered Filed MAR 29 1909
RECORDED AT REQUEST OF
City Clerk
APR 17 1909
At 50 Min. Past 10 O'clock
AM In Book No. 453
ON *Weeds*
PAGE 318
RECORDS OF SAN DIEGO COUNTY, CALIFORNIA
JOHN H. FARR, County Recorder
Walter Forward
Deputy Recorder
Walter Forward
INDEXED
DEPUTY COUNTY RECORDER

Book 1 Page 391 File 13

Figure 27. Deed dated March 29, 1909, page 1 of 2. Courtesy of City of San Diego Real Estate Management Department.

CHASE & LUDINGTON, a Corporation duly organized, existing and doing business under and by virtue of the laws of the State of California, and having its principal place of business in the City of San Diego, County of San Diego, State of California, for and in consideration of the sum of Ten (\$10.00) Dollars, DOES HEREBY GRANT to THE CITY OF SAN DIEGO, a municipal corporation,

ALL THAT CERTAIN REAL PROPERTY Situate in the City of San Diego, County of San Diego, State of California, bounded and described as follows, to-wit:

Lots Four (4), Five (5) and Six (6) in Block Seventy-Nine (79) of Villa Tract of La Jolla Park, also the right to use the South ten feet of Lots Two (2) and Three (3) in Block Seventy-nine (79) of Villa Tract, La Jolla Park, according to the map or plat of said Villa Tract of La Jolla Park on file in the Office of the County Recorder of said county, for any purpose incident or appurtenant to the construction of a reservoir upon the hereinbefore described premises, or any part thereof.

TO HAVE AND TO HOLD The above granted and described premises unto the said Grantee, its successors and assigns, Forever.

IN WITNESS WHEREOF, The said Corporation has caused this deed to be executed in its corporate name, under its corporate seal, by its proper officers, this 23rd day of March, A.D.

1909.

CHASE & LUDINGTON, a Corporation,

By W. F. Ludington
President.

Attest:

J. J. Chase
Secretary.

Figure 28. Deed dated March 29, 1909, page 2 of 2. Courtesy of City of San Diego Real Estate Management Department.

SCHEDULE OF WORK TO BE DONE

IMPROVEMENTS

CITY STANDARD DRAWINGS

C.I. WATER MAIN

W-6-59, W-61-60

BLOWOFF ASSEMBLIES

W-8-61T

VALVES

W-12-55

PUMP VAULT, WALK AND STAIRS

C-75-60, M-24-57, G-4-55

METER CHAMBER

M-23-57, S-8-60

(STANDARD DWG. W-8-61T IS
HERE TO ATTACHED)

SPECIFICATIONS

STANDARD SPECIFICATIONS OF THE CITY OF SAN DIEGO AS FOLLOWS:

PART I, FILED APRIL 9, 1950, INCLUDING AMENDMENT FILED APRIL 8, 1959.

PART V, FILED MAY 9, 1950.

SPECIAL SPECIFICATION NO. 1343

NOTES:

1. THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND IMPROVEMENTS AS SHOWN ON THE PLANS ARE APPROXIMATE ONLY.
2. ELEVATIONS SHOWN ARE CITY DATUM.
3. THRUST BLOCK BEARING AREAS WILL BE DETERMINED IN THE FIELD BY ENGINEER.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FITTINGS AND APPURTENANCES EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS.

Figure 29. Improvements and specifications list, circa 1961. Courtesy of City of San Diego Real Estate Management Department.

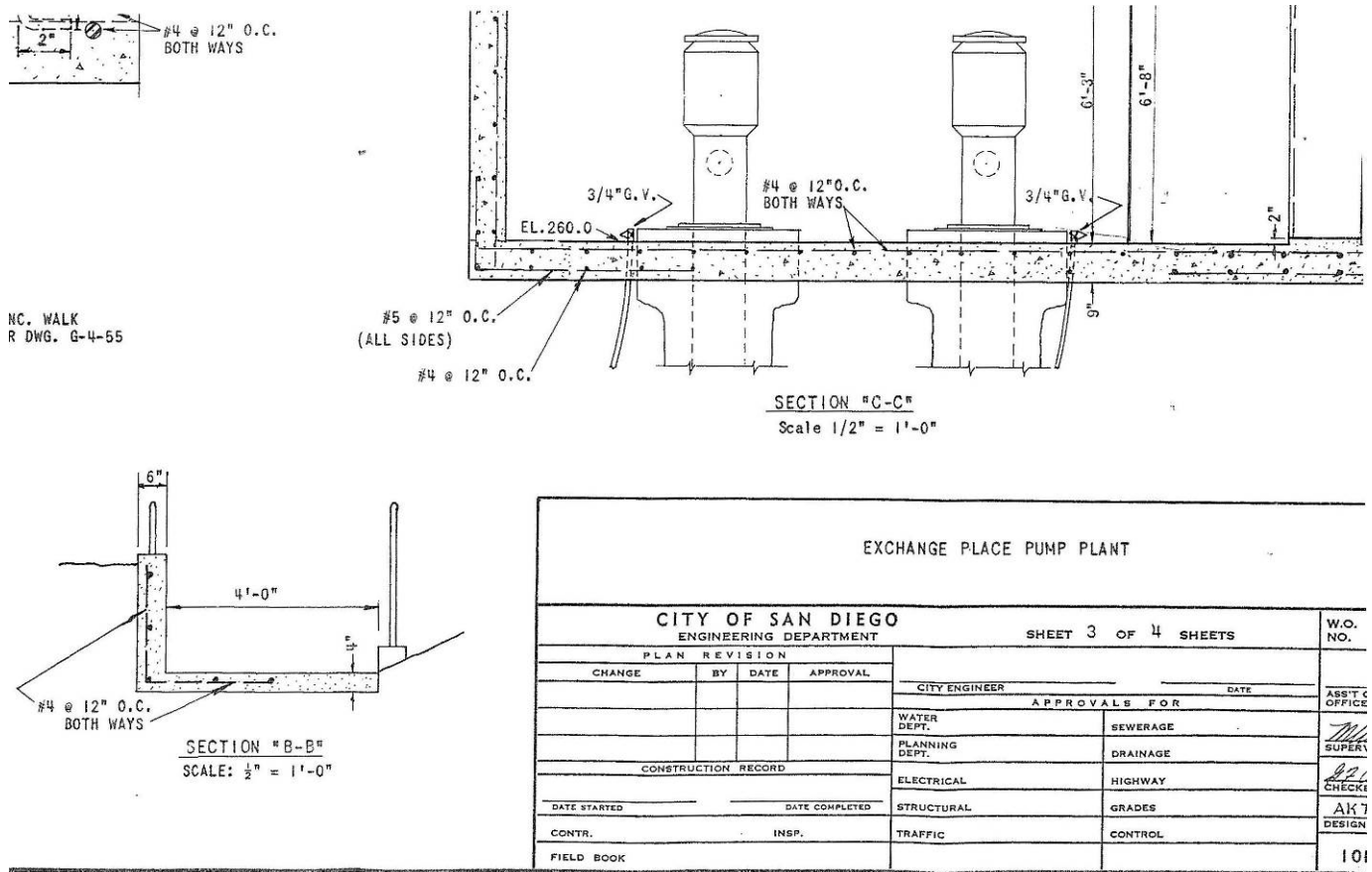


Figure 30. Title block and valve detail, circa 1961. Courtesy of City of San Diego Real Estate Management Department.

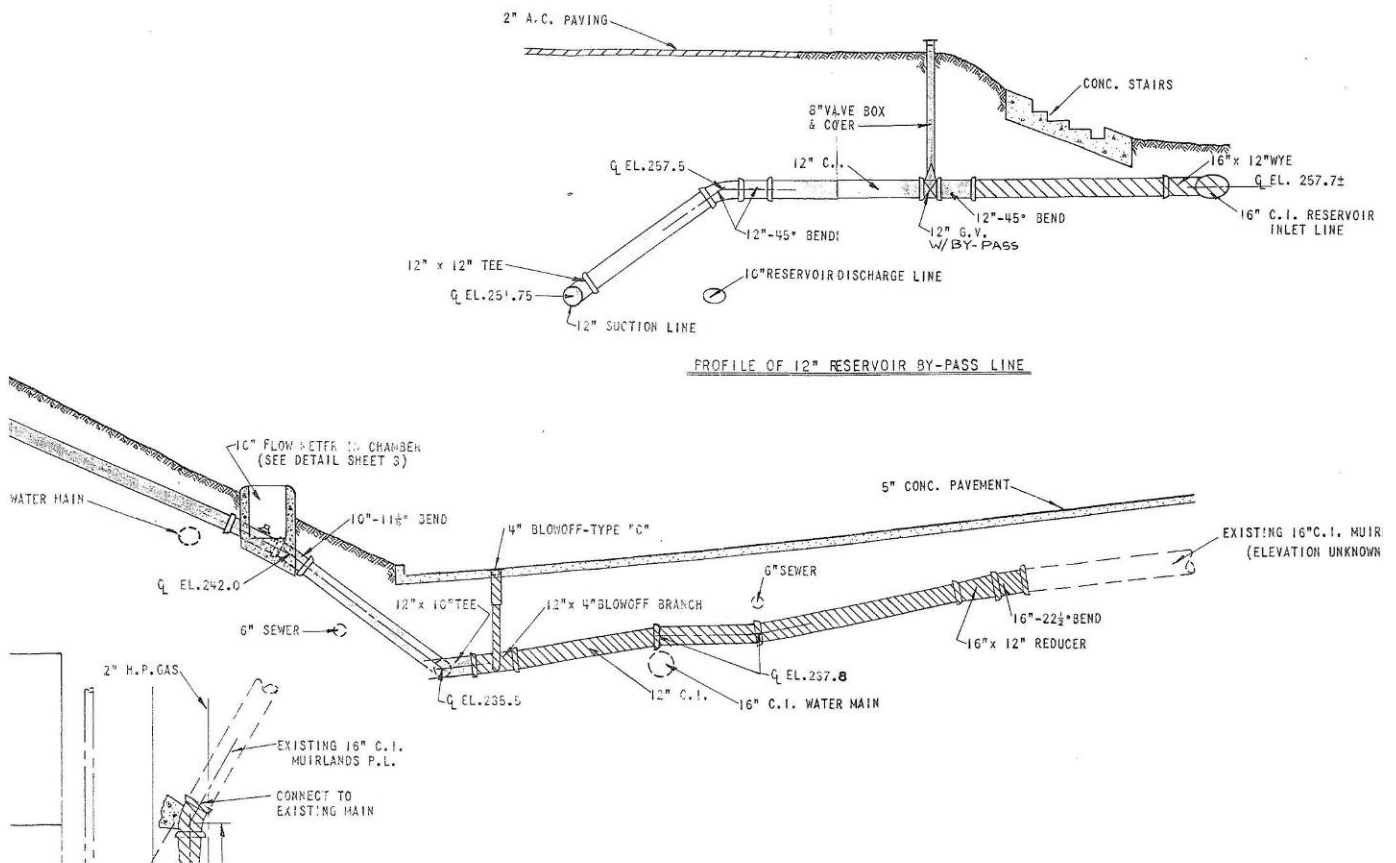


Figure 31. Underground piping section, circa 1961. Courtesy of City of San Diego Real Estate Management Department.

La Jolla Exchange Place Reservoir & Pump Station Historical Resource Technical Report

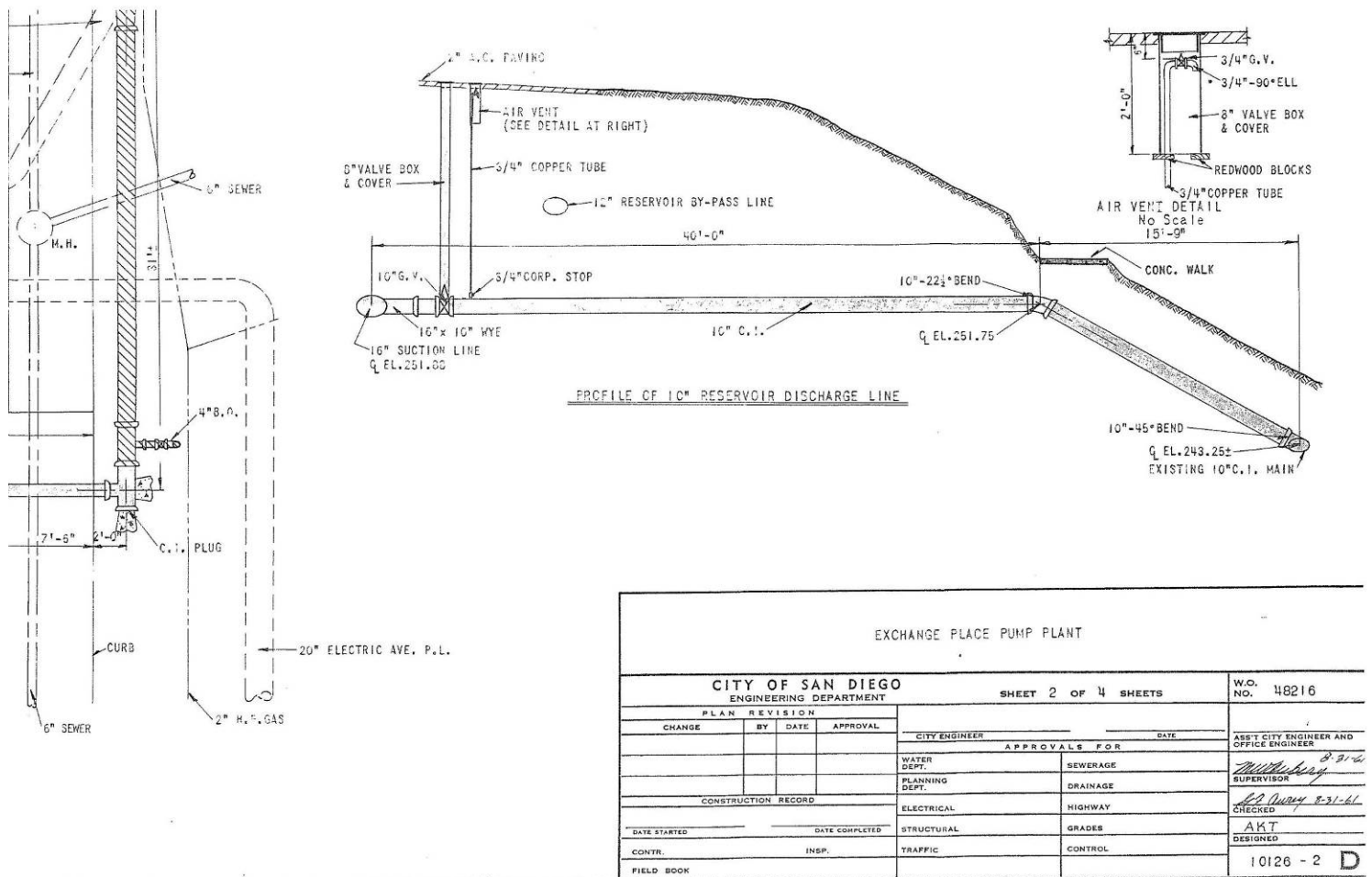


Figure 32. Underground piping section, circa 1961. Courtesy of City of San Diego Real Estate Management Department.



Figure 33. Underground piping and valve vault section, circa 1961. Courtesy of City of San Diego Real Estate Management Department.

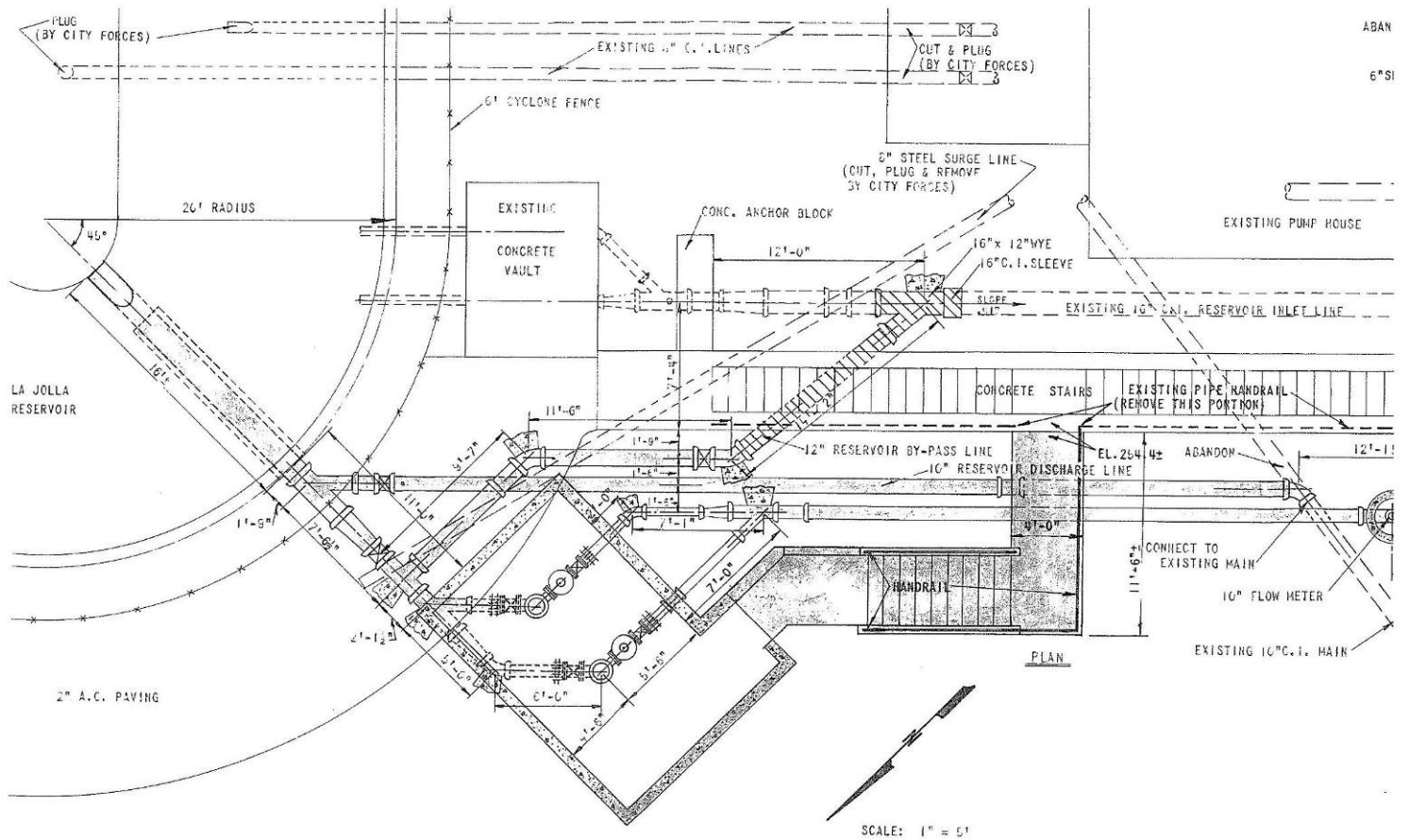


Figure 34. Reservoir plan showing piping, stairs and concrete vault, circa 1961. Courtesy of City of San Diego Real Estate Management Department.

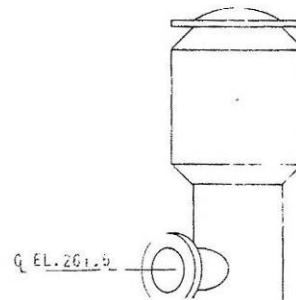
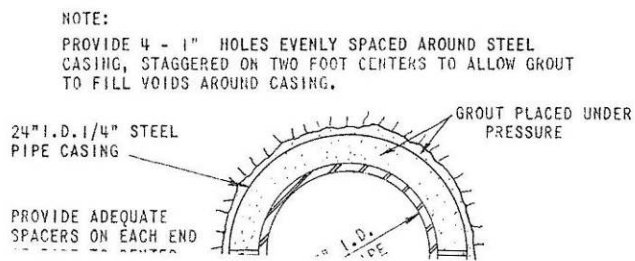
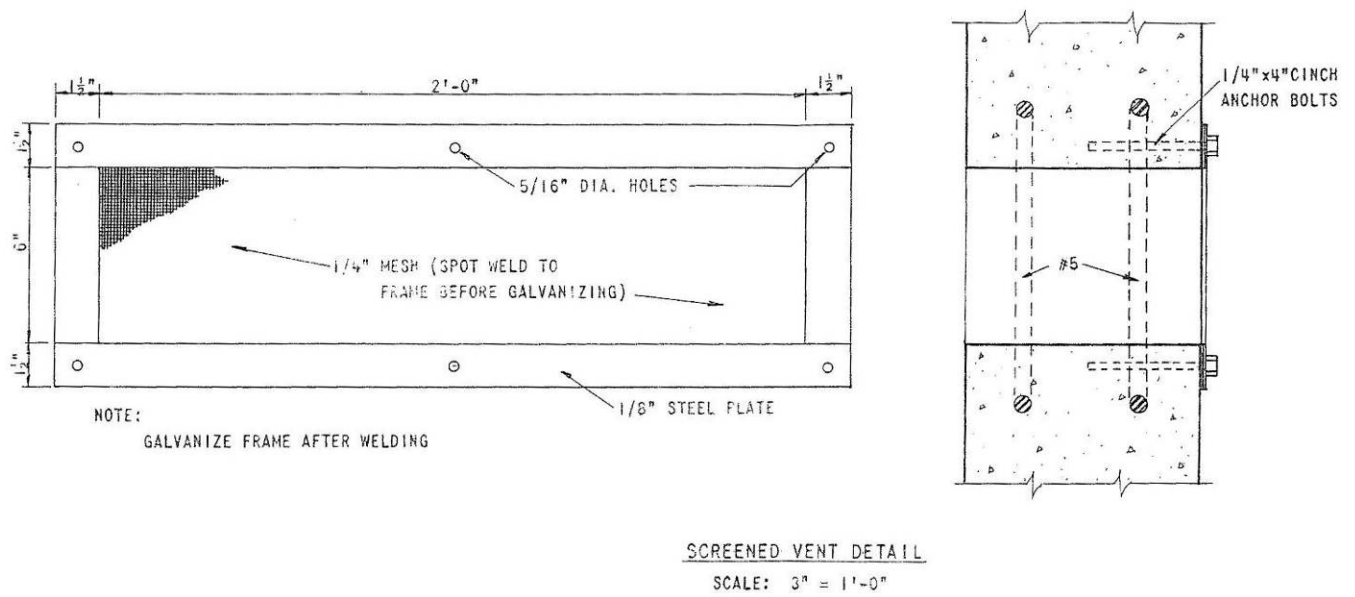


Figure 35. Screened vent detail, circa 1961. Courtesy of City of San Diego Real Estate Management Department.

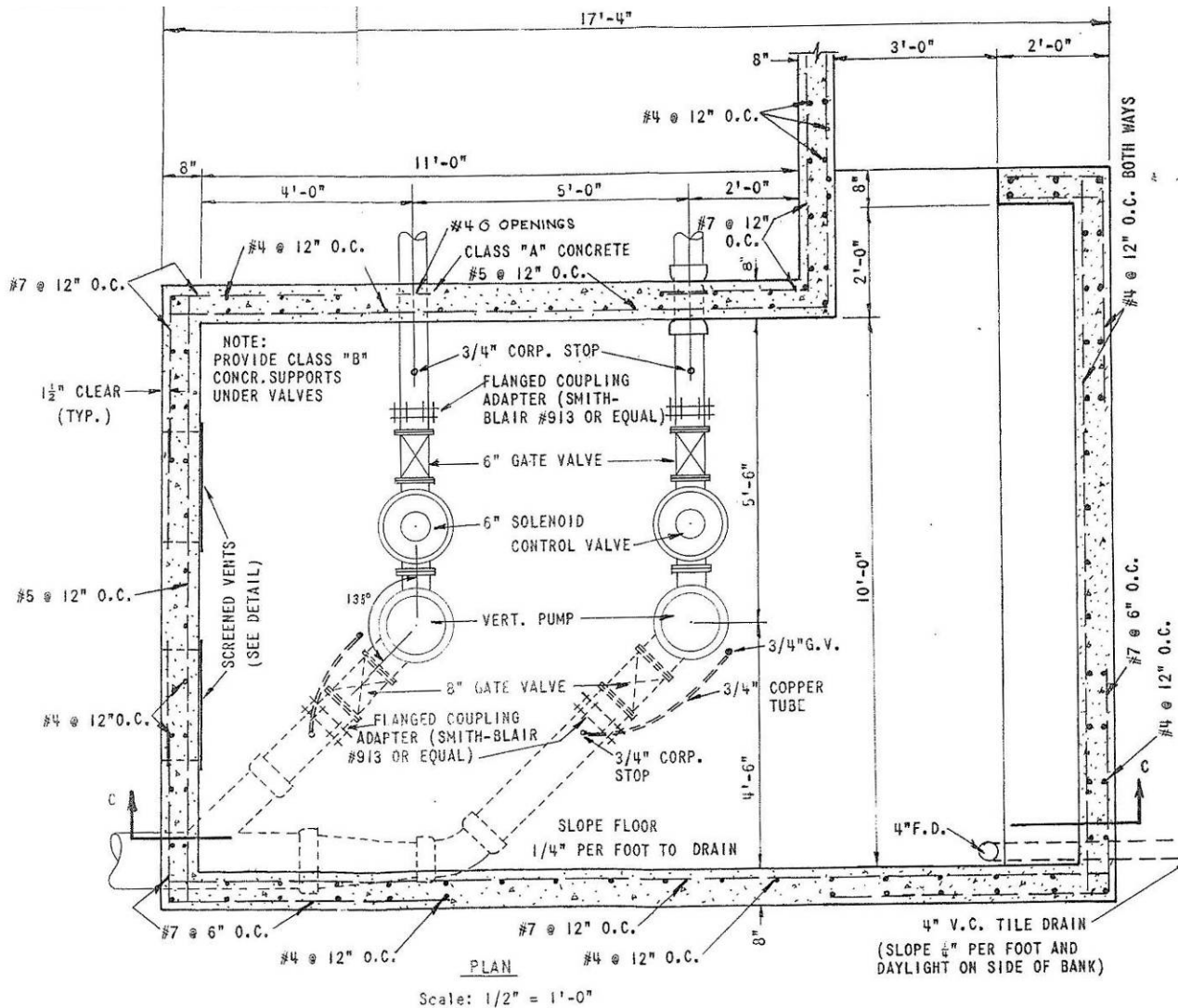


Figure 36. Reservoir concrete vault and valve plan, circa 1961. Courtesy of City of San Diego Real Estate Management Department.

Page 50 of 76

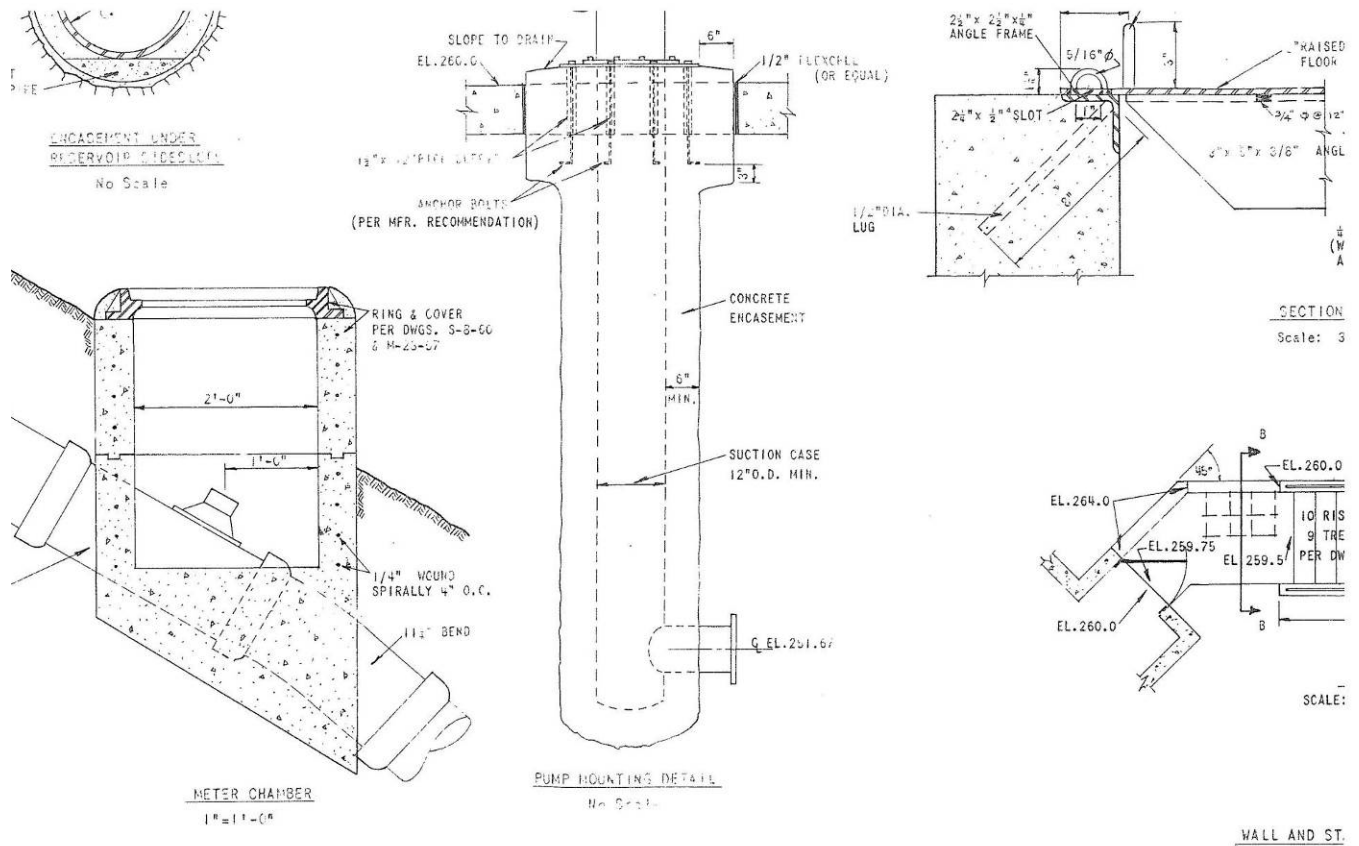
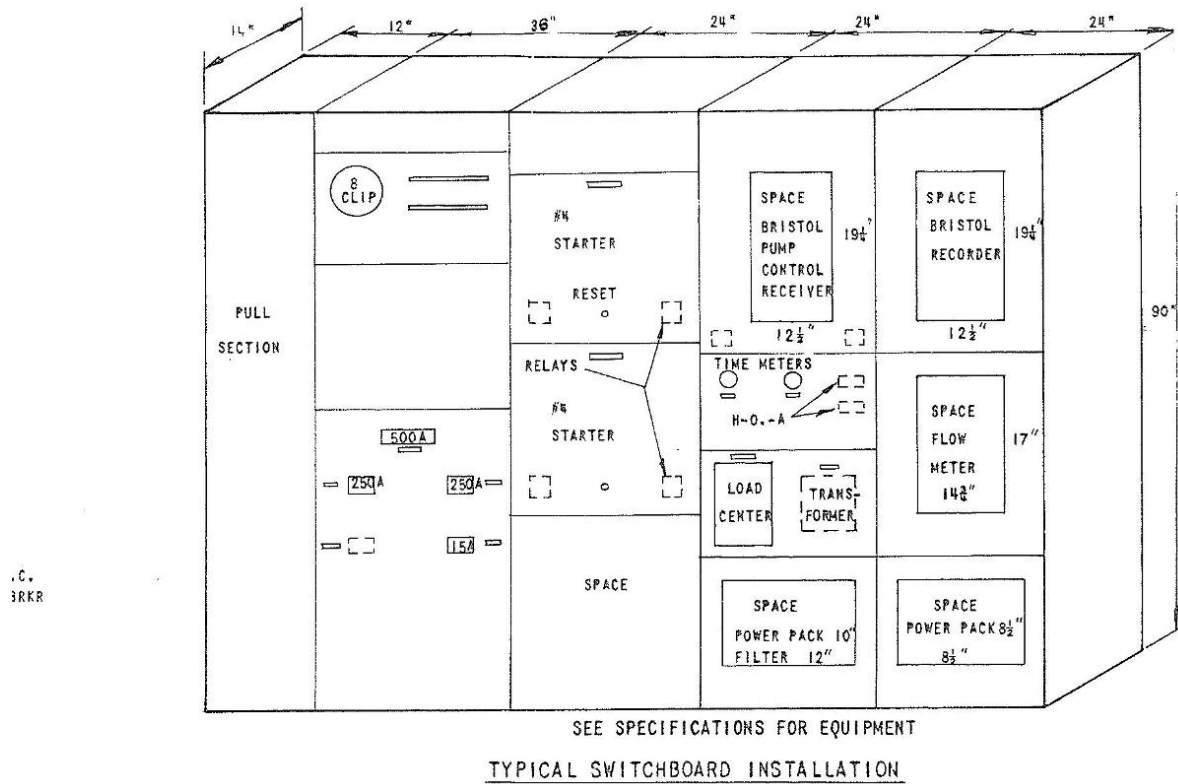


Figure 38. Underground piping and valve vault section details, circa 1961. Courtesy of City of San Diego Real Estate Management Department.



CITY CONTRACT

CITY OF SAN DIEGO ENGINEERING DEPARTMENT				SHEET 4 OF 4 SHEETS		W.O. NO. 48216	
PLAN REVISION				CITY ENGINEER		DATE	
CHANGE	BY	DATE	APPROVAL	APPROVALS FOR		ASS'T CITY ENGINEER AND OFFICE ENGINEER	
				WATER DEPT.		SEWERAGE	
				PLANNING DEPT.		DRAINAGE	
CONSTRUCTION RECORD				ELECTRICAL <i>W.M. Barnes</i> 8-30-61		HIGHWAY	
DATE STARTED		DATE COMPLETED		STRUCTURAL		GRADES	
CONTR.		INSP.		TRAFFIC		CONTROL	
FIELD BOOK						DESIGNED AKT 10126-4-	

Figure 39. Electrical switchboard diagram, dated 1961. Courtesy of City of San Diego Real Estate Management Department.

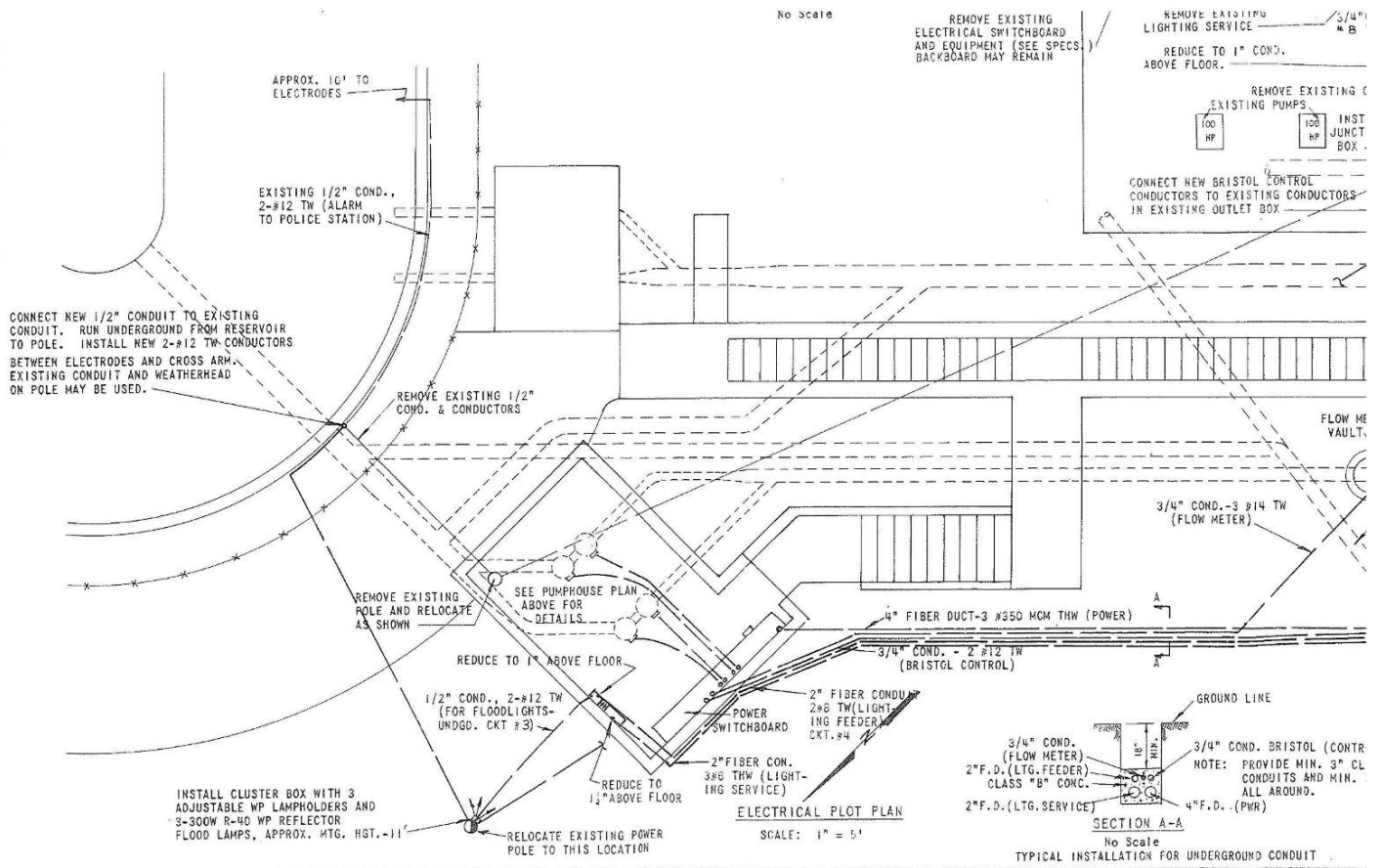


Figure 40. Reservoir plan showing piping, stairs and concrete vault, dated 1961. Courtesy of City of San Diego Real Estate Management Department.

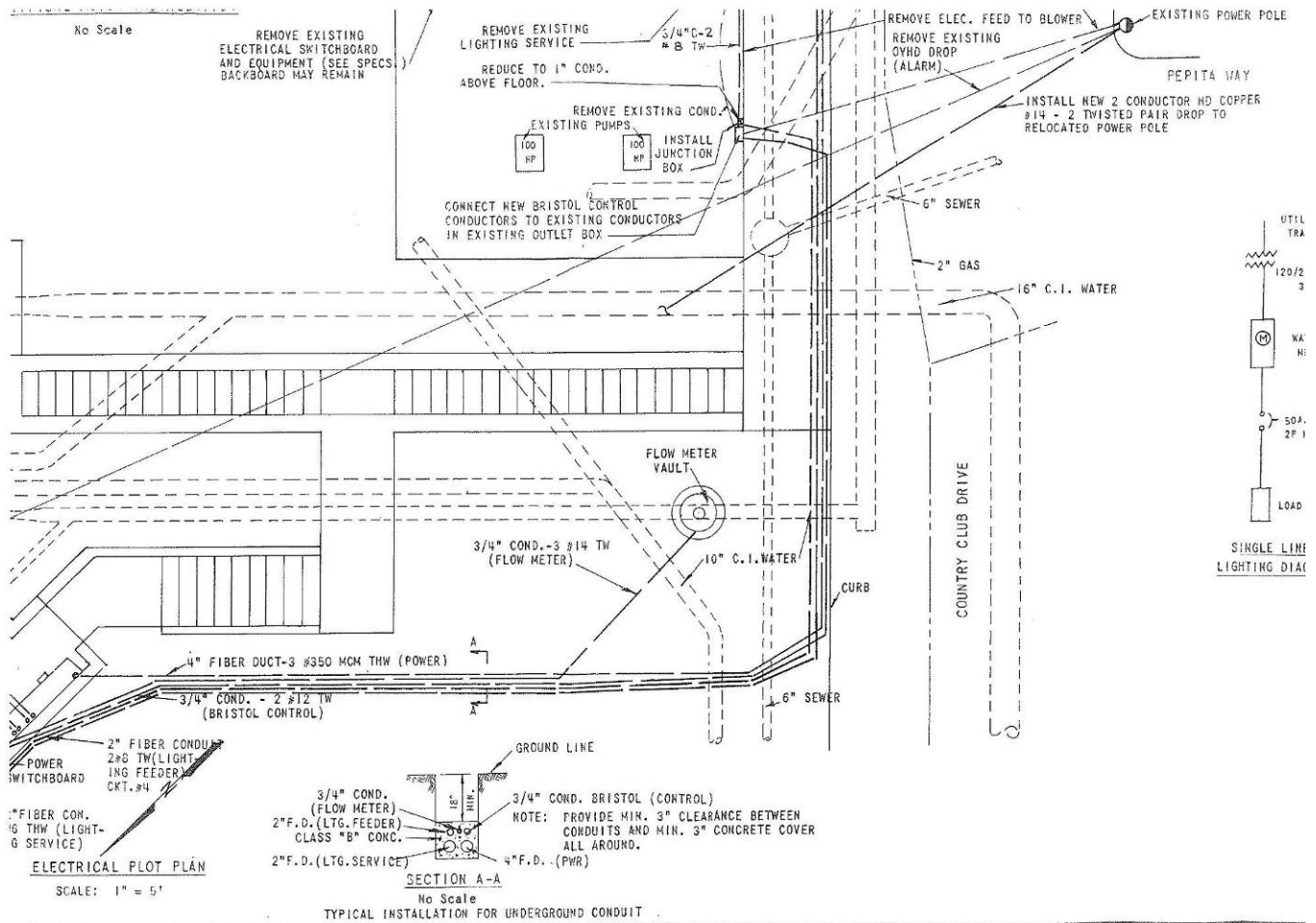


Figure 41. Reservoir plan showing piping, stairs and concrete vault, dated 1961. Courtesy of City of San Diego Real Estate Management Department.

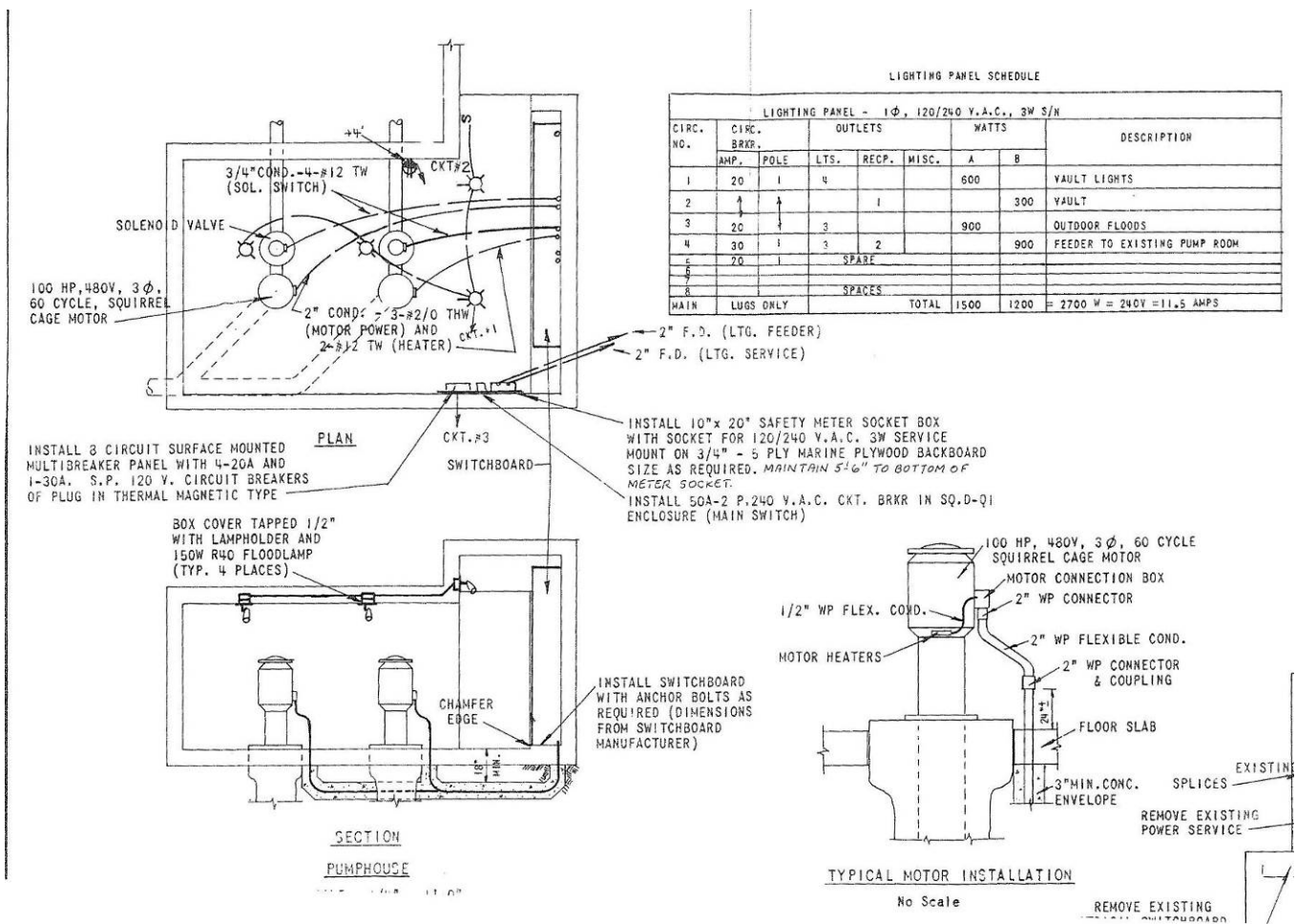


Figure 42. Concrete Pump house plan section and detail, dated 1961. Courtesy of City of San Diego Real Estate Management Department.



Figure 43. October 1921 Sanborn Fire Insurance map key showing the La Jolla Exchange Place Reservoir, with inset close-up. Note that the reservoir is depicted as a circle on the key, not as its actual footprint.

SAN DIEGO, CAL., VOL. ONE

REPORT

Population, 90,000. Prevailing Winds, N. W.

→ WATER FACILITIES**Municipal Ownership. Gravity System.**

SOURCE OF SUPPLY.—Large Watersheds, covering about 250 square miles, extending into the Laguna Mountains from 30 to 75 miles east of city.

Supply is impounded at the Morena Reservoir, on Cottonwood Creek, 60 miles east of city, and diverted from Pine Creek, and Dulzura Creek, 53 and 30 miles east, respectively.

THE MORENA RESERVOIR is formed by a rock filled dam, 820' long and 150' high. It has an area of 1,370 acres, capacity of 15 billion gallons, and elevation 3,900'. From the outfall at Morena the supply flows 13 miles down the natural stream, through a deep gorge, to two low concrete diversion dams, from which the Cottonwood Conduit carries the water to the Barrett Reservoir, 6 miles westerly.

THE BARRETT RESERVOIR is formed by a concrete dam, across Cottonwood Creek, 175' high, and has an area of 911 acres, elevation 1,446' at foot of dam. This reservoir also impounds water from the Pine Creek Watershed. From the outfall at Barrett the supply flows through the Dulzura Conduit in a southerly direction for 13 miles to the Dulzura Valley, where it flows 8½ miles westerly through a natural channel, to the Harvey Diversion Dam. From the Harvey Diversion Dam, which is a concrete structure 400' long with crest at elevation 557', a 36" wood stave pipe, 22,700' long with a capacity of 20 million gallons per day, extends to the Lower Otay Reservoir. A 24" branch 1,500' long leads to the Upper Otay Reservoir, permitting it to store the storm waters of Dulzura Creek.

THE UPPER OTAY RESERVOIR is formed by a concrete dam, 84' high, across V-shaped gorge, and is a storage reservoir, used only in case of emergency. Area 164 acres, elevation at lowest outlet 524'. Capacity 788 million gallons.

THE LOWER OTAY RESERVOIR is formed by a concrete dam 140' high. Area 1,000 acres. Capacity 17,000 million gallons. Elevation 400' at lowest outlet and impounds water from a watershed having an area of 86.7 square miles.

From the Lower Otay Dam, a 40" wood stave pipe line extends 2.6 miles westerly, where it branches into a 20" (used at times to supply Coronado) and a 36" main, the latter extends 5.6 miles in a northwesterly direction, and then divides in two branches. The first is a 28" steel pipe, 8 miles long and connects directly into the high gravity distribution system. The second branch reduces successively from 34" to 30", and continues 7 miles to a gate house from which a short 24" pipe extends to the Chollas Heights Reservoir. Near this is a Booster Pump, which increases the normal gravity flow from 6,000,000 to 9,000,000 gallons a day. From the Gate House 2.3 miles of 24" wood stave pipe, and 2.1 miles of 90" cast-iron pipe, extend to the University Heights Reservoir.

THE CHOLLAS HEIGHTS RESERVOIR is formed by an earth embankment, area 17 acres, capacity 90 million gallons, elevation 390' at lowest outlet. This reservoir is in reserve for emergency use at fires only.

THE UNIVERSITY HEIGHTS RESERVOIRS are located at El Cajon Ave. and Idaho St. (see Vol. 3), and are for distributing purposes. They consist of 2 reservoirs and a standpipe.

No. 1 (old).—Capacity 3,200,000 gallons.

No. 2 (new).—Capacity 17,500,000 gallons.

Standpipe.—Capacity 600,000 gallons.

and distribute water into the high gravity system.

THREE more EQUALIZING and DISTRIBUTING RESERVOIRS are located in the outlying districts, also one standpipe. They are located as follows:

Pacific Beach.—Capacity 2,400,000 gallons. Elevation 285'.

La Jolla.—Capacity 1,000,000 gallons. Elevation 263'.

Lower Point Loma.—Capacity 400,000 gallons. Elevation 342'.

Upper Point Loma Standpipe.—Capacity 400,000 gallons.

Elevation 388'.

A PUMPING STATION IN MISSION VALLEY, on the San Diego River, used at times of short supply to furnish additional water. Supply is raised to a small reservoir from 12 wells, by 2 air compressors belt driven by 2 electric motors 75 and 100 H.P. respectively, and is then pumped to the University Heights Reservoirs by 2 electric driven centrifugal pumps, with capacity of 2,000,000 gallons a day.

DISTRIBUTING SYSTEM.—The high gravity system includes the larger part of the city proper and is entirely residential in character.

The low gravity system supplies all the water front and the congested district. It is supplied from the high gravity by 3 regulator valves, also numerous gate valves which could be opened in case of emergency. 1,175 fire hydrants in city limits.

FIRE DEPARTMENT

Membership.—1 Chief, 1 Asst. Chief, 2 Battalion Chiefs, 1 Fire Marshal, 17 Captains, 18 Lieutenants, 1 Surgeon, 97 paid men, making a total of 138 men in the Department. Two Platoon System.

ENGINE COMPANIES AND SQUAD

Squad No. 1.—Second and E. 5 day and 5 night men.
1 Seagrave Auto Combination Pump, Chemical and Hose Truck, carries 750' 2½" hose, 250' 1" hose in reserve, 800' 2½" hose and 1 600 gallon Metropolitan Steamer used as Trailer.
Squad No. 2.—Headquarters, Tenth and B. 5 day and 5 night men.

Ladder Co., Tenth and B. 6 day and 6 night men.
(Headquarters). 1 Gorham Auto Combination Pump and Hose Truck, carries 1,000' 2½" hose, 1,050' 2½" hose in reserve.
(Ladder). 1 Seagrave 80 H.P. Aerial Truck, 838' of ladders.
1 Chief's Auto.

Squad No. 4.—Eighth and J. 4 day and 4 night men.
1 Seagrave Auto Combination Pump and Hose Truck, carries 1,000' 2½" hose, 1,000' 2½" hose in reserve.

Squad No. 5.—University Ave. and Ninth. 4 day and 4 night men.

1 Gorham Auto Combination Pump and Hose Truck, carries 1,000' 2½" hose, 1,000' 2½" in reserve.

Squad No. 6.—Columbia and Cedar. 5 day and 5 night men.

1 Seagrave Auto Combination Pump, Chemical and Hose Truck, 1,200' 2½" hose, 200' 1" hose, 1,200' 2½" hose in reserve.

Squad No. 7.—National Ave. and Cranby. 4 day and 4 night men.

1 Gorham Auto Combination Pump and Hose Truck, carries 1,000' 2½" hose, also 1,000' 2½" hose in reserve.

Squad No. 12.—La Jolla, Herschel and Wall Sts. 4 day and 4 night men.

1 Seagrave Auto Combination Pump, Chemical and Hose Truck, 1,000' 2½" hose, 250' 1" hose, 40 gallon Chemical, 1,000' 2½" hose in reserve.

Squad No. 14.—University Ave. and Ray. 5 day and 5 night men. Same apparatus as Squad No. 13.

HOSE COMPANIES

No. 3.—Fifth and Palm. 3 day and 3 night men.

1 Seagrave Auto Combination Chemical and Hose Truck, 1,000' 2½" hose, 200' 1" hose, 1 40 gallon Chemical, 1,000' 2½" hose in reserve.

No. 8.—Goldfinch and Washington. 3 day and 3 night men. Same apparatus as No. 3.

No. 9.—Thirtieth near Ivy. 3 day and 3 night men. Same apparatus as Nos. 3 and 8, they have a 45 gallon Chemical instead of a 40 gallon.

No. 10.—Park Boulevard near Meade. 3 day and 3 night men. Same apparatus as No. 9.

No. 11.—Twenty-fifth and Broadway. 3 day and 3 night men. Same apparatus as Nos. 9 and 10.

No. 12.—Kearney Ave. near Seward. 3 day and 3 night men. Same apparatus as Nos. 9, 10 and 11.

No. 13.—Newport Ave. near Cable (Ocean Beach). 3 day and 3 night men. Same apparatus as Nos. 8, 10, 11 and 12.

A fireboat is located at the Santa Fe Wharf. Crew of 4 men each shift. Propelled by a 6 cylinder gas engine, speed 12 miles an hour. A two stage centrifugal pump geared to the propelling engine, capacity 2,000 gallons at 160 lbs. pressure. Two other pumping units each consisting of a 6 cylinder 6½" x 8" Seagrave Motor, connected to a 1,500 gallon centrifugal pump. Three Morse Turret Pipes. 600' 2½" hose, 600' 3" hose, 250' 1½" hose.

Garneville Automatic Fire Alarm System of 212 boxes. Fire Alarm Whistle at Street Railway Power House.

Fire Limits as shown on Key.

Elevations are in feet above City Datum, zero of which is 4.12' above mean high tide.

Lights—Gas and Electric.

Figure 44. October 1921 Sanborn Fire Insurance map water facilities report listing the La Jolla Exchange Place Reservoir (then called the La Jolla Reservoir) as one of three equalizing and distributing reservoirs.

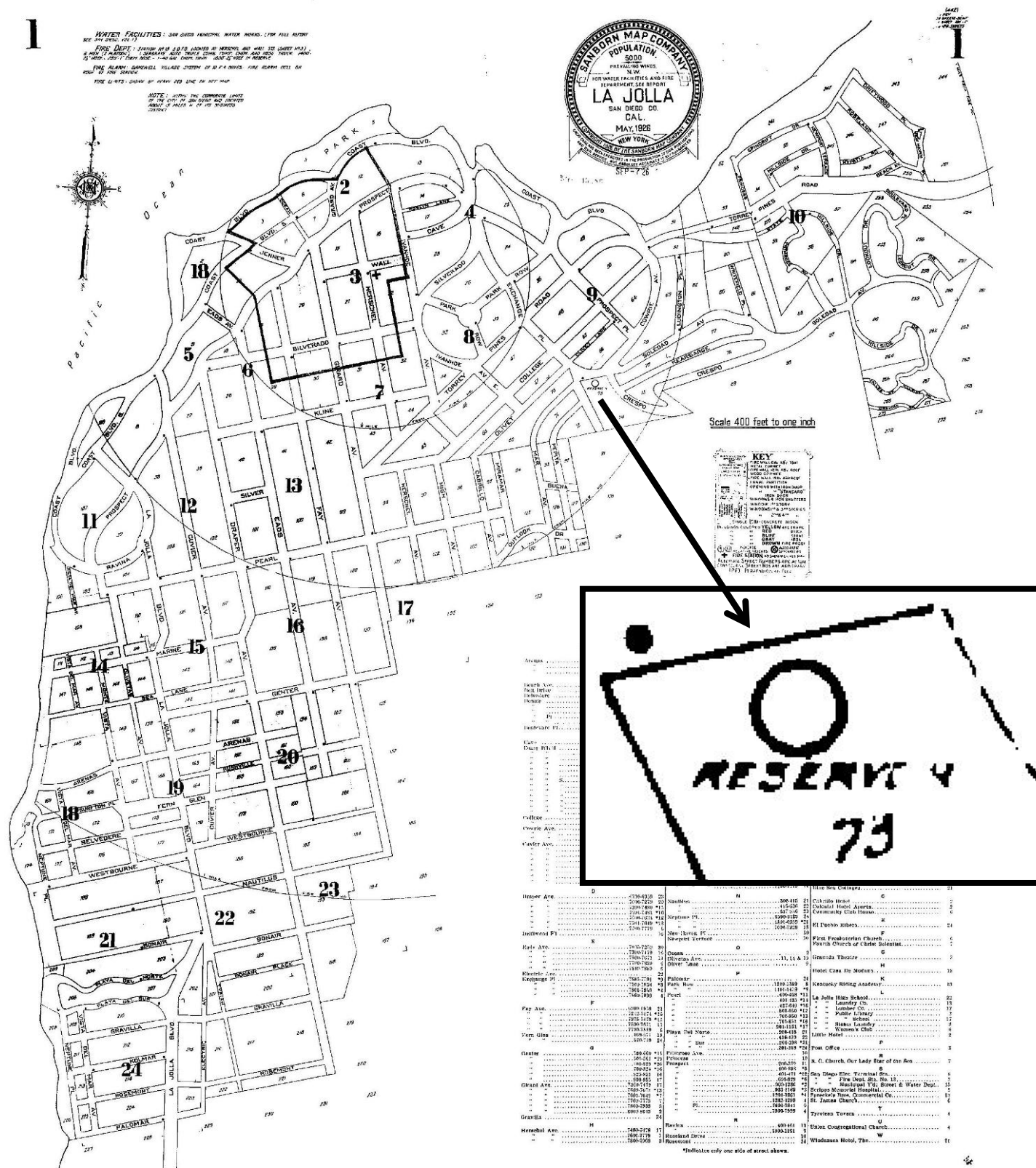


Figure 45. May 1926 Sanborn Fire Insurance map key showing the La Jolla Exchange Place reservoir, with inset close-up. Note that the reservoir is depicted as a circle on the key, not as its actual footprint.

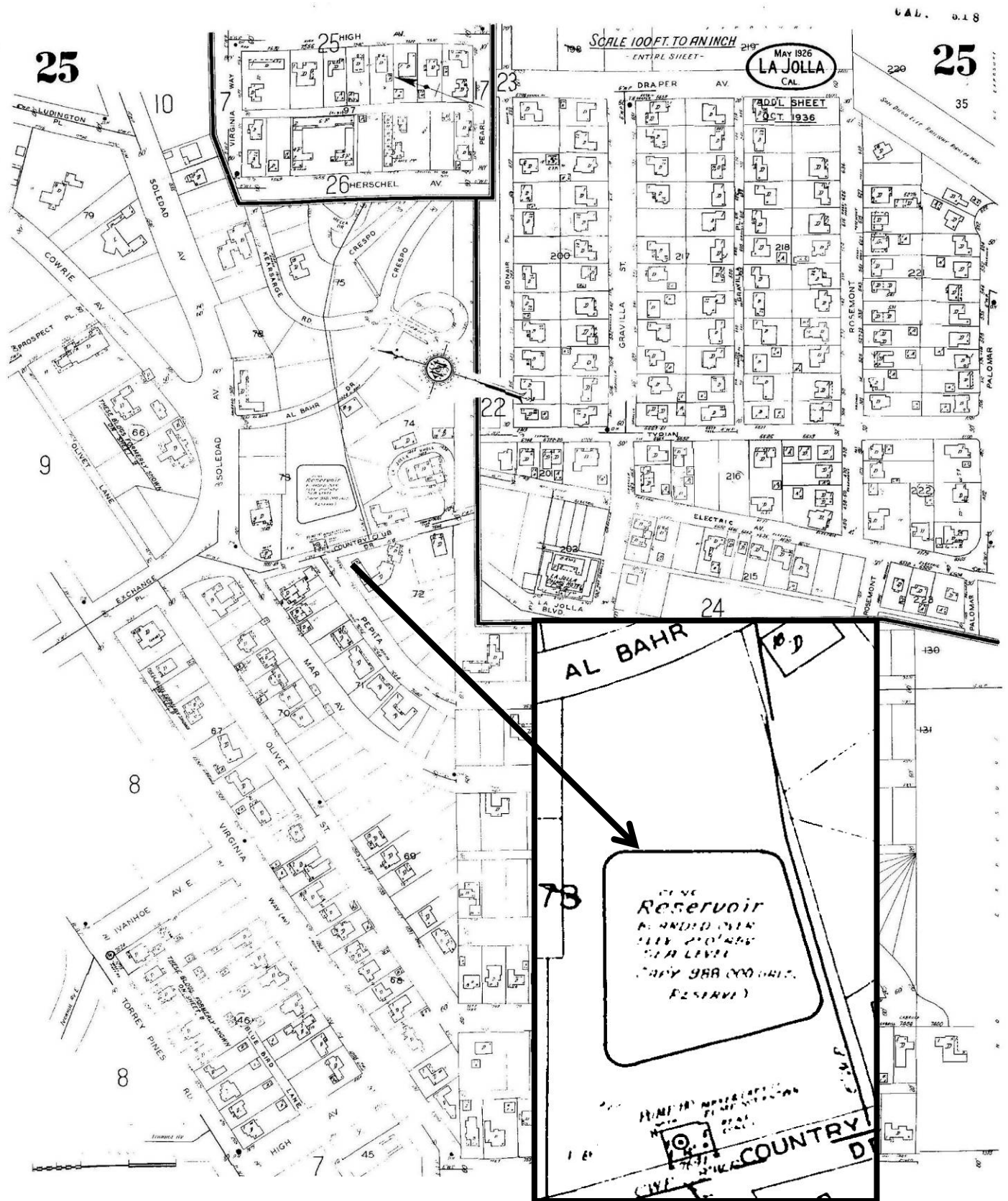


Figure 46. July 1949 Sanborn Fire Insurance map showing the La Jolla Exchange Place reservoir, with inset close-up.

Appendix C

Existing Condition Photographs



Figure 47. View of stairway leading to the La Jolla Exchange Place Reservoir, looking northeast from Country Club Drive and Pepita Way. The concrete structure at the left of the frame is the pump station.



Figure 48. City of San Diego signage at upper stair landing.



Figure 49. Fencing around La Jolla Exchange Place Reservoir, looking southwest.



Figure 50. West view of concrete service box.



Figure 51. Top view of pump station, looking north.



Figure 52. Looking south at newer stainless steel WPS pumping station.



Figure 53. View of corrugated roof of La Jolla Exchange Place Reservoir, looking east from the northwest corner, depicting its west side and roof.



Figure 54. View of corrugated roof of La Jolla Exchange Place Reservoir, looking northeast at the northwest corner.



Figure 55. View of corrugated roof of La Jolla Exchange Place Reservoir, looking northeast at the northwest corner. Flat double entry doors seen to the right.



Figure 56. View of corrugated roof of La Jolla Exchange Place Reservoir, looking southeast at the northwest corner. Flat double entry doors seen to the right.



Figure 57. View of galvanized sheet metal skirting of La Jolla Exchange Place Reservoir above raised concrete perimeter foundation curb, looking west at the northwest corner.



Figure 58. View of steel and concrete anchor block adjacent to the raised concrete perimeter foundation curb, located on the west side near the northwest corner.



Figure 59. View of corrugated roof and wooden access walkway leading to rectangular metal sample station. Looking southeast from the north side.



Figure 60. View of corrugated roof along ridgeline and rectangular metal sample station. Looking west from the east side.



Figure 61. View of stairway on west side of La Jolla Exchange Place Reservoir leading to interior.



Figure 62. View of elevated platform looking north from the embankment stairway to the northwest corner.



Figure 63. Raised curb perimeter foundation around the outside of the La Jolla Exchange Place Reservoir. Looking north at the northwest corner of the embankment stairs.



Figure 64. Interior of reservoir looking at wooden roofing support beams and struts. Looking south at the southwest corner from the embankment stairway.



Figure 65. Interior of reservoir looking at wooden roofing support beams and struts. Looking east from the embankment stairway near the northwest corner.



Figure 66. Interior of reservoir looking at wooden roofing support beams and struts. Looking southeast from the embankment stairway near the northwest corner.

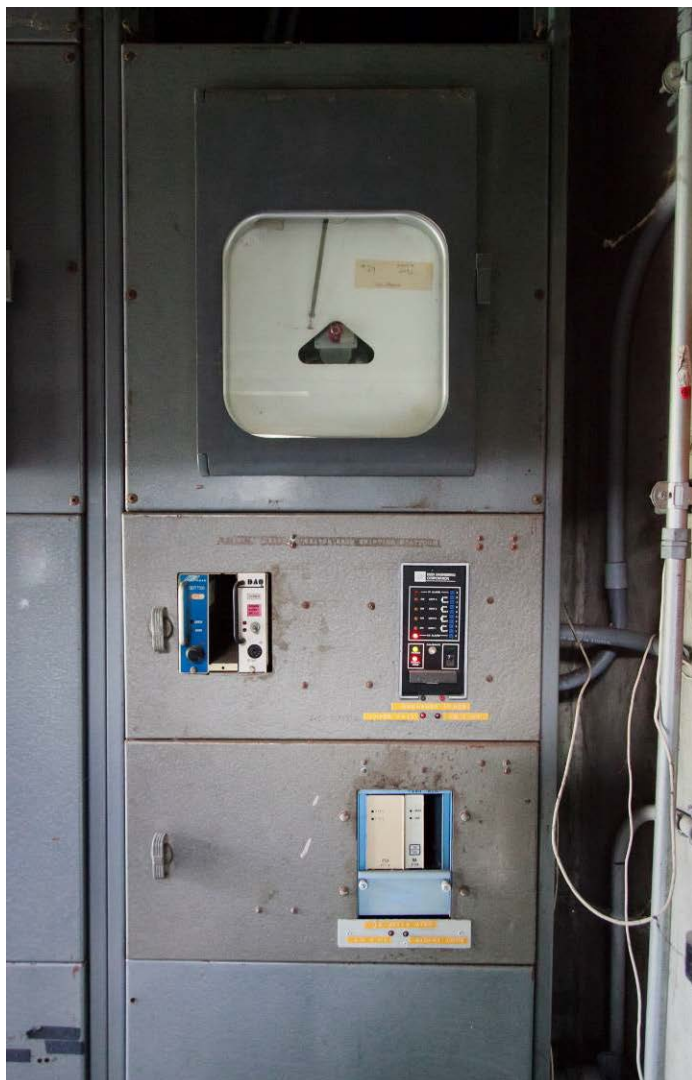


Figure 67. Interior pump station equipment, looking north at the northeast wall.



Figure 68. Interior pump station equipment, looking north at the northeast wall



Figure 69. Interior pump station equipment, looking east at the interior of the northeast wall.



Figure 70. Interior pump station equipment, looking southeast at the south corner.



Figure 71. Interior pump station equipment, looking south at the southwest wall.



Figure 72. Close-up of pumping equipment inside pump station.

Appendix D

DPR Forms

No DPR Forms are known to exist for this structure

Appendix E

Preparer(s)' Qualifications

IONE R. STIEGLER, ARCHITECT, FAIA, NCARB – PRINCIPAL ARCHITECT

The primary investigator from IS Architecture, Ione R. Stiegler, FAIA, meets the National Park Service, qualifications for “Architectural History”, “Architecture” and “Historic Architecture,” as published in the Code of Federal Regulations, 36 CFR Part 61. IS Architecture served as a historic preservation consultant to Infrastructure Engineering Corporation (IEC). IEC served as a consultant directly to the City of San Diego.

Ione R. Stiegler, FAIA has established IS Architecture as an award-winning firm dedicated to the preservation and renewal of our built environment. Over the last 27 years, Ms. Stiegler has studied, authored reports on, and preserved a dozen of California’s rare and fragile historic resources. Many of these date to the Spanish occupation of California in the early 1800s. Her interdisciplinary methodology unearths a multitude of architectural details, making it possible to reach back in time to scientifically and authentically recreate previously lost architectural elements. Her comprehensive documentation fosters historically accurate reconstruction, preserves our historically significant architectural heritage, and provides disaster recovery records.

IS Architecture is an award-winning firm with extensive technical experience not only in historic preservation. Our firm has considerable experience both preparing the many reports and studies required for historic resources, as well as the architectural design and construction documentation for historic resources. The firm specializes in applying the *Secretary of the Interior’s Standards for the Treatment of Historic Resources* and has completed projects implementing all four approved treatments, Restoration, Preservation, Rehabilitation and Reconstruction. Many of the firm’s projects have applied the California Historic Building Code. Drawing on this expertise, IS Architecture has restored / rehabilitated 45 historic residences, 17 institutional historic structures, and 15 historic adobe structures. IS Architecture has completed 47 historic assessment/historic nomination reports. The firm has also been published 53 times and has received 38 awards for both its custom residential and historic preservation architecture.

Education

Bachelor of Architecture – 1983

Master of Architecture I – 1983

Tulane University, New Orleans, Louisiana

Master of Architecture II, Historic Preservation Specialization - 1986

Tulane University, New Orleans, Louisiana

Architectural License

California License C19425

Certifications

Small Business Enterprise (SBE)

State Women Business Enterprise (SWBE)

Small Local Business Enterprise (SLBE)

Summarized Project List

Historic Structure Reports

- 2013 Goldfield High School (Exterior), Goldfield, NV
- 2011 Goldfield High School (Interior), Goldfield, NV
- 2011 Wisteria Cottage and Balmer Annex, La Jolla
- 2011 Torrey Pines Lodge, Torrey Pines State Park, San Diego
- 2011 Mohnike Adobe Barn, Los Peñasquitos Preserve, San Diego
- 2008 Sikes Adobe Farmhouse and Creamery, San Diego
Reconstruction and Restoration after the 2007 Witch Creek Fire
- 2006 Guy and Margaret Fleming House, Torrey Pines State Park, San Diego
- 2005 Warner-Carrillo Adobe Ranch House and Barn, Warner Springs
- 2004 Casa de Bandini/Cosmopolitan Hotel (adobe), Old Town, San Diego
- 2004 Casa de Pico Motor Court, Old Town, San Diego
- 2004 Sikes Adobe Farmhouse and Creamery, San Diego
- 2004 Rancho Peñasquitos Preserve, Wing 'C' Adobe, San Diego
- 2004 Verna House, Old Town, San Diego

Historic Restorations

- 2014 Goldfield High School Phase I, Goldfield, NV – Rehabilitation
- 2011 Mission San Diego de Alcalá Religious Education Building – Rehabilitation & Seismic Retrofit
- 2010 University of California, San Diego Chancellor's House – Rehabilitation
- 2010 Sikes Adobe Farmhouse and Creamery, San Diego
Reconstruction and Restoration after the 2007 Witch Creek Fire
- 2010 Warner-Carrillo Adobe Ranch House and Barn Phase 2, Warner Springs
- 2010 Blas Aguilar Adobe, San Juan Capistrano – Restoration
- 2009 Casa Montanez Adobe, San Juan Capistrano – Restoration
- 2005 Warner-Carrillo Adobe Ranch House and Barn Phase 1, Warner Springs
- 2004 Sikes Adobe Farmhouse and Creamery, San Diego
- 2004 Rancho Peñasquitos Preserve, Wing 'C' Adobe, San Diego
- 2004 Verna House, Old Town, San Diego

Historic Condition Assessment Reports

- 2014 Mission Beach Boardwalk Bulkhead – Historical Resource Technical Report, San Diego
- 2009 University of California, San Diego Chancellor's House – Rehabilitation
- 2008 Casa de Machado y Stewart (adobe), Old Town, San Diego
- 2008 Casa de Estudillo (adobe), Old Town, San Diego
- 2007 Edgemoor Farm, Santee
- 2007 Olin Bailey Earthen Structure, Borrego Springs
- 2006 Camp Lockett, Campo
- 2004 Casa de Pico Motor Court and Hotel, Old Town, San Diego

Historic Assessment, Vertical Archaeology and/or Construction Observation

- 2012 Georgia Street Bridge – Historic Assessment, San Diego
- 2012 Fleet Weather Center Building 14 – Historic Assessment, Naval Base Coronado
- 2012 SDG&E Undergrounding – Historic Assessment, San Diego
- 2011 San Diego Mission Architectural Improvements, San Diego

2008 Cosmopolitan Hotel (adobe), Old Town, San Diego

2000 Santa Margarita Ranch House (adobe), Camp Pendleton

Historic American Building Survey (HABS)

2006 Half Round Building, Escondido

2004 Hi Hope Ranch, Vista

2004 Oceanside Athletic Club, Oceanside

1999 SANBAG State Route 30 – Isle Center Residence, Bethlehem Temple, Lageschulte Residence,
Goerlitz Residence, San Bernardino

1998 T.M. Cobb Warehouse, San Diego

1998 Warner-Carrillo Adobe Ranch

1998 Warner-Carrillo Adobe Ranch House and Barn, Warner Springs