

Historical Resource Analysis Report

VIC BRADEN TENNIS COLLEGE
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I.

INTRODUCTION

At the request of VCS Environmental, Urbana Preservation & Planning, LLC (Urbana) has prepared this Historical Resource Analysis Report (HRAR) to assess the historic significance of the Vic Braden Tennis College located at 23333 Ave La Caza in Coto de Caza, California (**Appendix A**) under the eligibility criteria of the California Register of Historical Resources (CRHR). Future discretionary projects proposed at the property may include demolition and removal of the facility.

The Vic Braden Tennis College was constructed in 1974 and was expanded to include a research center in 1980. The property is 45 and 39 years old. The CRHR does not include an age eligibility threshold for CRHR consideration. As the property has partially achieved the 45-year threshold that is widely employed for CRHR review, the property is subject to historical resource eligibility and assessment of impacts and effects pursuant to §15064.5 of the Guidelines of the California Environmental Quality Act (CEQA). This report includes an assessment of the potential for the property to be identified as an historical resource pursuant to the CRHR, and a discussion of the possibility of environmental impacts resultant from execution of future discretionary projects.

METHODOLOGY

The methodological approach undertaken for this eligibility evaluation consisted of three major tasks – contextual and property-specific research, field survey, and technical analysis.

Archival resources utilized to inform eligibility analysis included articles published in the *Orange County Register* and the *Los Angeles Times*, the Coto de Caza Specific Plan, historic photographs, and published biographies and coaching books authored by Vic Braden and others including *If I'm Only 22, How Come I'm 82?* and *The Discus Thrower and his Dream Factory* (**Appendix B**). The historic maps, drawings, and photographs played a key role in understanding the site-specific history of the property. Publications on the history of tennis and planned developments in California and beyond additionally informed the eligibility analysis for the property.

Urbana historian Candice Croix MSHP, completed field survey activities on October 10, 2019. All buildings, structures, and site feature within the Vic Braden Tennis College property were photographed (**Appendix C**) with notes compiled on the existing conditions, architectural features, and observed modifications at the property for further use in this HRAR.

Urbana historian Candice Croix, MSHP prepared this report under the guidance of Wendy L. Tinsley Becker, RPH, AICP, Principal. All Urbana team members meet *The Secretary of the Interior's Professional Qualification Standards* in the disciplines of History and Architectural history. Ms. Tinsley Becker is additionally registered as Professional Historian (RPH) #612 and is a member of the American Institute of Certified Planners (AICP). Resumes for the Urbana team are included in **Appendix E**.

II.

REGULATORY FRAMEWORK

The following is an overview of the historic preservation regulatory framework and eligibility criteria relative to future actions proposed at the Vic Braden Tennis College property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) & HISTORICAL RESOURCES

Pursuant to the CEQA PRC § 21084.1, any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. PRC § 5020.1(q) defines a “substantial adverse change” as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be materially impaired. Historical resources are defined as “a resource listed or eligible for listing on the California Register of Historical Resources” (CRHR) (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term “historical resources” includes the following:

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

Public Resources Code Sections 5020.1(j) or 5024.1.

Pursuant to the California Office of Historic Preservation

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

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

INTEGRITY

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.

COUNTY OF ORANGE – CULTURAL / HISTORIC RESOURCES

The County of Orange desires to preserve significant archaeological, paleontological and historical resources in a manner that both preserves the site and is compatible with development. The County encourages early identification of significant resources in order that cultural resources can be given major consideration in land use planning. The County of Orange outlines the following goals, objectives, and policies as guidelines in Chapter 6: Resources Element of the General Plan, amended 2013.

The first goal is raising the awareness and appreciation of Orange County's cultural and historic heritage with the following objectives:

- Facilitate and participate in activities that inform people about the social, cultural, economic, and scientific values of Orange County's heritage.
- Work through the Orange County Historical Commission in the areas of history, paleontology, archaeology, and historical preservation.

In order to raise awareness and appreciation, the following policies will be observed:

- To stimulate and encourage financial support for projects in the public and private sector.
- To coordinate countywide programs and be the liaison for local organizations.
- To advise and aid the public and private sectors in meeting museum needs and finding funding sources for same.
- To stimulate and encourage research, writing, and publication of articles on Orange County subjects.
- To develop and maintain a County archive for historically valuable records.
- To encourage and facilitate cooperation among local historical societies.

The second goal is to encourage through a resource management effort the preservation of the county's cultural and historic heritage with the following objectives:

- Promote the preservation and use of buildings, sites, structures, objects, and districts of importance in Orange County through the administration of planning, environmental, and resource management programs.
- Take all reasonable and proper steps to achieve the preservation of archaeological and paleontological remains, or their recovery and analysis to preserve cultural, scientific, and educational values.
- Take all reasonable and proper steps to achieve the preservation and use of significant historic resources including properties of historic, historic architectural, historic archaeological, and/or historic preservation value.
- Provide assistance to County agencies in evaluating the cultural environmental impact of proposed projects and reviewing EIRs.
- Provide incentives to encourage greater private sector participation in historic preservation.

The following policies addressing archaeological, paleontological, and historical resources shall be implemented at appropriate stage(s) of planning, coordinated with the processing of a project application, as follows:

- Identification of resources shall be completed at the earliest stage of project planning and review such as general plan amendment or zone change.
- Evaluation of resources shall be completed at intermediate stages of project planning and review such as site plan review, subdivision map approval, or at an earlier stage of project review.
- Final preservation actions shall be completed at final stages of project planning and review such as grading, demolition, or at an earlier stage of project review.

Archaeological Resources Policies:

- To identify archaeological resources through literature and records research and surface surveys.
- To evaluate archaeological resources through subsurface testing to determine significance and extent.
- To observe and collect archaeological resources during the grading of a project.
- To preserve archaeological resources by:

- Maintaining them in an undisturbed condition, or
- Excavating and salvaging materials and information in a scientific manner.

Paleontological Resources Policies:

- To identify paleontological resources through literature and records research and surface surveys.
- To monitor and salvage paleontological resources during the grading of a project.
- To preserve paleontological resources by maintaining them in an undisturbed condition.

Historic Resources Policies:

- To identify historic resources through literature and records research and/or on-site surveys.
- To evaluate historic resources through comparative analysis or through subsurface or materials testing.
- To preserve significant historic resources by one or a combination of the following alternatives, as agreed upon by RDMD and the project sponsor:
 - Adaptive reuse of historic resource.
 - Maintaining the historic resource in an undisturbed condition.
 - Moving the historic resource and arranging for its treatment.
 - Salvage and conservation of significant elements of the historic resources.
 - Documentation (i.e., research narrative, graphics, photography) of the historic resource prior to destruction.

The third goal is to preserve and enhance buildings structures, objects, sites, and districts of cultural and historic significance with the following objectives:

- Undertake actions to identify, preserve, and develop unique and significant cultural and historic resources.
- Develop and maintain a County archive for historically valuable records, thereby promoting knowledge and understanding of the origins, programs, and goals of the County of Orange.

In order to preserve and enhance cultural and historically significant structures, objects, sites, and districts, the following policies will be observed:

- To pursue grants and innovative funding strategies for acquisition or development of significant properties.
- To develop, utilize, and promote effective technical conservation and restoration strategies.
- To appraise, collect, organize, describe, preserve, and make available County of Orange records of permanent, historical value.
- To serve as a research center for the study of County history.²

III.

HISTORICAL & ARCHITECTURAL OVERVIEW

The Vic Braden Tennis College is located in Coto de Caza, a census-designated place and guard-gated private community in southeastern Orange County, California. The community is bound by Trabuco Canyon to the north, Cleveland National Forest to the east, Rancho Mission Viejo to the south, and CA-241 to the west. First discovered by Spanish ranchers in the 1760s, the area originally consisted of grassy hills dotted with Live Oak trees and cattle. In the 1930s, Ernest Bryant Jr. purchased the property, naming it Bryant Ranch. The wide open space, which included deer, birds, and mountain lions, made Bryant Ranch an ideal retreat for hunters and nature enthusiasts.³ Coto de Caza's transition to master-planned community began in 1963, when Ernest Bryant Jr. sold 5,000 acres for a reported \$5 million to Macco Realty, a subsidiary of Pennsylvania Railroad, then Penn Central.⁴ At this time, the Coto de Caza Development Corporation was formed in order to maintain a connection to the land's hunting origins. In 1964, the northern lands comprising Coto de Caza were developed as a private hunting and equestrian social club, the Hunt Club.⁵ The club opened to the public in the early 1970s.⁶ With construction of the Coto Valley Country Club in 1970, hunting and equestrian activities were expanded to tennis and other sports activities. The Country Club included a swimming pool, gymnasium, racquetball courts, and bowling alley as well as the Vic Braden Tennis College in 1974.⁷ To entice buyers, Vic Palmieri of Penn Central, the developer at the time, invited Vic Braden to move his existing tennis college from Rancho Bernardo in San Diego County to Coto de Caza, promising a "high tech" classroom and research center.⁸

TENNIS AS A RECREATION AND LEISURE SPORT

Though the modern game of tennis is a direct descendent of *jeu de paume*, invented in France circa the 11th century.⁹ *Jeu de paume*, which translates to "game of the palm," began as a handball game practiced with bare hands and played by French monks over monastery walls or a rope strung across a courtyard.¹⁰ Real tennis, a complex indoor racket-and-ball game, was first derived from *jeu de paume*, and is played infrequently under the monikers "real tennis" in Britain, "court tennis" in the United States, and "royal tennis" in Australia. The word "tennis" may originate from the French word *tenez*, meaning "here it comes" which was shouted to an opponent as the ball was served.

Tennis evolved with the invention of the racket and a scoring system in the 16th century, and the game quickly increased in popularity, soon becoming adopted by Europe's nobility. When tennis spread to England, avid fans Henry VII and Henry VIII commissioned the construction of courts throughout the country. The tennis court constructed at Hampton Court Palace, in 1625, remains in place today.¹¹ Modern tennis was designed and codified as "lawn tennis" in England in the 1870s. Victorians largely played the game on grass courts with two opposing players (singles) or pairs of players (doubles) using "tautly strung rackets to hit a ball of specified size, weight, and bounce over a net on a rectangular court."¹² Points were won when an opponent failed to return the ball within the dimensions of the court. Though there is some deliberation, the invention of modern tennis is attributed to Major Walter

Clopton Wingfield in 1873, when he published a book of rules for the game entitled "The Major's Game of Lawn Tennis."¹³ In 1874, Major Wingfield took out a patent on the game, with an hourglass-shaped court to distinguish it from typical rectangular courts and the introduction of a rubber ball, which could bounce on grass.¹⁴ Clay courts were introduced in the late 19th century, followed by hardwood flooring and "hard" courts with concrete or acrylic surfaces. In 1875, the Marylebone Cricket Club was real tennis' governing body when the sport was patented. That same year, J.M. Heathcote, a distinguished real tennis player, developed a rubber tennis ball covered with white flannel.¹⁵ In 1877, the London-based All England Croquet Club and Lawn Tennis Club held the first tennis championship at Wimbledon, at which time a rectangular court 78'x27' was established. Scoring was adapted from real tennis at 15, 30, 40, game, with the server allowed one fault. In 1880, the All England Club and the Marylebone Cricket Club published revised rules and guidelines for items such as net height, which are a close approximation to those in use today.

Into the 1870s, tennis gained popularity in the United States. Introduction of the game is generally attributed to New York's Mary Outerbridge for bringing a set of English rackets and balls back to the country and to Massachusetts's William Appleton, who owned a lawn tennis set and popularized the game with friends James Dwight and Fred R. Sears.¹⁶ In 1880, the first US championship was held at the Staten Island Cricket and Baseball Club. In 1881, the US National Lawn Tennis Association (USNLTA), was formed, and held the first US National Singles Championship for men in Newport, Rhode Island in 1881.¹⁷ Women's participation in tennis came quickly, with a female category at Wimbledon as early as 1884. The female players competed in Victorian garb: long-sleeved dresses, corsets, and hats.¹⁸ Tennis was included at the 1896 Olympic Games in Athens, though women had to wait until the 1900 Olympic Games in Paris to compete.¹⁹ The first international team championship was held in 1900, the men's International Lawn Tennis Challenge, or Davis Cup, which was won by the United States.²⁰ In 1913, a world governing body for tennis, the International Lawn Tennis Federation (ILTF) was founded, with representatives from 12 national associations.²¹

The first touring exhibitions began in 1926. Arranged by sports promoter Charles C. Pyle, the tour included six professional and amateur players: four men and two women, and drew large crowds in major arenas. For the next four decades, professional tennis consisted primarily of tours featuring a reigning champion and a recently signed amateur champion. In the 1930s, tennis' absence from the Olympics led to the advent of the "Grand Slam," which included winning all four major tournaments: Australian Open, French Open, Wimbledon, and US Open.²² In 1967, two new professional groups were formed: the National Tennis League and the World Championship Tennis. These groups signed a significant number of the world's top players, both professional and amateur. The same year, the British Lawn Tennis Association (LTA) voted to abolish the distinction between amateurs and pros in their tournaments, despite the risk of expulsion from the ILTF. After an emergency meeting in March 1968, the ILTF approved 12 open tournaments.

The most rapid period of growth of tennis as both a participant and spectator sport occurred in the late 1960s, when the major championships were opened to professionals as well as amateurs, or open tournaments. The first open tournament, the British Hard Courts at Bournemouth, was played in April 1968. The first Wimbledon, when many past champions who had been stripped of membership when they turned professional were welcomed back. The total prize money was approximately \$62,000, to be divided between the winners. Within two decades, major championships included multi-million dollar winnings, with top players earning upwards of \$1 million a year on the court alone.²³ Tennis returned to the 1968 Olympic Games in Mexico City and the 1984 Olympics in Los Angeles as a demonstration sport, which led to the advent of a "Golden Slam," achieving an Olympic medal as well as a grand slam.²⁴

In the 1970s, television broadcasts of professional tournaments and the rise of notable players and rivals increased the appeal.²⁵ Changes in fashion and equipment also broadened the appeal. Tennis wear, previously restricted to white, became available in an increasing number of styles and colors. Tennis balls, also previously restricted to white, became available in an increasing number of colors, with yellow becoming the preferred hue. Rackets, previously a standard size and shape and constructed primarily of laminated wood, were manufactured in a variety of sizes, shapes, and materials. Significant milestones in tennis equipment include the introduction of metal frames in 1967 and oversized head in 1976.²⁶ Open tournaments and the transition to full-fledged professional tennis came with numerous disputes and lawsuits, which led to separate male and female players guilds, the men's Association of Tennis Professionals (ATP) and the Women's Tennis Association (WTA), which would become the Women's International Tennis Association (WITA) in 1986. In 1975 and 1977, respectively, the United States Lawn Tennis Association and the International Lawn Tennis Federation had a change of title, dropping the word "lawn" to become the United States Tennis Association (USTA) and International Tennis Federation (ITF).²⁷ Tennis returned as an official Olympic sport at the 1988 Olympic games in Seoul, at which point participating in the Olympic Games became fundamental for the world's best players.²⁸ To date, the only person to achieve the Golden Slam in a single season is Steffi Graf, who won the women's singles gold medal at the 1988 Olympic Games as well as all four major tournaments.²⁹ Though tennis rules have not changed drastically since 1880, equipment continues to evolve. Courts can be grass (real or synthetic), clay (real or synthetic), or rubberized asphalt. Wimbledon in Britain has been played on the grass lawns of the All England Club since 1877, while the United States championships played on grass from 1881-1974, then synthetic clay at the West Side Tennis Club in Forest Hills, New York, and finally rubberized asphalt at the USTA National Tennis Center in Flushing Meadow Park, New York.³⁰ Presently, the modern game of tennis is sanctioned by the International Tennis Federation (ITF), the world governing body of the sport.³¹

VIC BRADEN & THE VIC BRADEN TENNIS COLLEGE

Victor Kenneth Braden was born in Monroe, Michigan on August 2, 1929.³² One of seven children, his father worked in a paper mill. Braden first discovered tennis at the age of twelve and improved rapidly at the game, winning the Michigan State High School tennis championship his sophomore through senior years. The championship was canceled his freshman year due to WWII. Dr. Allen B. Stowe offered Braden a summer job taking care of the tennis courts at the Stowe Tennis Stadium in Kalamazoo, Michigan, where Braden worked for the next three summers. After graduating high school in 1947, Dr. Stowe arranged a tennis scholarship for Braden at Kalamazoo College. There, he was captain of the tennis team, winning the league singles title and coaching children to earn extra money.³³

At Kalamazoo College, Braden became interested in sociology and psychology. Two months before graduation, Braden was hired as the club pro at the Toledo Tennis Club. In the off-season he was employed by the Libby Owens Glass Company. He married Joan Seabridge, who he met at Kalamazoo College, in September 1951. In 1952, Braden also became a tennis coach for both men's and women's teams at the University of Toledo. While staying with his wife's aunt in Topanga Canyon, California in the winter of 1953, Braden met and gained friends on the tennis courts of the Beverly Wilshire Hotel in Beverly Hills. Braden became an assistant pro to Frank Feltrop, who hosted Hollywood's tennis playing elite.³⁴ John Faunce, a tennis pro, offered Braden an assistant position at the El Mirador hotel in Palm Springs, California, and the Bradens moved to Palm Springs.³⁵ In 1953, Braden met Jack Kramer, a world tennis champion. Braden asked the Kramer Tour to make an appearance at the University of Toledo when he returned in the spring of 1954, and Braden and Kramer began a decades-long friendship. In 1955, the Bradens permanently relocated to California, and Braden was hired as a sixth grade teacher at Topanga Elementary School.³⁶ Upon reading a social studies book that discussed the great quality of

life in Haiti, he recalled a Haitian tennis player who had told him about the struggles the average Haitian family faced. Braden became interested in challenging educational truths and utilizing technology in education, having students record questions on audio tapes and sending them to his friend in Haiti, who delivered the tapes to a sixth grade teacher whose students recorded their responses.³⁷ During his second and third summer at Topanga Elementary School, Braden served on the staff of the Psychology Clinic School at UCLA, where, inspired by Grace Fernald's kinesthetic spelling and reading method, he incorporated the sports world into the curriculum with great effect.³⁸ Braden earned a Master's Degree in Educational Psychology from the University of California, Los Angeles in 1958, and became the district psychologist for the Hermosa Beach School District until 1962, when he co-founded the Jack Kramer Tennis Club in Rolling Hills Estates, acting as manager and teaching pro from 1962-1970.³⁹

In 1971, AVCO Development Company contacted Braden, offering to build him a classroom and teaching lanes in Rancho Bernardo, and the Vic Braden Tennis College was established.⁴⁰ The teaching lanes, which Braden designed in the 1950s, ejected 900 balls per hour, giving Braden the opportunity to "see how many consecutive shots one needed to hit before his / her brain would start sending better signals to the muscles."⁴¹ Braden's interest in melding education, psychology, and technology continued. Dr. Richard Schmidt, a UCLA professor, established that an individual has to be psychologically ready to suffer uncomfortable changes before meaningful physical gains would appear. In order to encourage this process, Braden incorporated video analysis typical for all sports, allowing students to view their techniques and mistakes and improve accordingly.

In 1973, Victor Palmieri approached Braden with the request to relocate his tennis college to Coto de Caza, then a developing planned community. Braden agreed to the terms of a "high tech" classroom and research center, in addition to the teaching lanes utilized at Rancho Bernardo, and while the new facility was under construction, temporarily relocated the his school to the Chiquapin resort in Lake Tahoe (summer of 1973) and the Shadow Mountain resort in Palm Desert (winter of 1973-1974).⁴² Braden and his second wife, Melody, moved to Coto de Caza in the spring of 1974.

At its opening on August 25, 1974, the Vic Braden Tennis College featured six tennis courts, seventeen teaching lanes, an observation tower, a high-tech classroom, and four video viewing rooms.⁴³ The facility included three single-story buildings to house these uses. The classroom included three large screens for projecting film shot at several thousand frames per second. Each of the four buildings was developed in a style reminiscent of Sea Ranch, a community of midcentury homes constructed in Sonoma County in 1964. Sea Ranch's architecture was designed to blend in with nearby rows of Monterey cypress trees, and the community was envisioned as a place to embrace the land, utilizing shed roofs, unpainted wood shingle or vertical siding, and overhead spaces utilized for outlooks and sleeping purposes. Though the Tennis College painted its wood-clad buildings and did not utilize overhead space, the overarching design is similar.

The tennis courts were originally designed to include marks to measure shots, as well as painted lines and footprints to demonstrate angles for passing shots and proper footwork. The teaching lanes were arranged in a three-quarter circle near the north end of the property along Via Alondra, each lane walled off from the next by hanging canvas and overhead netting. The pit in the center of the teaching lanes held baseball pitching machines, later patented by Braden as an "automatic tennis ball feeding and serving apparatus" that fired tennis balls into each lane at a speed of up to 100mph, with a total of 900 shots per hour. Colored targets in each lane indicated where hits would land on a regular court, and discarded balls rolled back into the pit, where conveyor belts and chains fed them back into the pitching machines. Braden obtained patents for the teaching lanes as well as the "ball-machine feeding apparatus."⁴⁴ The observation tower, located at the intersection of four tennis courts, was originally

constructed for overhead filming, but ultimately served as a viewing and observation area for coaches. The base of the tower included four video viewing rooms.

In 1980 a sports research center building, the Coto Research Center, with an additional tennis court-and-track, was added to the property. The two-story research center was sited along Ave La Caza and was led by Dr. Gideon Ariel, a bio-mechanics authority from Amherst University who, with his research partner, Dr. Ann Penny, developed a system to quantify human movement. The Coto Research Center included a running track with force plates and the latest scientific equipment, including indoor and outdoor cameras for photography and 3-D video.⁴⁵ Research conducted at the center provided insight on linespeople for the United States Tennis Association, using biofeedback studies to determine if emotional situations altered calls, as well as an Eye Mark Recorder to track eye movements at 10,000 frames per second. The center focused on a variety of issues including the effect of discouraging remarks on a player's heart, the interaction between horse and polo rider, the speed of a boxer's punch, and the best time to release an arrow.⁴⁶ Exercise equipment, used to monitor athletes was additionally located on the ground floor. In addition to offices, the second level of the building housed a high-tech classroom with three large rearview screens for projecting film.

By the late 1980s Coto de Caza's developers elected to not renew the contract with the Vic Braden Tennis College. Braden purchased and briefly operated the tennis college and research center prior to its closure in ca. 1990. Subsequent to that closure, the facility has remained essentially unoccupied or under occupied for nearly 30 years.

Braden, a showman and entrepreneur developed a "Laugh and Win" campaign to initially attract students and players to the tennis college at Coto. He did participate in other entrepreneurial endeavors. By 1976 he was cited as no longer teaching on-court lessons and only participating in one lecture course.⁴⁷ In 1978, he established a tennis school in established in Goslar, Germany. He is cited as having established additional schools in Spain and Switzerland, though little information is identified for these facilities and they may have instead been touring exhibitions. In 1979, Braden was part of a contingent of players and coaches to visit China. The visit was led by the United Nations and Tennis International in an effort to improve relations between the two countries through the sport of tennis.⁴⁸ Braden's touring efforts, and creation of a ski schools in Aspen in 1978, led to less time and involvement at the tennis college. While on a ski trip to visit his brother in Aspen, Braden met with Aspen community leader Dick Butera, whose houseguest was a Board Member of the Aspen Skiing Company. Numerous meetings later, Braden signed a five-year contract with a potential three-year extension with the Aspen Skiing Company, carrying his "Laugh and Win" campaign from the tennis courts to the slopes. The campaign centered on how fear and anxiety interferes with success, integrating Braden's psychology background with his coaching and research career. Ski research began immediately, including visual demonstrations of an expert skier and coach travelling the slopes with painted lines on their body and wooden platforms in classrooms to emulate the incline of slopes.⁴⁹ The Vic Braden Ski College remained open until 1994. The Bradens moved to Palm Springs in 2000 and later moved back to Coto de Caza.

At age 78, Vic Braden met Miguel Pulido, Mayor of the City of Santa Ana. Pulido, who played tennis in college, was interested in finding ways to help children in his city learn to play tennis free of charge, and with Braden's assistance, established a Junior Tennis Ambassador program.⁵⁰ The Junior Tennis Ambassadors' office took up residence in a relocated historic home in Cabrillo Park, which housed public tennis courts and the Match Point Academy.⁵¹ Vic Braden was known for his on-court teaching methods, use of technology in tennis instruction, and most importantly, his enthusiasm for the sport. He passed away at the age of 85 on October 6, 2014 from complications of congestive heart failure.⁵²

Historic photographs and articles are included in Appendix B.

CURRENT DESCRIPTION OF THE TENNIS COLLEGE PROPERTY

Today the former Vic Braden Tennis College property includes the improvements dating to the 1974 and 1980s campaigns: three buildings (1974), the research center building (1980), the observation tower (1974), six standard size tennis courts (1974), one larger tennis court (1980), and seventeen teaching lanes arranged in geometric form (1974). Although these original features are extant, the vital aspects of the facility no longer exist as all teaching and exercise equipment has been removed, and the courts and teaching lanes are in poor condition.

The research center building, was referred to as the Main Office Building, is two-stories with a combination shed and flat roof over a rectangular shape plan. Exterior siding is original vertical wood boards, painted light brown, and roofing is composition shingle. Windows include metal slider units, finished in brown trim, in several sizes arranged around the perimeter. There are French doors on the northeast elevation.

Ancillary Building No. 1 is currently undergoing a remodel and serves as a storage unit for miscellaneous office equipment and furniture. It is single-story with a cross gable roof over an L-shape plan. Exterior siding is original vertical wood boards, painted light brown, and roofing is composition shingle. Windows include metal slider units, finished in black, in several sizes arranged around the perimeter. One window on the northwest elevation has been replaced with a vinyl window. Doors are either single with ten-pane glass or French with single-pane glass arranged around the perimeter.

Ancillary Building No. 2 currently houses the model home and miscellaneous office space, and is single-story with a combination of cross-gable, saltbox, and shed roof over an irregular floor plan. Exterior siding is original vertical wood boards, painted light brown, and roofing is composition shingle. Windows are primarily metal slider units, finished in brown trim, in several sizes arranged around the perimeter. There are two French doors on the southwest elevation on either side of a six-pane French casement window, a single door on the southeast elevation, and a solid French door and single door on the southeast elevation.

Ancillary Building No. 3 currently houses miscellaneous office space. It is single-story with a partial hexagonal gazebo roof and a flat roof turret over an irregular geometric shape plan. Exterior siding is original vertical boards, painted light brown, and roofing is composition shingle. Windows include metal slider units, finished in brown, in several sizes arranged around the perimeter. There are two single doors with ten-pane glass, located on either end of the south elevation. A window on the northwest elevation is largely concealed by a stone masonry retaining wall.

The facilities, including tennis courts, observation tower, and teaching lanes, are in poor condition due to lack of use and maintenance. The metal fences, poles, and overhead lighting structures show evidence of rust or corrosion. Though the metal fencing surrounding the tennis courts is locked, the fencing is broken or missing in some places. The tennis courts are overgrown, with broken or missing nets, fading paint lines, and shrubbery sprouting through the seam in the center of the courts. The two northernmost courts on the property, closest to Via Alondra, have a wood barrier on the interior of the metal fence. These wood barriers are faded, broken, and missing in places. A few ball machines have been placed haphazardly in between courts, north of the observation tower. Both are in poor condition. The walkway to the observation tower is partially collapsed, and all the doors have been locked.

The teaching lanes show the most obvious damage. The canvas and netting which once walled off the lanes is missing entirely, and the pipes framing the teaching lanes have rusted. The pit is filled with rotting boards, bent metal, collapsed equipment, and various debris. Similar to the tennis courts, the paint lines and colors of the flooring have faded, and shrubbery is growing through the seams.

The four buildings are in moderate condition, but over the years have been drastically altered on the interior in order to accommodate the business needs of Coto, Ltd, and successor, the master developers. . The Coto Research Center "high tech" classroom and research center are not extant, having been converted on the interior to various office spaces throughout the years. The original natural wood siding and trim of all four buildings has been painted tan, and one window have been replaced with a white vinyl frame.

Location maps of the Vic Braden Tennis College are included in Appendix A.

IV.

CRHR ELIGIBILITY ANALYSIS

Constructed in 1974-1980, the Vic Braden Tennis College was a recreational anchor for the community of Coto de Caza and was intended to serve as an attraction to bring residential buyers to the area. By 1989-1990, the Tennis College's popularity had waned, and the developer's / owners of Coto de Caza declined to renew Mr. Braden's contract. Mr. Braden's attempt to keep the facility opened was unsuccessful and short-lived, and the school closed permanently in the early 1990s.

The increased popularity of Tennis was an important component to the existence of the Vic Braden Tennis College as part of Coto de Caza's early development. Open tournaments in 1968, television broadcasts of professional tournaments in the 1970s, and changes in fashion and equipment during the 1960s-1970s led to a rapid growth of tennis as both a participant and spectator sport. However, when one considers the length the Tennis College remained open (1974 – c. 1990) and the length of Coto de Caza's development (1974 – ca. 2003), no information was identified during the course of contextual or property-specific historical research to indicate that the Vic Braden Tennis College is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The Vic Braden Tennis College appears ineligible under **CRHR Criterion 1**.

Vic Braden, born on August 2, 1929 in Monroe, Michigan, began playing tennis at the age of 12, eventually earning a scholarship to Kalamazoo College. He coached tennis at university and tennis clubs in the 1950s, and co-founded the Jack Kramer Tennis Club in Rolling Hills Estates in the 1960s. Braden established the Vic Braden Tennis College in 1971 in Rancho Bernardo, relocating and perfecting his equipment and teaching methods in Coto de Caza from 1974 to ca. 1990. His engaging personality and approach to tennis, with the "Laugh and Win" motto, brought recognition in tennis circles. At Coto de Caza, Braden advocated a scientific approach to athletics, which included melding psychology, physiology, and biomechanics. He helped to pioneer the use of technology in athletics, including high-speed cameras and computers to understand the details and mechanics of a variety of sports, such as tennis, track and field, and football. Braden starred in a PBS television series titled "Tennis of the Future" in the 1980s, and opened a ski college based on the same "Laugh and Win" principles. The Vic Braden Ski College was named best in the country by Ski Magazine in 1989. Throughout his career he authored eight books and developed the Tennis College concept in Utah, Florida, Germany, Spain, Switzerland, and China. Vic Braden was inducted into the Southern California Tennis Association Hall of Fame in 2013, and posthumously inducted into the International Tennis Hall of Fame in 2017. He passed away from complications of congestive heart failure on October 6, 2014 at the age of 85. Vic Braden appears to have been the "coach of the people" with his animated and humorous attitude displayed at speaking engagements and via his numerous publications. However, relative to innovation and accomplishments in coaching, Braden's position is opined as secondary to his professional coaches working in the same timeframe. Additionally, the creation of tennis school, as well as other athletic facilities, seems commonplace for coaches with some measure of success in the 1980s when the sports industry was booming. Professional tennis coach Dennis Van der Meer is regarded as significant for his

role as the “coach of coaches” and coach of elite professional athletes. Similarly, Van der Meer established and ran a tennis camp, Tennis America, with Billie Jean King in Lake Tahoe, Nevada in the early 1970s, founded Van der Meer Tennis University in 1973, and founded the Professional Tennis Registry (PTR) in 1976. He provided a series of handbooks and manuals written by experts in their field, produced a large number of videos illustrating teaching techniques, and developed the Standard Method of Teaching, the basis of the Tennis University course. Van der Meer died in July 2019, but his legacy continues through the PTR’s certification and teaching programs as well as the extant Van Der Meer Shipyard Racquet Club and Van der Meer Tennis Center in Hilton Head Island, South Carolina. Conversely, Braden’s Tennis College concept became largely defunct during his lifetime, with only sporadic weekend tennis camps after the 1990s. Braden’s former tennis facilities in Rancho Bernardo, California and Kissimmee, Florida were demolished, the facility in St. George severed ties and is currently under new ownership, and the international facilities appear to have been temporary, with no evidence found to suggest continued use or partnerships after the mid-1980s. As such, no information was identified during the course of contextual or property-specific historical research to indicate that the Vic Braden Tennis College is associated with the lives of persons important to local, California or national history, and therefore does not appear eligible under **CRHR Criterion 2**.

Though the Vic Braden Tennis College was frequently described as “high-tech” and “innovative,” it primarily adapted existing technology and systems to a tennis facility. The buildings appear to have been loosely designed after the midcentury architecture established at Sea Ranch in Sonoma County in 1964, and their exteriors have been minimally altered since construction in 1974-1980 with the exception of paint and a few vinyl windows. However, no information was identified during the course of contextual or property-specific historical research to indicate that the Vic Braden Tennis College, in its current condition, embodies the distinctive characteristics of a type, period, region or method of construction, represents the work of a master, or possesses high artistic values. The Vic Braden Tennis College appears ineligible under **CRHR Criterion 3**.

No information was identified during the course of contextual or property-specific historical research to indicate that the Vic Braden Tennis College, in its current condition, has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation. The aspects of the facility that may have been innovative, high tech, and worthy of investigation have been removed from the interior, and the external features, specifically the teaching lanes and pitching equipment are in dilapidated condition. Braden patented the ball-pitching machine at the center of the lanes in 1989, as his contract with Coto de Caza was set to expire. The machine appears to employ technology applied to the sports of baseball and bowling, and does not appear to warrant further study such that it could be regarded as important to local, regional, state, or national history. The Vic Braden Tennis College appears ineligible under **CRHR Criterion 4**.

DPR 523 series forms, prepared for the Vic Braden Tennis College, are included as Appendix D.

V.

REGULATORY CONCLUSION

HISTORICAL RESOURCE INTERPRETATION

The Vic Braden Tennis Center, as part of this study, is opined as ineligible for listing on the CRHR. Accordingly, the property does not meet the definition of an historical resource pursuant to Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Section 3).

PROPOSED PROJECT DESCRIPTION

Future discretionary projects proposed at the property are likely to include demolition and removal of the Vic Braden Tennis College in its entirety in order to construct new uses, along with associated on-and-off site circulation and landscaping improvements.

IMPACTS ANALYSIS

Demolition and removal of the buildings, structures, and site features at the Vic Braden Tennis College property would not result in a significant impact to an historical resource or a substantial adverse change to the environment.

MITIGATION RECOMMENDATIONS

Because the proposed project would not result in a significant impact to an historical resource, mitigation measures, relative to historical resources, are not specifically recommended.

VI.

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APPENDIX A.

LOCATION MAPS



Vic Braden Tennis College Parcel Map
Source: ocgis.com

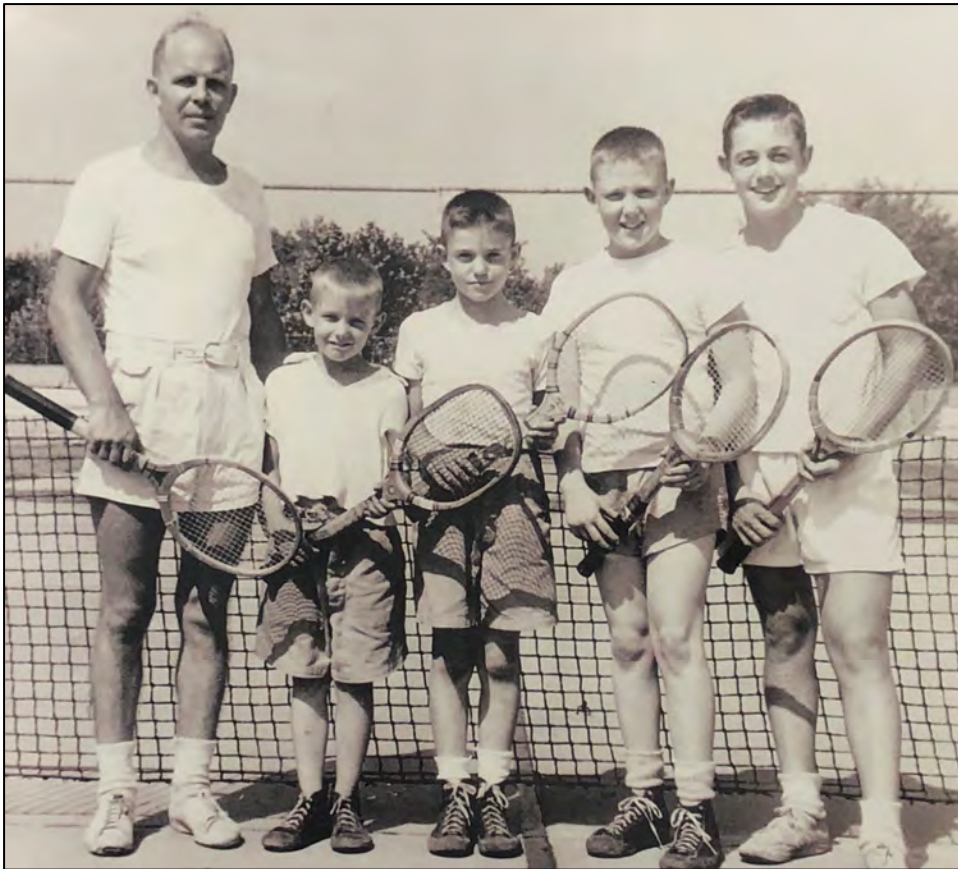


Vic Braden Tennis College Location Map
Source: Google Maps

1. Coto Research Center
2. Ancillary Building No. 1
3. Tennis Court Quad and Observation Tower
4. Teaching Lanes
5. Tennis Court Duo
6. Ancillary Building No. 2
7. Ancillary Building No. 3

APPENDIX B.

HISTORIC PHOTOGRAPHS AND ARTICLES



From left to right: Lawrence Alto, Ralph Braden, Dan Braden, Paul Braden, and Vic Braden (circa 1940).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden at Kalamazoo College (circa 1947).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden coaches celebrities in Palm Springs (circa 1951).

Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden meets Jack Kramer for the first time (1953).

Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic and Melody Braden at Vic Braden Tennis College (circa 1974).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden Tennis College, modern video studio (no date).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden Tennis College research (circa 1974).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden, utilizing PVC to understand kinetic chain of movement (no date).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden Tennis College, monitoring eye movement (no date).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden Tennis College, monitoring effect of discouraging remarks (no date).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden and aerial view of courts and facilities of Vic Braden Tennis College.
Source: Gideon Ariel *The Discus Thrower and his Dream Factory*.



Vic Braden Tennis College, observation tower (circa 1974).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden Tennis College (circa 1974).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Vic Braden Tennis College, Coto de Caza (circa 1974).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*

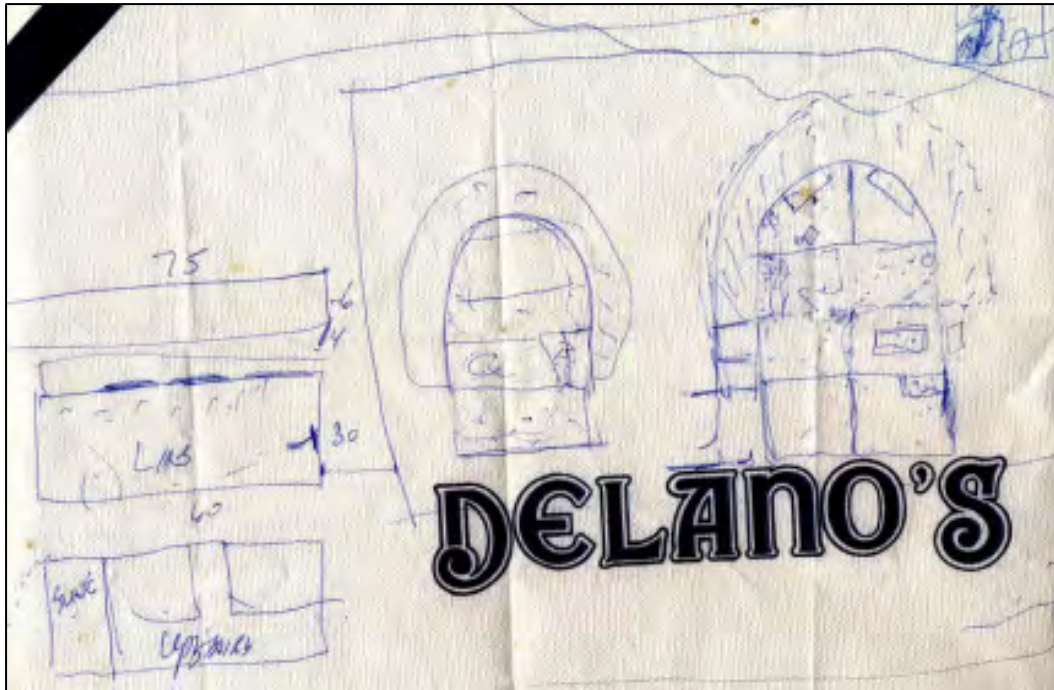


Vic Braden Tennis College, geometric teaching lanes aerial (circa 1974).

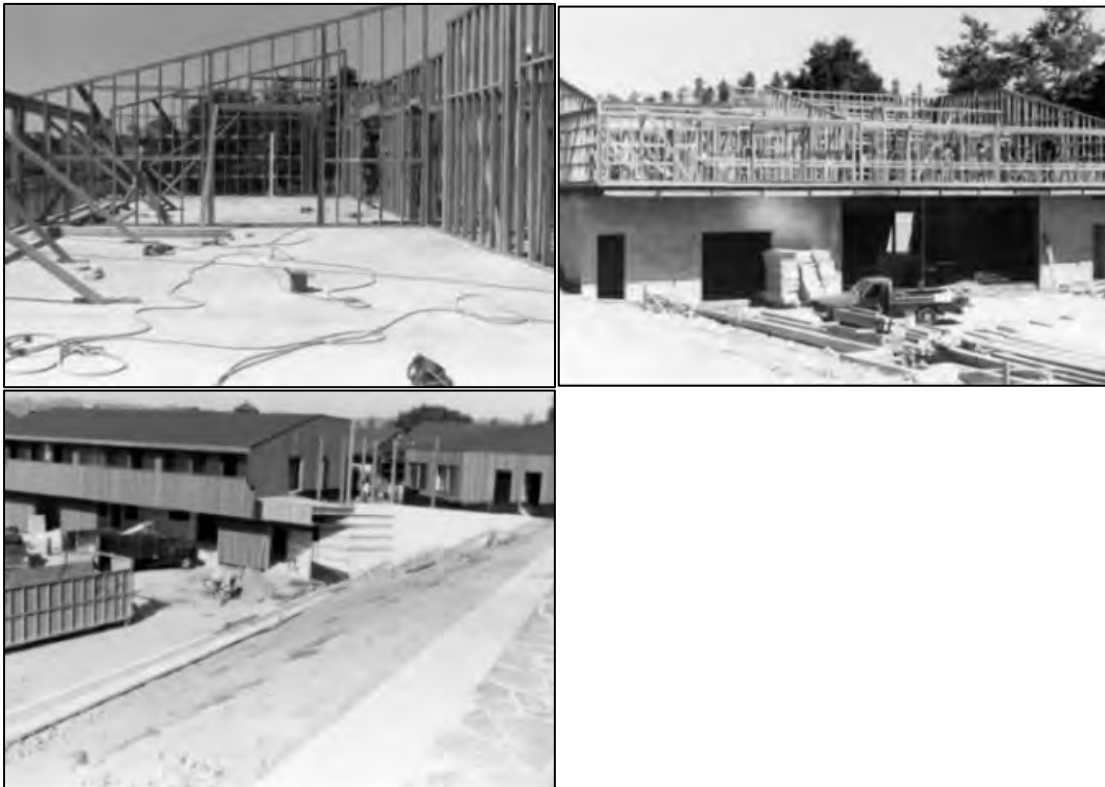
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Aerial of view of courts and facilities of Vic Braden Tennis College, 1975.
Source: Getty Images, John G. Zimmerman.



Dr. Gideon Ariel's original drawings of Coto Research Center (circa 1980).
Source: Gideon Ariel *The Discus Thrower and his Dream Factory*.



Construction of Coto Research Center (1980).
Source: Gideon Ariel *The Discus Thrower and his Dream Factory*.



Coto Research Center (circa 1980).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*



Coto Research Center with ancillary buildings in background (1980).
Source: Gideon Ariel *The Discus Thrower and his Dream Factory*.



Vic Braden Ski College, Aspen (circa 1980).
Source: Vic Braden *If I'm Only 22, How Come I'm 82?*

United States Patent [19]

Braden

[11] Patent Number: **4,841,945**

[45] Date of Patent: **Jun. 27, 1989**

[54] AUTOMATIC TENNIS BALL FEEDING AND SERVING APPARATUS

[76] Inventor: **Victor K. Braden**, 22395 Via Alondra, Trabuco Canyon, Calif. 92679

[21] Appl. No.: **47,617**

[22] Filed: **May 7, 1987**

[51] Int. Cl.⁴ **A63B 69/40; A63B 69/38**

[52] U.S. Cl. **124/78; 124/6; 124/1; 273/29 A**

[58] Field of Search **124/1, 4, 6, 49, 51, 124/78; 273/201; 198/443, 803.13; 221/253, 254, 200, 203**

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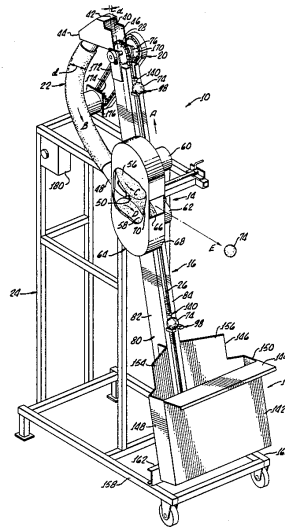
Magazine Advertisement, "The Jugs Jr. Pitching Machine", (No Date of Identification).

Primary Examiner—Randolph A. Reese
Assistant Examiner—John Ricci
Attorney, Agent, or Firm—Howard R. Lambert

[57] ABSTRACT

An automatic tennis ball feeding and serving apparatus comprises a ball hopper, wheel-type tennis ball projector and conveyor for transporting tennis balls from the hopper to the ball projector. A frame is provided to which the hopper, ball projector and conveyor are fixed, with the ball projector elevated above the hopper. The conveyor includes an endless loop, motor driven conveyor chain which is inclined at a small angle from the vertical. A ball delivering chute is positioned between the conveyor and the ball projector to gravity feed balls from the conveyor to the ball projector. Connected to the conveyor chain are a plurality of spaced apart, tennis ball transporters, each having a shallow ball receiving recess. Associated with each ball transporter is a ball anti-stacking element which prevents the stacking of two or more tennis balls on the same ball transporter. Each anti-stacking element projects outwardly from the conveyor belt about $1\frac{1}{2}$ tennis ball diameters above each ball transporters. A ball agitator, comprising a plurality of rotatably driven fingers which alternatively project upwardly through openings in the bottom of the hopper, continually tumble tennis balls in the hopper to prevent bridging of the balls and to thereby insure reliable ball loading onto the ball transporters.

17 Claims, 3 Drawing Sheets



Patent 4,841,945, 1989.

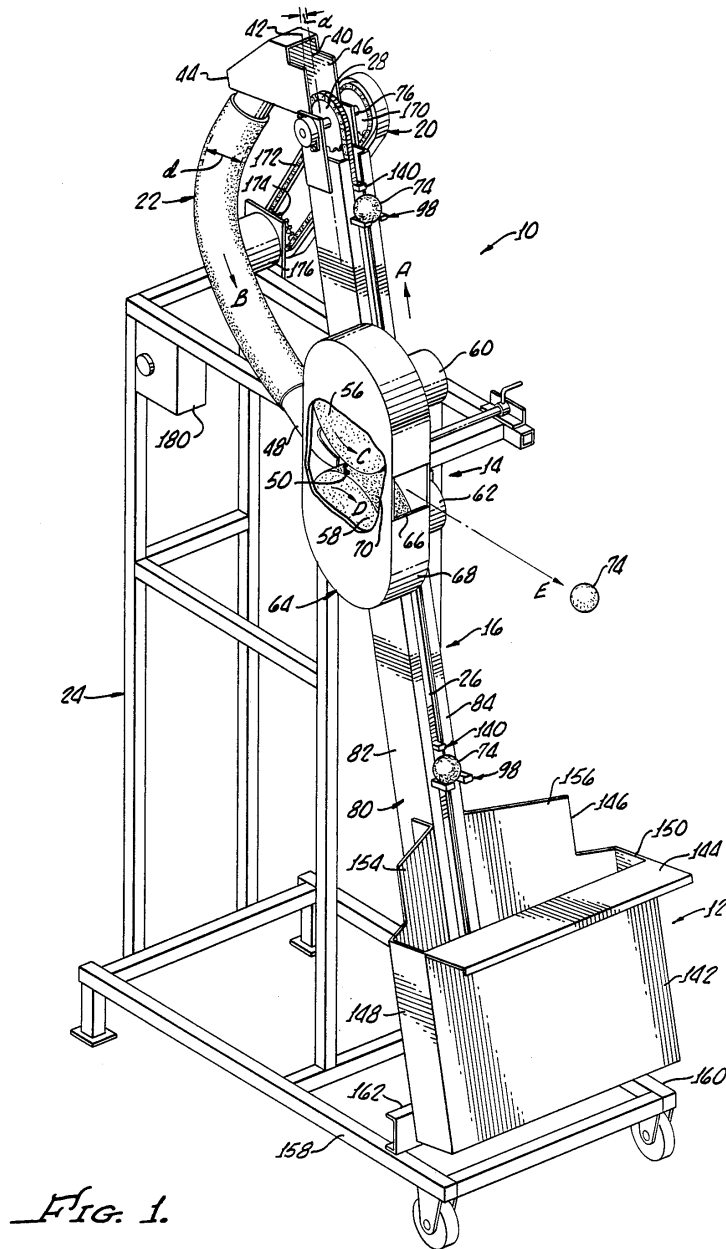
Source: US Patent and Trademark Office.

U.S. Patent

Jun. 27, 1989

Sheet 1 of 3

4,841,945



Patent 4,841,945 (continued), 1989.
Source: US Patent and Trademark Office.

U.S. Patent

Jun. 27, 1989

Sheet 3 of 3

4,841,945

FIG. 4.

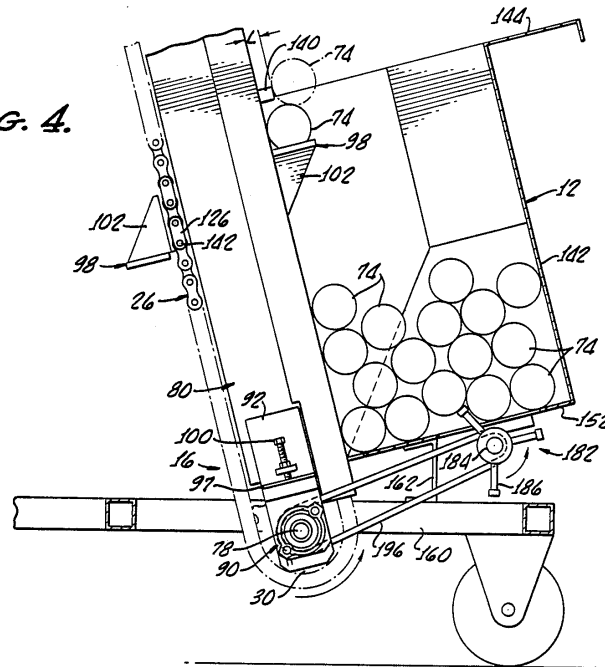
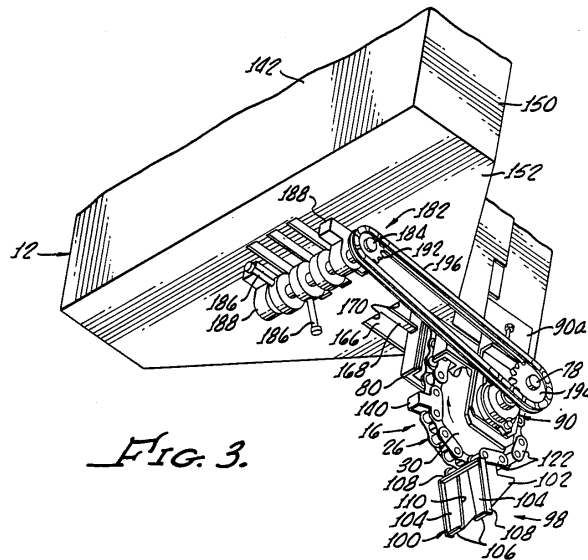


FIG. 3.



Patent 4,841,945 (continued), 1989.
Source: US Patent and Trademark Office.

Suit Throttles Academies

By MICHAEL GRANT

It was Aug. 25, 1974, the first day of the first-ever session of the United States Professional Tennis Association Academy, and Vic Braden thought the young lady milling about his brand new tennis center was a student wondering where to check in.

So he walked over and introduced himself. "Hi, I'm Vic Braden."

"Hi," she said, and handed him a subpoena.

Thus were Braden, the USPTA, Tex Schwab, and various other individuals notified of an anti-trust action filed against them by Dennis van der Meer who, in his suit, claimed the USPTA Academy would wrongly deprive his Tennis Universities of their proper business.

Attached was a temporary restraining order. Thus was the Academy, a rather grand design of the USPTA, litigated into limbo.

It was in the 1973 USPTA directory that Schwab, then the executive director, wrote: "We now have over 1,000 qualified members who have made it known to me that they want no feet to drag, they are anxious for progress. I have assured them that we are thinking big and we expect things to happen. We have been exploring various proposals for the establishing of our own Professional Tennis Academy and with some luck our

negotiations might materialize in the next few months. It is all very exciting to be a part of this dedicated team."

If van der Meer was excited, he did not let on. He was not among the applicants when the USPTA went looking for a home for its academy. Braden was, and his teaching proposals and facility, a futuristic center at an embryonic, out-of-the-way real estate development called Coto de Caza, won out over two other bids.

"Van der Meer was invited to submit a bid to us," said Schwab from his New York home this week, "but he chose not to. He had many opportunities to voice his displeasure. Then right out of the clear blue sky he sprung it on us."

Schwab recalled that van der Meer and the USPTA had been on opposite sides of the fence before.

"In the summer of 1972, he wrote a magazine article that started out, 'My U.S. Professional Tennis College,' etc.," Schwab said. "Here he was using five-sixths of our name, and naturally we had to call him on it."

In the current instance, van der Meer alleges the Coto de Caza academy is monopolistic. The Academy, in the language of the suit, is structured substantially along the lines of his Tennis Universities, and it represents itself as being the only

program through which USPTA certification can be earned.

"The California Division (of the USPTA) said any Californian wishing to be certified was to be compelled to go to the Academy, and that's what started it all. He (van der Meer) said that created a monopoly," Schwab said.

Schwab insists it is not the intention of the USPTA to create a monopoly. "That couldn't be further from the truth," he said. "There is room for four or five people to do this job. We are trying to copy to PGA. We felt we owed it to our membership to come up with something like this."

Be that as it may, the USPTA board of directors informed Braden soon after the suit was filed that it had decided not to fight it, Braden said. But what about our five-year contract, Braden asked.

"They said there just would be no more USPTA Academy," Vic said.

DON'T
Protect Y
It Has Never
More Than

San Diego Union, January 5, 1975.
Source: Genealogybank.com

November 3, 1976

Old Tennis Axiom Out The Window— 'Watch Racquet Hit The Ball'

By BEN PRESS
Copley News Service

Even though I'm over the proverbial hill, I still like to feel I'm not too far gone to learn something new. Recently I made mention of the fact that a tennis player, and particularly a neophyte, could get confused reading the endless books, articles and pamphlets on the different approaches to learning or improving your tennis.

After several recent conversations with Vic Braden and Stan Smith, I'm wondering if I'm still putting my shoes on correctly.

The other day we were having lunch and discussing Vic's latest tennis projects.

He said he is devoting more and more of his personal time to research and assured me that in a few years we would not recognize the game as the same one it was when we began coaching.

He continues to acquire more and more sophisticated testing equipment at his Coto de Caza, Calif., tennis complex. Several colleges have awarded grants to Braden for new time and motion studies on how we hit a tennis ball. Braden said he is becoming so involved that he no longer does any on-the-court teaching at the tennis college. He conducts only his lecture session.

One of the axioms that may soon go out the window is "watch the racket hit the ball."

Although arguments against this theory itself are not new, Braden said that there is now clinical proof that we cannot see ourselves hit the ball, and with almost any kind of a head turn we lost sight of the ball for a full 15 inches. I used to earn tennis ball money chasing baseballs hit over the fence by the great Ted Williams. Williams always said he could see the bat hit the ball, so Braden had a hard sell convincing me my hero worship had been wasted all these years.

Braden is doing lots of innovative things from tennis elbow studies to millisecond breakdowns of our tennis strokes. He is so popular that he is booked for speaking engagements until into 1977.

Stan Smith's story is even more confusing to me.

He felt the application of several new theories is once again making him competitive on a world class basis. Smith is using the new center-of-gravity theory and particularly on return of service. This is contrary to what he had done for so long. Formerly on return of serve, Stan used to squat so low his posterior was only a racket head above the ground. Now instead of straightening up from that position to return serve, he is standing up straighter and then bending down to the ball. He is using the same technique to hit his volleys, which have vastly improved, he feels, because of this method.

Smith also is covering more court than he has for years and at 6 feet 4, with unusually long arms and legs, it seems that almost every ball is within reach.

The difference now is a new approach in how to move and run. In recent years, the hottest commodity in teaching how to run after a tennis ball is track star Henry Hines. His followers are a big part of all the tennis bigwigs.

Desert Sun, November 2, 1976.

Source: Genealogybank.com

A Tennis Hacker's Lesson —And What It Taught Him

From Page 63

his ideas questioned, as over the years he has questioned the ideas of others.

Each weekend in a remote spot in Orange county, Vic Braden, 49, a man with a master's degree in psychology and a comedian's approach to travail, proves his theories—at \$125 a head.

That's the price for the two-day sessions of the Vic Braden Tennis College, a study center for those with lob serves and nonexistent backhands. It's held at a former gun club called Coto de Caza (Portuguese for Place of the Hunt), located some 15 miles off the Santa Ana Freeway, east of Laguna, about halfway between Los Angeles and San Diego.

The place is isolated just enough to make you concentrate upon the job at hand—learning tennis. If you want to lift a few stingers after dinner or hustle the young blonde who's in your group, fine. But those activities are strictly extracurricular.

You're at Vic Braden's Tennis College to hit more than 2000 balls a day, to learn that it doesn't matter whether you use nylon or gut strings if you can't get those strings on the ball, to understand that pastel shorts won't stop you from getting a "fuzz sandwich" if you don't know how to volley.

Vic Braden, with his chipmunk teeth and strange inflection—"It's a ... MA ... zing"—is one part Jack Kramer, one part Woody Allen, one part Sigmund Freud. He's full of tenets and advice—and one-liners. He may mime a limp-wristed forehand or pirouette like Fred Astaire. He gives answers and also asks questions. And he keeps trying to make you enjoy playing as much as he enjoys instructing.

Having gained fame through his book (*Tennis for the Future*) and TV appearances (he does WCT tournament announcing and also appears on celebrity shows), Braden is expected to keep the students entertained as well as informed. He does. Some examples of Braden wit:

- On rackets: "People ask whether to use metal or wood. Who cares? They both go far beyond your ability to play the game. The

real trouble is the toad at the end of the grip."

- On the oversize Prince racket: "With the Prince you have a tendency to hit both legs with the follow through instead of one leg."

- On repetition: "Just keep hitting the ball deep and down the center. People ask, God, who can you beat doing that? The answer is nearly everyone in the world."

- On anticipation: "If you have a lousy stroke pattern, getting to the ball early just gives you more time to hit a crummy shot."

- On reluctance to change: "People say, I've only got 30 years left. Maybe I'd better not mess around with my great swing."

- On facing reality: "If you're crummy and you know it, that's important. Most people say they're crummy because they've got the wrong racket."

The Braden concepts are simple enough. Get a good grip—the Eastern for the forehand, making a quarter-turn for the backhand; use the thighs for lift and drive every shot straight ahead, without a lot of fancy wrist maneuvering—which doesn't help anyway. Then go out and repeat those over and over—and over. From 9 a.m. to 8 p.m. the first day, with breaks for strategy, orange slices and lunch. From 9 to 4 the second day. The loonies are permitted to play until midnight, if they so desire—and their bodies permit.

"Everybody wants to hit winners," said Braden, who used to play against Pancho Gonzales and Kramer in what amounted to the pro tour in the 1950s. "But the key in tennis is getting the ball over the net. In intermediate level competition, 29 points of 30 are decided by unforced errors. And even on the pro level, only one point in ten is decided by a forced error. Tennis is a game of mistakes."

Braden made no mistake in researching the game—and other sports. Using high-speed photography, computers and principles of physics, he has shown that a tennis ball stays on a racket only three to six milliseconds (3 to 6/1000th of a second), that topspin (produced by lifting the racket toward the target) is necessary to control the ball; that the average person cannot see the



VIC BRADEN
Coach ... psychologist

opposite baseline over the top of the net from his own baseline (try hanging a sheet over the net and unless you're 6-7 you won't see it).

"What amazed me when I was playing sports," explained Braden, "is that what I was seeing was not what the coach was telling me. They said, stay down with the ball, but I never saw a guy stay down with the ball. I figured I must be dumb. Only when I got into high-speed cinematography did I realize I wasn't dumb."

"They tell you to flick your fingers when you shoot a basketball. By the time you flick them, the ball is a foot or two off your hand. That stuff may sell tickets, but it doesn't make baskets."

Braden's theories differ from those of Tim Gallwey, author of *"The Inner Game of Tennis."*

"Gallwey's concept is that the game is basically natural," said Braden. "If you're uninhibited you'll play well. My feeling is that it is a very unnatural game. A lot of people are uninhibited, so why isn't the world filled with great players?"

"Everything that happens is due to what occurs when the ball hits the racket."

So what happened when I got home? I still hit many balls into the net or off the back fence. But surprisingly, there were also some balls hit into the opponent's court—and with that topspin Braden considers important. I still didn't do everything right, but at least—for the first time—I had an idea of WHAT I was doing wrong. That in itself is a ... MA ... zing.

San Francisco Chronicle, December 22, 1978.
Source: Genealogybank.com

SOUTHLAND

Tennis is only part of the action at Coto de Caza

By Marni and Jake Rankin
Special to The Examiner

TRABUCO CANYON—It is hard to find anyone who has not enjoyed watching Vic Braden teach tennis on television or heard of his tennis college. But it is surprising how few are aware that the college is part of one of Southern California's most picturesque, diversified and relatively little-known resorts.

The resort is Coto de Caza. Tucked into Trabuco Canyon in the southeastern corner of Orange County, it seems remote indeed, yet it is just over an hour by car from Los Angeles.

You get to Coto de Caza by taking County Road S-18 where it leaves Interstate 5 east of Irvine, following it for 12 miles as it meanders up Trabuco Canyon deep into the rugged foothills of the Saddleback Mountains. The road finally becomes a tunnel, passing a parallel line of dense oaks spreading up and over the road. Then, suddenly, you emerge into a beautiful, tranquil valley where handsome estates, barns and board fences edge along hillside meadows dotted with grazing horses.

This is the entrance to Coto de Caza, a place deceptive in its seeming tranquility, because of all the big, diversified resorts in this part of California, this one stands out especially as the one where the action is.

It is true that sometimes you want a vacation with time to relax and do nothing, but other times you need to release pent-up energy and become thoroughly engaged, physically and mentally, in order to return home with new ideas and objectives. Coto de Caza is that kind of place.

The name Coto de Caza means "hunting estate," which is how it all started.

Now, hunting and shooting and riding on its several thousand acres of upland meadows and hills, in season, are still important parts of the program, even though much of the emphasis has shifted to the tennis college.

Horse lovers are attracted to the resort's huge equestrian center, one of the finest in the West, with all the teaching, training and showing facilities. It is an elaborate complex of barns, indoor and outdoor riding rings, corrals, bleachers, stables and acres of covered paddocks for visiting horses.

Each May, the biggest, most prestigious horse show in the West takes place here, with an impressive array of both Western and English competitive events and judgments. During the balance of the year, youthful riders can be seen training daily in the rings and guests of the resort can rent horses and take riding lessons, or go for guided trail rides on some 30 miles of trails into the surrounding back country.

Just as riding has been a serious sport since the resort's inception, so have all the activities at the Coto de Caza Hunt Club in its isolated location three miles farther up the valley. There, surrounding the rustic clubhouse and its cozy dining room and broad terrace shaded by a 900-year-old oak, are a skeet range, a standard eight-station trap range and two highly useful innovations for shotguns called The Duck Shoot and The Crazy Quail. The former is a trap house set high on a steep hill with the shooting station below, so that the clay birds flying straight overhead perfectly simulate action in a duck blind. The latter is a series of traps, hidden along a path through a side canyon, so that birds jump out unexpectedly as the shooter proceeds along the trail.

On the other side of the clubhouse, for formal target work, is a 25-, 50- and 100-yard range for pistol and high-powered rifle shooters and where the resort occasionally conducts a formal shooting school staffed with professional instructors.

Elsewhere on the grounds of Coto de Caza are a large gymnasium and a Olympic pool just outside the gym. This large recreational facility also houses bowling lanes, handball and racquetball courts, exercise rooms and Jacuzzi spas, all available to Coto de Caza guests.

Overshadowing all these activities, however, is the tennis college, where buffs from all over the country, or the whole world for that matter, come to improve their game under the tutelage of the most renowned, and certainly the most affable and most professional teacher in the business. Here you can register for two-, three- or five-day sessions of intensive, scientifically designed and, for most people, fun-filled basic instruction in the game of tennis.

If you decide to come to the college, here is what to expect. You check in between 8:30 and 9 a.m. on the first day to register and be assigned to a class appropriate to your skill. After a brief orientation, Vic Braden himself comes running in, clutching a racket and ball, and proceeds to amuse everyone (classes run from 40 to 60 students) in his typically humorous style. Serious fun! He explains the basis of his teaching system, which you are going to practice, and which each of his instructors faithfully follows throughout the session.

After that, you go out on the courts and hit about 1,000 balls a day. The groups are small, never more than six per instructor, and each group goes from court to court on a careful schedule with a different instructor at each station who drills you on a specific fine point of the forehand, backhand, volley, serve or smash. If

between the court sessions, you go frequently to the automatic hitting lanes to practice grooving the strokes that have been learned.

Morning sessions last from 9 a.m. to noon, with an "orange break" in the middle. After a 90-minute lunch break, you are back on the courts for another three hours. For those who want extra help, an instructor is on hand and ball throwing machines are available until 9 p.m.

The rest of the days follow the same format, with new material

progressively introduced while you are continually brushing up on the earlier introductions. During the routine, Vic pops in and out, taking a hand in the instruction. The rest of the time he busies himself in the Coto Research Center doing computerized studies of human motion, specifically, on how a player can better use the body to improve his game of tennis.

Off the lounge is a patio overlooking the big Olympic pool, and directly adjacent, connected by a broad, lattice-sheltered deck, is the

gymnasium and indoor athletic courts. Just across, on the far side of the deck, is the elaborate tennis college layout, and next to that the Coto Sports Research Center. Behind the tennis college are the tennis courts with a footpath leading past the courts to the townhouse-like groups of guest lodges arranged in a staggered row on a wide meadow. The lodges, designed like condominiums, contain 100 rental units, ranging from simple bedroom-bath accommodations to spacious master suites with full kitchens. Guests

walk easily from their rooms to the clubhouse. There is also a perimeter road for automobile access to all of the areas, including the more distant Equestrian Center and Hunt Club.

The Coto de Caza accommodations range in price from \$65 for a room and bath, double occupancy, to \$120 for a luxurious suite. For reservations contact Coto de Caza, P.O. Box 438, Trabuco Canyon, Calif. 92678; telephone (714) 586-0761. From San Francisco, there are convenient flights directly to the John Wayne (Orange

County) Airport, where a Coto de Caza van meets arriving guests every Wednesday, Friday and Sunday.

Tennis college tuition is separate from room prices and runs \$175 for two days, \$300 for three days and \$400 for the full five days, per person.

The Rankin's forthcoming book is "The Getaway Guide IV, Short Vacations in Southern California" (Pacific Search Press).

San Francisco Chronicle, January 23, 1983.
Source: Genealogybank.com

C4 3M

THE OREGONIAN, FRIDAY, JULY 11, 1986

Tennis teacher goes non-stop

by KERRY EGGERS
of The Oregonian staff

EUGENE — Vic Braden had been on the go all day and had a big evening planned, but he wasn't about to slow down for the dozen junior tennis players he was teaching ground strokes and volleys to Thursday afternoon at Willow Creek Racquet Club.

Already on a first-name basis with each youngster, Braden kept up a steady stream of chatter as he dished out advice faster than he could hit tennis balls.

"Come back to the center each time," he said. "Got to practice moving the feet. You move like a turtle with a broken leg ... get up to that net, Ed. Eat it alive. You smother that thing ... Nice, Kerry. That's the way, baby ... Get up there, Randy. That's it. Hooray! That was big-league stuff."

As the giggling juniors paraded off the court afterward, a red-eyed Braden collapsed into a chair.

"No rest," he said. "But I never like to let the kids down. The kids have turned out to be my best friends over the years."

Braden must not require rest. At 56, he maintains a schedule that would make men years younger. He is still as ebullient about the sport of tennis as he was when he began teaching it 40 years ago.

"I hope I never lose the energy," Braden said, "but actually, I feed off people. When I watch people make progress, it's really a high for me."

Braden, one of the most respected names in tennis, is currently on a 50-state lecturing tour of the United States that began in April and will con-

clude in 1987. He spoke before large crowds in Portland and Seattle last week and entertained about 150 from the Eugene area for three hours Thursday night.

With a pudgy body tucked into a 5-foot, 7-inch frame, Braden doesn't look the part of a tennis luminary. But he packs people in wherever he speaks, and it's tied to his entertaining personality.

"A superb entertainer," said Portland pro Gundars Tilmanis, also a nationally known teaching expert whose path has crossed Braden's many times on the lecture circuit.

"You almost have to be a little eccentric, bordering on the bizarre, to get your message across. Braden does a great job with that. It's about 70 percent entertainment, and Braden does a great job of combining the two areas. He makes it fun and interesting."

"Laughing beats crying," Braden said with a shrug. "It's as simple as that. If you're throwing a thousand facts at people, and everything's dull and drab, you can put an awful lot of people to sleep."

A writer doesn't tell the Vic Braden story. Braden does. And when an interview ends an hour after it begins, the coffee cup he is holding is still full.

"I started playing tennis at age 11 when I was caught stealing tennis balls," he said. "We were a poor family, but I found out that socio-economic levels weren't necessarily related to intellectual functional levels."

"I was a nationally ranked junior player, but there are 20,000 kids out there who are better than Vic Braden was. The important thing is, I graduat-

ed from college at Kalamazoo (Mich.), earned a master's degree in psychology and learned something from the psychology of sport."

"Something is wrong with sport in America. The truth of the matter is, you have to win to be accepted. That's tragic. We have 260 million people who don't think they have a right to play things."

"My message is, I love the elite athletes, but they're only one small segment. Not one elite athlete is more important than the kids who left this court a minute ago."

Once the mentor of such stars as Tracy Austin and Eliot Teltscher, Braden now restricts his teaching primarily to the Vic Braden Tennis Colleges, located near his home in Southern California, in Japan, West Germany and Switzerland.

He is involved in television commentary, has made several tennis videotapes and is writing a book that will help children learn reading and mathematics through sports.

Since 1970, he has combined with Gideon Ariel — former director of biomechanics for the U.S. Olympic team — to run the Coto de Caza Research Center, which has poured more than \$1 million into an interdisciplinary study of human movement.

"Only about 30 percent of my research time is spent with tennis players," Braden said. "We do work with football and baseball players, track and field athletes. We do a lot of work with high-speed cinematography. When you break it down to 22,000 frames per second, you're just stunned by what's going on with human movement."



VIC BRADEN
Energetic tennis teacher

"Through our research, we can help others understand what makes elite athletes, and we can help elite athletes understand themselves. On this tour, I'm trying to get as much information as I can to the masses. Through coaches and teachers, I hope the information filters down to millions of young kids."

While the research is complex, Braden's main message is simple.

"I want people to understand if they serve the ball and it takes two days to arrive, so what?" he said. "That's beautiful. In our society, so many people think if they can't play like (Ivan) Lendl or Martina (Navratilova), they're toads. That's silly."

"A person should evaluate his progress by measuring against himself — and above all, have fun doing it."

The Oregonian, July 11, 1986.
Source: Genealogybank.com

APPENDIX C.

CURRENT PHOTOGRAPHS



View east of Coto Research Center tennis court, October 2019.
Source: Urbana Preservation & Planning, LLC.



View north of Coto Research Center and tennis court with ancillary building No. 3 on the right, October 2019.
Source: Urbana Preservation & Planning, LLC.



View northwest of hitting lanes, October 2019.
Source: Urbana Preservation & Planning, LLC.



View northwest of hitting lane pit, October 2019.
Source: Urbana Preservation & Planning, LLC.



View southeast of tennis court quad (northwest court) with observation tower on left, October 2019.
Source: Urbana Preservation & Planning, LLC.



View southeast of tennis court quad (northeast court) with observation tower on right, October 2019.
Source: Urbana Preservation & Planning, LLC.



View southwest of observation tower, October 2019.
Source: Urbana Preservation & Planning, LLC.



View southeast of northernmost tennis court duo (west court) and Coto Valley Country Club in background, October 2019.
Source: Urbana Preservation & Planning, LLC.



View southeast of ancillary building No. 1, October 2019.
Source: Urbana Preservation & Planning, LLC.



View east of ancillary building No. 2 (left) and No. 1 (right), October 2019.
Source: Urbana Preservation & Planning, LLC.



View northeast of ancillary building No. 2, October 2019.
Source: Urbana Preservation & Planning, LLC.



View west of ancillary building No. 1 in foreground and No. 2 in background, October 2019.
Source: Urbana Preservation & Planning, LLC.



View south of Coto Research Center, October 2019.
Source: Urbana Preservation & Planning, LLC.



View west of ancillary building No. 2, October 2019.
Source: Urbana Preservation & Planning, LLC.



View east of ancillary building No. 3, October 2019.
Source: Urbana Preservation & Planning, LLC.



View west of building overview, including Coto Research Center (left), ancillary building No. 2 (background), and ancillary building No. 3 (right), October 2019.
Source: Urbana Preservation & Planning, LLC.



View north of ancillary building No. 3, October 2019.
Source: Urbana Preservation & Planning, LLC.

APPENDIX D.

DPR FORMS

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

Primary #

HRI # _____

Trinomial: _____

NRHP Status Code: _____

Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 15 *Resource Name or #: (Assigned by recorder) Vic Braden Tennis College

P1. Other Identifier: N/A

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Orange County *b. USGS 7.5' Quad: Canada Gobernadora Date: 2018 T T R of 1 of Sec 1 B.M.

c. Address: 23333 Ave La Caza City: Coto de Caza Zip: 92679

d. UTM: (Give more than one for large and/or linear resources) Zone: 11, 446495.00 mE / 3720496.00 mN

e. Other Locational Data: The Vic Braden Tennis College is located at 23333 Ave La Caza in Coto de Caza, California.

The property consists of two parcels, identified as Orange County Assessor's Parcel Numbers 804-231-02 and 804-231-04. The Tennis College is situated approximately 1.5-miles east of CA-241, bound by Via Alondra to the north, Coto Valley Country Club to the east, Ave la Caza to the south, and The Village to the west.

***P3a. Description:**

The Vic Braden Tennis College includes the improvements dating to the 1974 and 1980s campaigns: three buildings (1974), the research center building (1980), the observation tower (1974), six standard size tennis courts (1974), one larger tennis court (1980), and seventeen teaching lanes arranged in geometric form (1974). Although these original features are extant, the vital aspects of the facility no longer exist as all teaching and exercise equipment has been removed, and the courts and teaching lanes are in poor condition.

The research center building, today referred to as the Main Office Building, is two-stories with a combination shed and flat roof over a rectangular shape plan. Exterior siding is original vertical wood boards, painted light brown, and roofing is composition shingle. Windows include metal slider units, finished in brown trim, in several sizes arranged around the perimeter. There are French doors on the northeast elevation.

Ancillary Building No. 1 is currently undergoing a remodel and serves as a storage unit for miscellaneous office equipment and furniture. It is single-story with a cross gable roof over an L-shape plan. Exterior siding is original vertical wood boards, painted light brown, and roofing is composition shingle. Windows include metal slider units, finished in black, in several sizes arranged around the perimeter. One window on the northwest elevation has been replaced with a vinyl window. Doors are either single with ten-pane glass or French with single-pane glass arranged around the perimeter. **See continuation sheet for additional Description.**



*P3b. Resource Attributes: (List attributes and codes)_
(HP42) Stadium / sports arena

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

P5b. Description of Photo: View east of Vic Braden Tennis College's Coto Research Center, October 2019.

*P6. Date Constructed/Age and Source:

☒ Historic 1974-1980; Archival Research

*P7. Owner and Address: Stonefield Development,
23333 Avenida la Caza, Trabuco Canyon, CA 92679

*P8. Recorded by: Wendy L. Tinsley Becker (Principle
Historian RPH, AICP), Candice Croix (Historian /
Preservation Planner, MSHP) Urbana Preservation &
Planning, LLC www.urbanapreservation.com

*P9. Date Recorded: October 2019

*P10. Survey Type: CEQA Review *P11. Report Citation:

Urbana Preservation & Planning, LLC, Historical Resource Analysis Report / Historic Property Survey Report, Vic Braden Tennis College, October 2019. *Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Vic Braden Tennis College *NRHP Status Code 6Z

Page 2 of 15

B1. Historic Name: Vic Braden Tennis College B2. Common Name: Vic Braden Tennis College

B3. Original Use: Tennis College and Research Center B4. Present Use: Office Space

*B5. Architectural Style: Midcentury

*B6. Construction History: At its opening on August 25, 1974, the Vic Braden Tennis College featured six tennis courts, seventeen teaching lanes, an observation tower, a high tech classroom, and four video viewing rooms.¹ The facility included three single-story buildings to house these uses. The classroom included three large screens for projecting film shot at several thousand frames per second. In 1980 a sports research center building, with an additional tennis court-and-track, was added to the property. The research center closed in 1990 and shortly thereafter, the tennis college closed. The facility has remained essentially vacant or underutilized for nearly 30 years. **See continuation sheet for addition Construction History.**

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

*B8. Related Features: N/A B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Recreation Area Orange County

Period of Significance 1974 - ca. 1990 Property Type Recreation Facility Applicable Criteria CRHR

Constructed in 1974-1980, the Vic Braden Tennis College was a recreational anchor for the community of Coto de Caza and was intended to serve as an attraction to bring residential buyers to the area. By 1989-1990, the Tennis College's popularity had waned, and the developer's / owners of Coto de Caza declined to renew Mr. Braden's contract. Mr. Braden's attempt to keep the facility opened was unsuccessful and short-lived, and the school closed permanently in the early 1990s.

The increased popularity of Tennis was an important component to the existence of the Vic Braden Tennis College as part of Coto de Caza's early development. Open tournaments in 1968, television broadcasts of professional tournaments in the 1970s, and changes in fashion and equipment during the 1960s-1970s led to a rapid growth of tennis as both a participant and spectator sport. However, when one considers the length the Tennis College remained open (1974 – c. 1990) and the length of Coto de Caza's development (1974 – ca. 2003), no information was identified during the course of contextual or property-specific historical research to indicate that the Vic Braden Tennis College is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The Vic Braden Tennis College appears ineligible under **CRHR Criterion 1**.

Vic Braden, born on August 2, 1929 in Monroe, Michigan, began playing tennis at the age of 12, eventually earning a scholarship to Kalamazoo College. He coached tennis at university and tennis clubs in the 1950s, and co-founded the Jack Kramer Tennis Club in Rolling Hills Estates in the 1960s. Braden established the Vic Braden Tennis College in 1971 in Rancho Bernardo, relocating and perfecting his equipment and teaching methods in Coto de Caza from 1974 to ca. 1990. His engaging personality and approach to tennis, with the "Laugh and Win" motto, brought recognition in tennis circles.

See continuation sheet for additional Significance.

B11. Additional Resource Attributes: (List attributes and codes)

N/A

*B12. References: Urbana Preservation & Planning, LLC, Historical Resource Analysis Report / Historic Property Survey Report, Vic Braden Tennis College, October 2019.

B13. Remarks:

*B14. Evaluator: Candice Croix and Wendy L. Tinsley Becker; Urbana Preservation & Planning, LLC

*Date of Evaluation: October 2019

Property location is depicted on DPR 523J Location Map (page 3 of this DPR set).

(This space reserved for official comments.)

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

Primary# _____

HRI# _____

Trinomial# _____

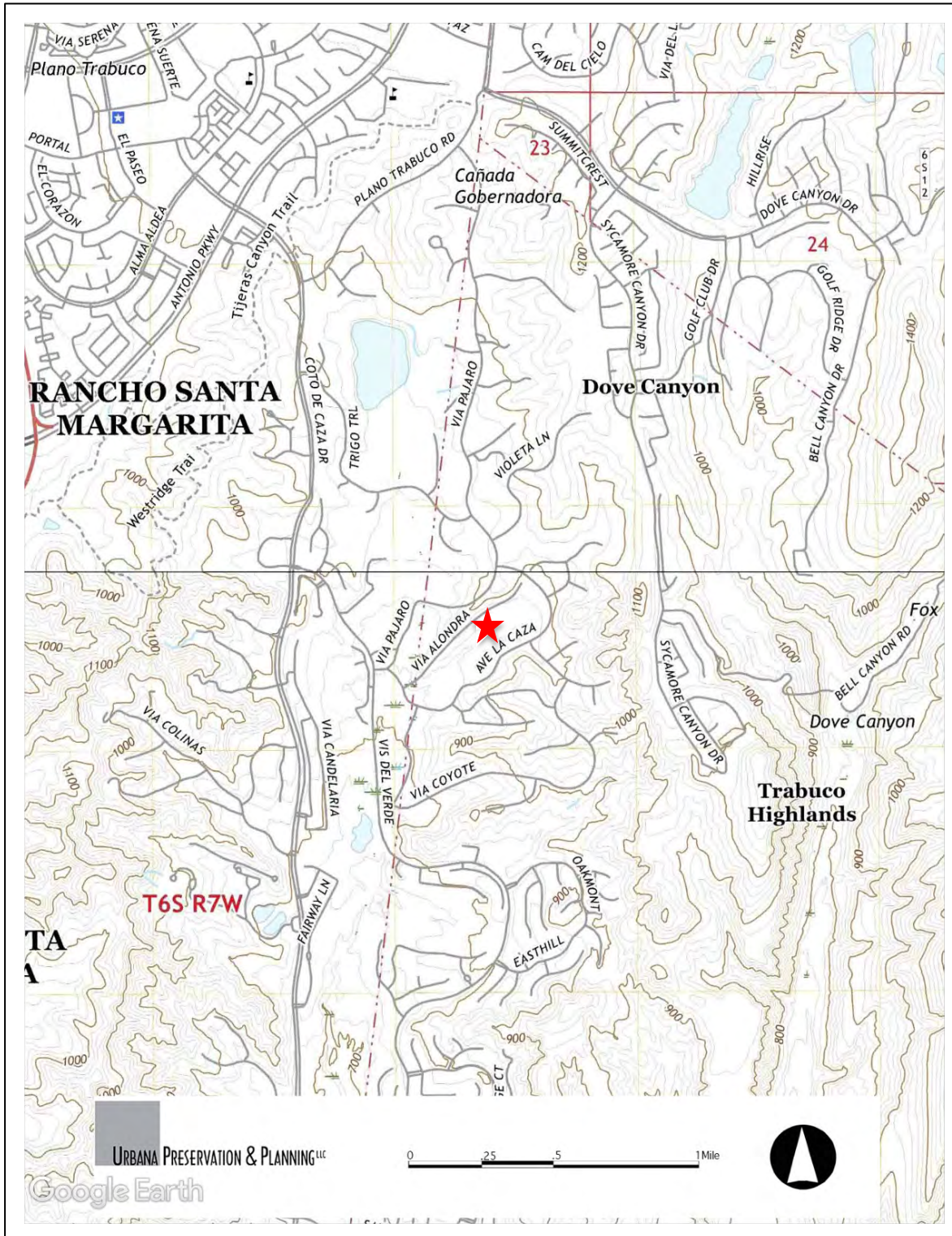
Page 3 of 15

*NRHP Status Code: 6Z

*Resource Name or # (Assigned by recorder) Vic Braden Tennis College

Map Name: Santiago Peak and Canada Gobernadora Date: 2018

Scale: 1:24,000



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

Primary #

HRI #

Trinomial:

Page 4 of 15 *Resource Name or # (Assigned by recorder): Vic Braden Tennis College

*Recorded by: Candice Croix, MSHP; Urbana Preservation & Planning, LLC

*Date: October 2019

☒ Continuation

☐ Update

***P3A: Description (continued):**

Ancillary Building No. 2 currently houses the model home and miscellaneous office space, and is single-story with a combination of cross-gable, saltbox, and shed roof over an irregular floor plan. Exterior siding is original vertical wood boards, painted light brown, and roofing is composition shingle. Windows are primarily metal slider units, finished in brown trim, in several sizes arranged around the perimeter. There are two French doors on the southwest elevation on either side of a six-pane French casement window, a single door on the southeast elevation, and a solid French door and single door on the southeast elevation.

Ancillary Building No. 3 currently houses miscellaneous office space. It is single-story with a partial hexagonal gazebo roof and a flat roof turret over an irregular geometric shape plan. Exterior siding is original vertical boards, painted light brown, and roofing is composition shingle. Windows include metal slider units, finished in brown, in several sizes arranged around the perimeter. There are two single doors with ten-pane glass, located on either end of the south elevation. A window on the northwest elevation is largely concealed by a stone masonry retaining wall.

The facilities, including tennis courts, observation tower, and teaching lanes, are in poor condition due to lack of use and maintenance. The metal fences, poles, and overhead lighting structures show evidence of rust or corrosion. Though the metal fencing surrounding the tennis courts is locked, the fencing is broken or missing in some places. The tennis courts are overgrown, with broken or missing nets, fading paint lines, and shrubbery sprouting through the seam in the center of the courts. The two northernmost courts on the property, closest to Via Alondra, have a wood barrier on the interior of the metal fence. These wood barriers are faded, broken, and missing in places. A few ball machines have been placed haphazardly in between courts, north of the observation tower. Both are in poor condition. The walkway to the observation tower is partially collapsed, and all the doors have been locked.

The teaching lanes show the most obvious damage. The canvas and netting which once walled off the lanes is missing entirely, and the pipes framing the teaching lanes have rusted. The pit is filled with rotting boards, bent metal, collapsed equipment, and various debris. Similar to the tennis courts, the paint lines and colors of the flooring have faded, and shrubbery is growing through the seams.

The four buildings are in moderate condition, but have been drastically altered on the interior in order to convert to an interior model staging area for Coto de Caza homes and various office spaces. The Coto Research Center "high tech" classroom and research center are not extant, having been converted on the interior to various office spaces throughout the years. The original natural wood siding and trim of all four buildings has been painted tan, and one window have been replaced with a white vinyl frame.

***B6. Construction History (continued):**

Each of the four buildings was constructed in a style reminiscent of Sea Ranch, a community of midcentury homes constructed in Sonoma County in 1964. Sea Ranch's architecture was designed to blend in with nearby rows of Monterey cypress trees, Sea Ranch was envisioned as a place to embrace the land, utilizing shed roofs, unpainted wood shingle or vertical siding, and overhead spaces for outlooks and sleeping. Though the Tennis College buildings painted their wood siding and did not utilize overhead space, the overarching design is similar. The nearby Coto de Caza condominium community in "The Village," built in 1975, was also designed in a similar style. The two-story research center, completed in 1980, featured tennis court-and-track, and was sited along Ave La Caza. Written accounts describe the track as having embedded plates to analyze the running force of athletes, and as having been partially indoors within the ground floor of the center in order to take additional force plate data and record athletes' movement. Exercise equipment, used to monitor athletes was additionally located on the ground floor. In addition to offices, the upper level of the research center building housed the high-tech classroom with three large rearview screens for projecting film. The single-story

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

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buildings appear to have provided classroom, conferences, and office space.

The tennis courts were originally designed to include marks to measure shots, as well as painted lines and footprints to demonstrate angles for passing shots and proper footwork. The teaching lanes were arranged in a three-quarter circle near the north end of the property along Via Alondra, each lane walled off from the next by hanging canvas and overhead netting. The pit in the center of the teaching lanes held baseball pitching machines, later patented by Braden as an "automatic tennis ball feeding and serving apparatus" that fired tennis balls into each lane at a speed of up to 100mph, with a total of 900 shots per hour. Colored targets in each lane indicated where hits would land on a regular court, and discarded balls rolled back into the pit, where conveyor belts and chains fed them back into the pitching machines. Braden obtained patents for the teaching lanes as well as the "ball-machine feeding apparatus."² The observation tower, located at the intersection of four tennis courts, was originally constructed for overhead filming, but ultimately served as a viewing and observation area for coaches. The base of the tower included four video viewing rooms.

***B10. Significance (continued):**

At Coto de Caza, Braden advocated a scientific approach to athletics, which included melding psychology, physiology, and biomechanics. He helped to pioneer the use of technology in athletics, including high-speed cameras and computers to understand the details and mechanics of a variety of sports, such as tennis, track and field, and football. Braden starred in a PBS television series titled "Tennis of the Future" in the 1980s, and opened a ski college based on the same "Laugh and Win" principles. The Vic Braden Ski College was named best in the country by Ski Magazine in 1989. Throughout his career he authored eight books and developed the Tennis College concept in Utah, Florida, Germany, Spain, Switzerland, and China. Vic Braden was inducted into the Southern California Tennis Association Hall of Fame in 2013, and posthumously inducted into the International Tennis Hall of Fame in 2017. He passed away from complications of congestive heart failure on October 6, 2014 at the age of 85. Vic Braden appears to have been the "coach of the people" with his animated and humorous attitude displayed at speaking engagements and via his numerous publications. However, relative to innovation and accomplishments in coaching, Braden's position is opined as secondary to his professional coaches working in the same timeframe. Additionally, the creation of tennis school, as well as other athletic facilities, seems commonplace for coaches with some measure of success in the 1980s when the sports industry was booming. Professional tennis coach Dennis Van der Meer is regarded as significant for his role as the "coach of coaches" and coach of elite professional athletes. Similarly, Van der Meer established and ran a tennis camp, Tennis America, with Billie Jean King in Lake Tahoe, Nevada in the early 1970s, founded Van der Meer Tennis University in 1973, and founded the Professional Tennis Registry (PTR) in 1976. He provided a series of handbooks and manuals written by experts in their field, produced a large number of videos illustrating teaching techniques, and developed the Standard Method of Teaching, the basis of the Tennis University course. Van der Meer died in July 2019, but his legacy continues through the PTR's certification and teaching programs as well as the extant Van Der Meer Shipyard Racquet Club and Van der Meer Tennis Center in Hilton Head Island, South Carolina. Conversely, Braden's Tennis College concept became largely defunct during his lifetime, with only sporadic weekend tennis camps after the 1990s. Braden's former tennis facilities in Rancho Bernardo, California and Kissimmee, Florida were demolished, the facility in St. George severed ties and is currently under new ownership, and the international facilities appear to have been temporary, with no evidence found to suggest continued use or partnerships after the mid-1980s. As such, no information was identified during the course of contextual or property-specific historical research to indicate that the Vic Braden Tennis College is associated with the lives of persons important to local, California or national history, and therefore does not appear eligible under **CRHR Criterion 2**.

Though the Vic Braden Tennis College was frequently described as "high-tech" and "innovative," it primarily adapted existing technology and systems to a tennis facility. The buildings appear to have been loosely designed after the midcentury architecture established at Sea Ranch in Sonoma County in 1964, and their exteriors have been minimally altered since construction in 1974-1980 with the exception of paint and a few vinyl windows. However, no information

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was identified during the course of contextual or property-specific historical research to indicate that the Vic Braden Tennis College, in its current condition, embodies the distinctive characteristics of a type, period, region or method of construction, represents the work of a master, or possesses high artistic values. The Vic Braden Tennis College appears ineligible under **CRHR Criterion 3**.

No information was identified during the course of contextual or property-specific historical research to indicate that the Vic Braden Tennis College, in its current condition, has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation. The aspects of the facility that may have been innovative, high tech, and worthy of investigation have been removed from the interior, and the external features, specifically the teaching lanes and pitching equipment are in dilapidated condition. Braden patented the ball-pitching machine at the center of the lanes in 1989, as his contract with Coto de Caza was set to expire. The machine appears to employ technology applied to the sports of baseball and bowling, and does not appear to warrant further study such that it could be regarded as important to local, regional, state, or national history. The Vic Braden Tennis College appears ineligible under **CRHR Criterion 4**.

HISTORY OF PLANNED COMMUNITIES

Planned communities have a long history in the United States, beginning with St. Augustine, Florida circa 1600.³ St. Augustine is the earliest extant example of a European planned community in the United States, and with its distinctive 16th century Spanish Colonial plan, the St. Augustine Town Plan Historic District is registered as a National Historic Landmark.⁴ Founded in 1670 and planned in 1672, Charles Town, South Carolina, which would become Charleston in 1783, was the first American city to utilize classical continental street planning with streets laid out in "broad and...straight lines."⁵ Charleston became the model for the future of planned communities, including Philadelphia in 1682, Albany in 1685, Williamsburg in 1699, Annapolis in 1718, and New York City in 1731.⁶

Llewellyn Park, New Jersey is regarded as the first master planned and gated community in the United States. Llewellyn Haskell, a pharmaceuticals magnate, purchased a tract of land in 1852, which included a farmhouse and 40 acres of forest. Fifteen acres were used for a "picturesque landscape garden," and architect Alexander Jackson Davis remodeled the farmhouse and assisted in the layout of the Neighborhood Park, a planned community designed in the Picturesque style.⁷ The park was intended for individuals of means to be surrounded by nature without sacrificing convenient access to city. In 1857, Haskell acquired 350 acres, and by 1870, the Park had grown to 750 acres with 100+ home sites planned. Intended to be a "retreat from the degradation of living conditions, air quality and health hazards that were enveloping crowded cities," Llewellyn Park's Gatehouse was the "architectural jewel" at the entrance. Tuxedo Park in New York, founded in the 1880s, was developed as a 2,600 acre gated community, with centuries-old trees, pristine lakes, a golf course, and Gilded-Age mansions.⁸

Into the 1900s, American suburban communities built are the culmination of intense efforts on the part of the federal government, architects and city planners, and residential real estate developers termed the Community Builders, to create a clean, safe, and appealing environment suitable for American families. Stemming from decades of unregulated and unmitigated development in major American cities, and the resultant urban ills, from the late 1910s forward the American public sought respite from the city while still maintaining proximity. The Federal Government provided the regulatory framework for the creation of exclusive suburban single-family residential districts and promoted its primary housing policy through the endorsement of national campaigns such as the 1918-1919 *Own Your Own Home* campaign and the *Better Homes in America* movement. At its inception in 1922, the *Better Homes in America* movement sought to improve the condition of American homes through an agenda that held women's activities, community service, and

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home economics education at its core. Started under the private initiative of *The Delineator* editor Marie Meloney, and later sponsored by the United States Department of Commerce, the *Better Homes* campaign expanded to a national movement that endorsed home ownership and efficient and sensitive design principles for the construction and maintenance of single-family homes.⁹ In operation through 1942, the *Better Homes In America* movement maintained momentum through sponsorship of local housing competitions, held nationwide, in which *Better Homes* committees exhibited model residences in their communities during a nationally designated *Better Homes* week. As American home ownership was promoted, so was city planning and the creation of Euclidian zoning, resulting in the development of exclusive use single-family neighborhoods throughout the country. In 1926, the United States Supreme Court case *Village of Euclid v. Ambler Realty Company* established the constitutionality of comprehensive zoning. Argued by zoning advocate and attorney Alfred Bettman, the decision ensured that the allocation of land for specific land uses was allowable under the law.

Community Builders promoted their suburban developments in conjunction with government agencies and private consultants, and often helped craft legislation, zoning, and associated land use designations intended to ensure the protection of the suburban lifestyle they developed. The garden cities of England, based on the work of Sir Ebenezer Howard in his 1898 book *Tomorrow: A Peaceful Path to Real Reform*, (republished in 1902 as *Garden Cities of To-Morrow*) served as the philosophical and aesthetic model for residential subdivisions designed and constructed by Community Builders. Howard promoted a utopian concept of the marriage of town and country. Outlining the three magnets: Town, Country, and Town-Country, Howard postulated that the ideal place for people was a Town-Country setting, which offered among other benefits, "beauty of nature, social opportunity, bright homes & gardens, no smoke, no slums, freedom, co-operation"¹⁰

The regulatory models that provided the framework for the creation of such garden style subdivisions were set forth in enabling legislation and planning models published by the Department of Commerce in 1922 and 1928, and were further prompted by the growing concept of regional planning and the importance of neighborhoods within a region. The Committee On [The] Regional Plan Of New York And Its Environs published the eight-volume *Regional Plan Of New York And Its Environs* in 1929. Volume seven entitled *Neighborhood and Community Planning*, contained three monographs relating to the topic. The first monograph, written by noted planner Clarence Perry, formally introduced Perry's Neighborhood Unit Theory, which served as a model for residential subdivision designs in the 1920s and 1930s.¹¹ Perry first espoused the Neighborhood Unit design scheme in 1924, as he put it, to serve as a "frame-work of a model community and not as a detailed plan. Its actual realization in an individual real estate development requires the embodiment and garniture which can be given to it only by the planner, the architect, and the builder."¹²

Radburn in Fair Lawn, New Jersey is regarded as a benchmark community design, and a stellar example of Ebenezer Howard's "Garden City." Emerging as a "new town for the motor age" in 1928, Radburn was only midway complete when the Great Depression began.¹³ Nonetheless, its open space, pedestrian walkways, and street pattern have served as a model for planned communities since. During the 1920s, planned communities including Palos Verdes, California (1913), Longview, Washington (1923), Kingsport, Tennessee (1917), Venice, Florida (1925), and Chicopee, Massachusetts (1848), were established. Some were developed with expensive residences for the upper-middle class, while others were developed as industrial towns for the working class.

From the 1940s forward the suburban landscape was transformed by the creation of new residential communities using the same methods first employed by the Federal Government in the planning and development of greenbelt communities and wartime housing projects. A number of socio-economic and cultural factors additionally influenced the development of new planned communities: white flight from downtown areas and surrounding first ring subdivisions, removal of streetcar systems, increased reliance on the automobile, significant investments in highways and interstates, widespread use of residential mortgage financing programs backed by the United States government, and the "Baby

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Boom" that occurred between 1946 and 1964. National examples of comprehensively constructed communities, including Levittown, New York (1947), Park Forest, Illinois (1948), and Lakewood, California (1949), served as models for the new suburban landscape. These communities, and similar developments across the nation, are recognized as modern suburbs.

In Southern California, gated communities began as early as 1876, when sea captain Nathan Vail purchased 17 acres of rural land on Adams Boulevard in Los Angeles, erecting an imposing stone and steel gate which remains to the present day. In 1899, then owner Charles Silent subdivided the undeveloped property into lots, naming it Chester Place.¹⁴ Shortly after, Fremont Place, a 50-acre site also in Los Angeles, was announced in the *Los Angeles Times* in 1911 as a park-like refuge including 48 200x200" lots and four elegant gateways. The first home was constructed in 1916.¹⁵ San Clemente was among the first master planned communities built from open land in the United States. In December 1925, town founder Ole Hanson enticed over 600 prospective buyers to embrace his vision of a Spanish Colonial city, including dwellings, restaurants, public space, and equestrian trails, on the bluffs above the Pacific Ocean. Within six months, 1,200 lots had been sold, ranging from average lots at \$300 to prime lots at \$1,500.¹⁶

Southern California began to grow in earnest in the 1960s with master planned communities including Irvine, Mission Viejo, and Laguna Niguel. The Laguna Niguel Corporation was established in 1959 with 7,100 acres, making it one of the first master planned communities in California. Land sales began in 1961, and one third of the community was designated as open space.¹⁷ In the 1980s and 1990s, Aliso Viejo, Rancho Santa Margarita, Ladera Ranch, and others followed suit.¹⁸ In 1960, the Irvine Company commissioned architect and urban planner William Pereira to create a master plan community for Irvine Ranch, encompassing 93,000 acres in Orange County. 1,000 acres were donated to the University of California for the establishment of University of California, Irvine, and a "city of intellect" was designed around it. The first residential village, the 619-acre Village of Eastbluff, was introduced in 1964.¹⁹ In 1961, a joint venture was announced between developer Harry Summers and brothers Lawrence and Donald Daley, who inherited 5,800 from their uncle George Daley, a pioneer rancher in San Diego County.²⁰ The joint venture would develop the ranch into a self-contained planned community called Rancho Bernardo, including housing, employment, schools, and community and recreation centers. The San Diego City Council approved Rancho Bernardo's annexation in February 1962. Developed in the 1950s, Hidden Hills, a gated community of 1-acre lots in the San Fernando Valley, was incorporated in 1961 to prevent annexation to Los Angeles and preserve its semirural character, including equestrian activities and absence of sidewalks and streetlights.²¹

California's common interest developments (CIDs) include planned developments, condominiums, and cooperatives. During the 1990s, nearly 3 million California homes, or 1/4 of the state's housing stock, were located within CIDs, with CIDs accounting for 60% of residential construction, with more than 40% of new single-family home sales purchased specifically in planned developments.²²

PLANNING AND DEVELOPMENT HISTORY OF COTO DE CAZA

Coto de Caza, which translates to "preserve of the hunt" in Portuguese and "game preserve" in Spanish, is a census-designated place and guard-gated private community in southeastern Orange County, California. It is bound by Trabuco Canyon to the north, Cleveland National Forest to the east, Rancho Mission Viejo to the south, and CA-241 to the west.

First discovered by Spanish ranchers in the 1760s, the area originally consisted of grassy hills dotted with Live Oak trees and cattle. In the 1930s, Ernest Bryant Jr. purchased the property, naming it Bryant Ranch. The wide open space, which included deer, birds, and mountain lions, made Bryant Ranch an ideal retreat for hunters and nature enthusiasts.²³ Coto de Caza's transition to master-planned community began in 1963, when Ernest Bryant Jr. sold 5,000 acres for a reported \$5 million to Macco Realty, a subsidiary of Pennsylvania Railroad, then Penn Central.²⁴ At this time, the Coto de Caza Development Corporation was formed in order to maintain a connection to the land's hunting origins. In 1964, the

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northern lands comprising Coto de Caza were developed as a private hunting and equestrian social club, the Hunt Club.²⁵ The club opened to the public in the early 1970s.²⁶ With construction of the Coto Valley Country Club in 1970, hunting and equestrian activities were expanded to tennis and other sports activities. The Country Club included a swimming pool, gymnasium, racquetball courts, and bowling alley as well as the Vic Braden Tennis College in 1974.²⁷ When lots were put on the market in the early 1970s, very few people were eager to live in the undeveloped, rural community. To entice buyers, Vic Palmieri of Penn Central, the developer at the time, invited Vic Braden to move his existing tennis college from Rancho Bernardo in San Diego County to Coto de Caza, promising a "high tech" classroom and research center if financial goals were met.²⁸ The first homes were constructed in 1975 by the Great Southwest Corporation (with whom Macco Realty had merged) within the Village along Via Alondra.

When Penn Central declared bankruptcy, ownership of Coto de Caza was transferred to Florida-based Arvida in 1979, which began a targeted marketing campaign. A 1980s ad in *Orange Coast Magazine* advertised 1- to 1.5-acre lots beginning at \$155,000, with the slogan, "If your dream is to live in the country—not far from the city—discover Coto de Caza, a 5,000 acre valley of the most beautiful land in Southern California."²⁹ By 1980, Coto de Caza had transformed into a 5,000-acre master planned development that included community centers, single- and multi-family homes, open space, and landscaped areas. However, the community had an abundance of vacant land intended for residential development and was in need of economic backing to finish the effort. This backing came in the form of several well-known corporations buying interest in the community. In 1984, the Walt Disney Company purchased Arvida, at which point Arvida Disney became managing partner of the development with a 40% interest. The Chevron Land & Development Co. additionally purchased a large interest – 40%, and City Federal Savings & Loan maintained a 20% interest.³⁰ This joint venture between Disney Arvida, Chevron, and City Federal intended to construct 6,000 homes in Coto, and set about reviving interest in what would become one of the country's largest gated communities.

In 1984, Coto de Caza hosted the Los Angeles Summer Olympics' Modern Pentathlon, and the community gained global notice. In 1985, an 18-hole golf course was designed by Robert Trent Jones to run down the center of the community, which opened in 1987. At the time, approximately 500 people lived in the development, with the majority having lived there since the mid-1970s when the first custom homes were constructed. The community remained tightknit and rural into the late 1980s, as homes in the nearby master planned community of Rancho Santa Margarita were not sold until 1986, and major transportation corridors serving the area were not opened until the early 1990s.³¹ Community events including chili cookoffs, cowboy-themed parties, tennis, shooting, and horseback triathlons were common.³² The final connection to the former hunting reserve was severed when then-developer Arvida closed the Hunt Club in 1991. A smaller range opened on the east side of the community, but closed shortly thereafter in 1992. The Coto de Caza Golf & Racquet Club opened in 1991 and remains a social and recreation hub for the community. In 1992, the area became better linked when extensions of Oso, Antonio and Alicia Parkways were completed.³³ In 1996, development was taken over by Lennar, which aimed to build lower-density housing in the southern portion of the community. Lennar's work on Coto de Caza's 45 branded neighborhoods was completed in 2003 signaling completion of a nearly three-decade development campaign.

TENNIS AS A RECREATION AND LEISURE SPORT

Though the modern game of tennis is a direct descendent of *jeu de paume*, invented in France circa the 11th century.³⁴ *Jeu de paume*, which translates to "game of the palm," began as a handball game practiced with bare hands and played by French monks over monastery walls or a rope strung across a courtyard.³⁵ Real tennis, a complex indoor racket-and-ball game, was first derived from *jeu de paume*, and is played infrequently under the monikers "real tennis" in Britain, "court tennis" in the United States, and "royal tennis" in Australia. The word "tennis" may originate from the French word *tenez*, meaning "here it comes" which was shouted to an opponent as the ball was served.

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Tennis evolved with the invention of the racket and a scoring system in the 16th century, and the game quickly increased in popularity, soon becoming adopted by Europe's nobility. When tennis spread to England, avid fans Henry VII and Henry VIII commissioned the construction of courts throughout the country. The tennis court constructed at Hampton Court Palace, in 1625, remains in place today.³⁶ Modern tennis was designed and codified as "lawn tennis" in England in the 1870s. Victorians largely played the game on grass courts with two opposing players (singles) or pairs of players (doubles) using "tautly strung rackets to hit a ball of specified size, weight, and bounce over a net on a rectangular court."³⁷ Points were won when an opponent failed to return the ball within the dimensions of the court. Though there is some deliberation, the invention of modern tennis is attributed to Major Walter Clopton Wingfield in 1873, when he published a book of rules for the game entitled "The Major's Game of Lawn Tennis."³⁸ In 1874, Major Wingfield took out a patent on the game, with an hourglass-shaped court to distinguish it from typical rectangular courts and the introduction of a rubber ball, which could bounce on grass.³⁹ Clay courts were introduced in the late 19th century, followed by hardwood flooring and "hard" courts with concrete or acrylic surfaces. In 1875, the Marylebone Cricket Club was real tennis' governing body when the sport was patented. That same year, J.M. Heathcote, a distinguished real tennis player, developed a rubber tennis ball covered with white flannel.⁴⁰ In 1877, the London-based All England Croquet Club and Lawn Tennis Club held the first tennis championship at Wimbledon, at which time a rectangular court 78'x27' was established. Scoring was adapted from real tennis at 15, 30, 40, game, with the server allowed one fault. In 1880, the All England Club and the Marylebone Cricket Club published revised rules and guidelines for items such as net height, which are a close approximation to those in use today.

Into the 1870s, tennis gained popularity in the United States. Introduction of the game is generally attributed to New York's Mary Outerbridge for bringing a set of English rackets and balls back to the country and to Massachusetts's William Appleton, who owned a lawn tennis set and popularized the game with friends James Dwight and Fred R. Sears.⁴¹ In 1880, the first US championship was held at the Staten Island Cricket and Baseball Club. In 1881, the US National Lawn Tennis Association (USNLTA), was formed, and held the first US National Singles Championship for men in Newport, Rhode Island in 1881.⁴² Women's participation in tennis came quickly, with a female category at Wimbledon as early as 1884. The female players competed in Victorian garb: long-sleeved dresses, corsets, and hats.⁴³ Tennis was included at the 1896 Olympic Games in Athens, though women had to wait until the 1900 Olympic Games in Paris to compete.⁴⁴ The first international team championship was held in 1900, the men's International Law Tennis Challenge, or Davis Cup, which was won by the United States.⁴⁵ In 1913, a world governing body for tennis, the International Lawn Tennis Federation (ILTF) was founded, with representatives from 12 national associations.⁴⁶

The first touring exhibitions began in 1926. Arranged by sports promoter Charles C. Pyle, the tour included six professional and amateur players: four men and two women, and drew large crowds in major arenas. For the next four decades, professional tennis consisted primarily of tours featuring a reigning champion and a recently signed amateur champion. In the 1930s, tennis' absence from the Olympics led to the advent of the "Grand Slam," which included winning all four major tournaments: Australian Open, French Open, Wimbledon, and US Open.⁴⁷ In 1967, two new professional groups were formed: the National Tennis League and the World Championship Tennis. These groups signed a significant number of the world's top players, both professional and amateur. The same year, the British Lawn Tennis Association (LTA) voted to abolish the distinction between amateurs and pros in their tournaments, despite the risk of expulsion from the ILTF. After an emergency meeting in March 1968, the ILTF approved 12 open tournaments.

The most rapid period of growth of tennis as both a participant and spectator sport occurred in the late 1960s, when the major championships were opened to professionals as well as amateurs, or open tournaments. The first open tournament, the British Hard Courts at Bournemouth, was played in April 1968. The first Wimbledon, when many past champions who had been stripped of membership when they turned professional were welcomed back. The total prize money was approximately \$62,000, to be divided between the winners. Within two decades, major championships included multi-million dollar winnings, with top players earning upwards of \$1 million a year on the court alone.⁴⁸ Tennis

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returned to the 1968 Olympic Games in Mexico City and the 1984 Olympics in Los Angeles as a demonstration sport, which led to the advent of a "Golden Slam," achieving an Olympic medal as well as a grand slam.⁴⁹

In the 1970s, television broadcasts of professional tournaments and the rise of notable players and rivals increased the appeal.⁵⁰ Changes in fashion and equipment also broadened the appeal. Tennis wear, previously restricted to white, became available in an increasing number of styles and colors. Tennis balls, also previously restricted to white, became available in an increasing number of colors, with yellow becoming the preferred hue. Rackets, previously a standard size and shape and constructed primarily of laminated wood, were manufactured in a variety of sizes, shapes, and materials. Significant milestones in tennis equipment include the introduction of metal frames in 1967 and oversized head in 1976.⁵¹ Open tournaments and the transition to full-fledged professional tennis came with numerous disputes and lawsuits, which led to separate male and female players guilds, the men's Association of Tennis Professionals (ATP) and the Women's Tennis Association (WTA), which would become the Women's International Tennis Association (WITA) in 1986. In 1975 and 1977, respectively, the United States Lawn Tennis Association and the International Lawn Tennis Federation had a change of title, dropping the word "lawn" to become the United States Tennis Association (USTA) and International Tennis Federation (ITF).⁵² Tennis returned as an official Olympic sport at the 1988 Olympic games in Seoul, at which point participating in the Olympic Games became fundamental for the world's best players.⁵³ To date, the only person to achieve the Golden Slam in a single season is Steffi Graf, who won the women's singles gold medal at the 1988 Olympic Games as well as all four major tournaments.⁵⁴ Though tennis rules have not changed drastically since 1880, equipment continues to evolve. Courts can be grass (real or synthetic), clay (real or synthetic), or rubberized asphalt. Wimbledon in Britain has been played on the grass lawns of the All England Club since 1877, while the United States championships played on grass from 1881-1974, then synthetic clay at the West Side Tennis Club in Forest Hills, New York, and finally rubberized asphalt at the USTA National Tennis Center in Flushing Meadow Park, New York.⁵⁵ Presently, the modern game of tennis is sanctioned by the International Tennis Federation (ITF), the world governing body of the sport.⁵⁶

VIC BRADEN TENNIS COLLEGE

Victor Kenneth Braden was born in Monroe, Michigan on August 2, 1929.⁵⁷ One of seven children, his father worked in a paper mill. Braden first discovered tennis at the age of twelve and improved rapidly at the game, winning the Michigan State High School tennis championship his sophomore through senior years. The championship was canceled his freshman year due to WWII. Dr. Allen B. Stowe offered Braden a summer job taking care of the tennis courts at the Stowe Tennis Stadium in Kalamazoo, Michigan, where Braden worked for the next three summers. After graduating high school in 1947, Dr. Stowe arranged a tennis scholarship for Braden at Kalamazoo College. There, he was captain of the tennis team, winning the league singles title and coaching children to earn extra money.⁵⁸

At Kalamazoo College, Braden became interested in sociology and psychology. Two months before graduation, Braden was hired as the club pro at the Toledo Tennis Club. In the off-season he was employed by the Libby Owens Glass Company. He married Joan Seabridge, who he met at Kalamazoo College, in September 1951. In 1952, Braden also became a tennis coach for both men's and women's teams at the University of Toledo. While staying with his wife's aunt in Topanga Canyon, California in the winter of 1953, Braden met and gained friends on the tennis courts of the Beverly Wilshire Hotel in Beverly Hills. Braden became an assistant pro to Frank Feltrop, who hosted Hollywood's tennis playing elite.⁵⁹ John Faunce, a tennis pro, offered Braden an assistant position at the El Mirador hotel in Palm Springs, California, and the Bradens moved to Palm Springs.⁶⁰ In 1953, Braden met Jack Kramer, a world tennis champion. Braden asked the Kramer Tour to make an appearance at the University of Toledo when he returned in the spring of 1954, and Braden and Kramer began a decades-long friendship.

In 1955, the Bradens permanently relocated to California, and Braden was hired as a sixth grade teacher at Topanga

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Elementary School.⁶¹ Upon reading a social studies book that discussed the great quality of life in Haiti, he recalled a Haitian tennis player who had told him about the struggles the average Haitian family faced. Braden became interested in challenging educational truths and utilizing technology in education, having students record questions on audio tapes and sending them to his friend in Haiti, who delivered the tapes to a sixth grade teacher whose students recorded their responses.⁶² During his second and third summer at Topanga Elementary School, Braden served on the staff of the Psychology Clinic School at UCLA, where, inspired by Grace Fernald's kinesthetic spelling and reading method, he incorporated the sports world into the curriculum with great effect.⁶³ Braden earned a Master's Degree in Educational Psychology from the University of California, Los Angeles in 1958, and became the district psychologist for the Hermosa Beach School District until 1962, when he co-founded the Jack Kramer Tennis Club in Rolling Hills Estates, acting as manager and teaching pro from 1962-1970.⁶⁴

In 1971, AVCO Development Company contacted Braden, offering to build him a classroom and teaching lanes in Rancho Bernardo, and the Vic Braden Tennis College was established.⁶⁵ The teaching lanes, which Braden designed in the 1950s, ejected 900 balls per hour, giving Braden the opportunity to "see how many consecutive shots one needed to hit before his / her brain would start sending better signals to the muscles."⁶⁶ Braden's interest in melding education, psychology, and technology continued. Dr. Richard Schmidt, a UCLA professor, established that an individual has to be psychologically ready to suffer uncomfortable changes before meaningful physical gains would appear. In order to encourage this process, Braden incorporated video analysis typical for all sports, allowing students to view their techniques and mistakes and improve accordingly.

In 1973, Victor Palmieri approached Braden with the request to relocate his tennis college to Coto de Caza, a developing planned community in the Trabuco Canyon area of Orange County, California. Braden agreed to the terms of a "high tech" classroom and research center, in addition to the teaching lanes utilized at Rancho Bernardo, and while the new facility was under construction, temporarily relocated the his school to the Chinquapin resort in Lake Tahoe (summer of 1973) and the Shadow Mountain resort in Palm Desert (winter of 1973-1974).⁶⁷

Braden and his second wife, Melody, relocated to Coto de Caza in the spring of 1974, where they initially lived in a trailer, as homes had not yet been constructed on the 5,000-acre property. At its opening on August 25, 1974, the Vic Braden Tennis College featured six tennis courts, seventeen teaching lanes, an observation tower, a high tech classroom, and four video viewing rooms.⁶⁸ The classroom included three large screens for projecting film shot at several thousand frames per second. Braden, a showman and entrepreneur developed a "Laugh and Win" campaign to attract students and players to the facility. In 1978 he established a tennis school in established in Goslar, Germany. He is cited as having established additional schools in Spain and Switzerland, though little information is identified for these facilities and they may have instead been touring exhibitions. In 1979, Braden was part of a contingent of players and coaches to visit China. The visit was led by the United Nations and Tennis International in an effort to improve relations between the two countries through the sport of tennis.⁶⁹ Braden's touring efforts, and creation of a ski schools in Aspen in 1978, led to less time and involvement at the tennis college. By 1976 he was cited as no longer teaching on-court lessons and only participating in one lecture course.⁷⁰

In 1978, on a trip to visit his brother in Aspen, Braden met with Aspen community leader Dick Butera, whose houseguest was a Board Member of the Aspen Skiing Company. Numerous meetings later, Braden signed a five year contract with a potential three year extension with the Aspen Skiing Company, carrying his "Laugh and Win" campaign from the tennis courts to the slopes. The campaign centered on how fear and anxiety interferes with success, integrating Braden's psychology background with his coaching and research career. Ski research began immediately, including visual demonstrations of an expert skier and coach travelling the slopes with painted lines on their body and wooden platforms in classrooms to emulate the incline of slopes.⁷¹ The Vic Braden Ski College remained open until 1994.

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In 1980 a sports research center was added to the Vic Braden Tennis College property. Led by Dr. Gideon Ariel, a bio-mechanics authority from Amherst University who, with his research partner, Dr. Ann Penny, developed a system to quantify human movement. The Coto Research Center included a running track with force plates and the latest scientific equipment, including indoor and outdoor cameras for photography and 3-D video.⁷² Research conducted at the center provided insight on linespeople for the United States Tennis Association, using biofeedback studies to determine if emotional situations altered calls, as well as an Eye Mark Recorder to track eye movements at 10,000 frames per second. The center focused on a variety of issues including the effect of discouraging remarks on a player's heart, the interaction between horse and polo rider, the speed of a boxer's punch, and the best time to release an arrow.⁷³ The Coto Research Center closed in 1990.

By the late 1980s Coto de Caza's developers declined to renew the contract with the Vic Braden Tennis College. Braden purchased and briefly operated the facility briefly before it permanently closed in the early 1990s. The Bradens moved to Palm Springs in 2000 and later moved back to Coto de Caza. At age 78, Vic Braden met Miguel Pulido, mayor of the City of Santa Ana. Pulido, who played tennis in college, was interested in finding ways to help children in his city learn to play tennis free of charge, and with Braden's assistance, established a Junior Tennis Ambassador program.⁷⁴ The program was formed out of the idea that children have a tendency to respect other children when they are teaching their classmates. The Junior Tennis Ambassadors' office took up residence in a relocated historic home in Cabrillo Park, which housed public tennis courts and the Match Point Academy.⁷⁵

Vic Braden was known for his on-court teaching methods, use of technology in tennis instruction, and most importantly, his enthusiasm for the sport. He passed away at the age of 85 on October 6, 2014 from complications of congestive heart failure.⁷⁶

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APPENDIX E.

PREPARER

QUALIFICATIONS

Candice Croix, MSHP
Historic Preservation Specialist
candice@urbanapreservation.com

Historian Preservation Specialist, **Candice Croix**, holds a Master of Science in Historic Preservation from Ball State University, and a Bachelor of Arts degree from California Baptist University.

Candice meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of Architectural History. She is experienced in completing historic sites inventories, performing contextual and property-specific historic research, conducting conditions assessments, and preparing preservation and interpretation plans, including preparation of a Preservation Plan for the grounds and funeral tunnel at Dayton National Cemetery, located in Dayton, Ohio. Prior to joining Urbana, Candice worked for Expeditors International where she provided project management for new and existing technical applications, produced and edited support documentation, and performed incident-specific technical research for a global clientele. She additionally worked for the Disney Vacation Club, where she coordinated operations logistics and managed information for real estate proposals and strategies. Her previous professional experience is an asset to the firm, and is directly applied to marketing, client communications, and preservation project management. Ms. Croix is experienced in field survey and research, material conservation, and preservation advocacy. She is practiced in in urban and rural settings in California and the mid-west.

SELECT PROJECT EXPERIENCE

In-progress	<i>Historical Resource Analysis Report – Vic Braden Tennis Center, VCS Environmental, Coto de Caza, CA</i>
In-progress	<i>Historic-Era Built Environment Survey Report – SCE Kern River Transmission Line Rating Remediation Program, Kern and Los Angeles Counties, CA</i>
In-progress	<i>Historic-Era Built Environment Survey Report – Ivanpah-Control Transmission Project, Inyo, Kern, and San Bernardino Counties, California</i>
In-progress	<i>Determination of Historic Significance, 400 2nd Avenue, City of Coronado, Coronado, CA</i>
2019	<i>Determination of Historic Significance, 241 J Avenue, City of Coronado, Coronado, CA</i>
2019	<i>Historical Resource Analysis Report / Historic Property Survey Report – SCE Eastern Sierras Transmission System, Mono and Inyo Counties, CA</i>
2019	<i>Condition Assessment and Reuse Study – 1801 Mechanic Street, Galveston Historical Foundation, Galveston, TX</i>
2019	<i>Oldfields Chauffeur's Residence Building Assessment and Preservation Plan - Indianapolis Museum of Art / Newfields, Indianapolis, IN</i>
2019	<i>Historic American Building Survey Documentation – Chauffeur's Residence at Indianapolis Museum of Art, IN-320-A, Indianapolis, Indiana</i>
2019	<i>Historic American Landscape Survey Documentation – Funeral Tunnel at Dayton National Cemetery, OH-3-A, Dayton, Ohio</i>
2019	<i>Community Attachment Plan – City of Elwood, Elwood, IN</i>
2019	<i>Feasibility Study – Miller Milkhouse, Muncie, IN</i>
2018	<i>Borderman Gymnasium National Register Nomination – City of Converse, Converse, IN</i>

www.urbanapreservation.com

EDUCATION

Master of Science – Historic Preservation,
College of Architecture & Planning
Ball State University

Graduate Practicum:
*Preservation & Interpretation Plan of
Dayton National Cemetery*

Bachelor of Arts – Psychology
California Baptist University
Member: University Choir & Orchestra

PROFESSIONAL EXPERIENCE

Historic Preservation Specialist:
Urbana Preservation & Planning, LLC
(San Diego, CA) 2019-present

Research Assistant: College of
Architecture & Planning (Muncie, IN)
2018-2019

Information Services Specialist:
Expeditors International (Seattle,
WA) 2014-2017

Sales Center Coordinator: Disney
Vacation Club (Anaheim, CA) 2012-
2014

BOARDS & MEMBERSHIPS

Board Member: Preservation Action

SKILLS + INTERESTS

Natural Resources Conservation
Preservation Advocacy



URBANA PRESERVATION & PLANNING LLC

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

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

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

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

EDUCATION

Master of City Planning, Historic
 Preservation & Urban Design
 Concentration | California State
 University, San Diego

—
 Bachelor of Arts – History, Public
 History & Urban Studies
 Concentration | California State
 University, San Diego

PROFESSIONAL REGISTRATIONS

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

PROFESSIONAL EXPERIENCE

Founding Principal: Urbana
 Preservation & Planning, LLC, (San
 Diego & Oakland) 04/2005-present

—
 Faculty + Lecturer: San Diego State
 University Master of City Planning
 Graduate program, 2012

—
 Instructor: University of California, San
 Diego – Extension, 2006-2017

—
 Architectural Historian & Preservation
 Planner: Architectural Resources
 Group (San Francisco & Los
 Angeles), 10/2002-04/2005

—
 Architectural Historian & Preservation
 Planner: HRS, (San Diego) 12/2001-
 10/2002

—
 Historian & Historic Preservation
 Planner: Office of Marie Burke Lia,
 Attorney at Law, (San Diego)
 01/2000-11/2001

—
 Assistant Coordinator + Researcher:
 SHPO/CHRIS-South Coastal
 Information Center, 12/1996-08/1999

PROJECT EXPERIENCE*

In-progress	<i>Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.</i>
In-progress	<i>City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.</i>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>
2018	<i>City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.</i>
2018	<i>California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.</i>
2018	<i>City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.</i>
2018	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.</i>
2017	<i>Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.</i>
2017	<i>Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.</i>
2017	<i>Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.</i>
2017	<i>4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.</i>
2017	<i>Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.</i>
2017	<i>Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.</i>
2017	<i>Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.</i>
2017	<i>Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.</i>
2017	<i>4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.</i>
2017	<i>Historical Resource Research Report, 707 17th Street, San Diego, California.</i>
2017	<i>5064 Lotus Street, San Diego, California, Historical Resource Technical Report.</i>
2017	<i>Historical Resource Technical Report, 550 Sicard Street, San Diego, California.</i>
2017	<i>Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.</i>
2017	<i>6035 University Avenue, San Diego, California, Historical Resource Technical Report.</i>

BOARDS + COMMITTEES

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

SELECT PROJECT AWARDS

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

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

SELECT RECENT AWARDS (CONT.)

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

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

RELATED EXPERIENCE

Member: County of San Diego Valle de Oro Community Planning Group, 09/2016 forward
Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 08/2016 forward
Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort
Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016)
AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present
Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present
Invited Panel Speaker: <i>Density and Design: The Future of Housing in San Diego</i> , American Planning Association San Diego Section, San Diego, 09/2017
Invited Speaker: <i>Building Community and Character – Preservation is Place; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE), 06/2013</i>
Panel Speaker: <i>Preservation Toolkit for Small Cities</i> , American Planning Association California Chapter Conference, 10/2012
Invited Speaker: <i>Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012</i> , Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012

April 2014	4 th @ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA
March 2014	Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.
February 2014	Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.
January 2014	1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.
November 2013	Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.
September 2013	Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.
October 2013	NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.
June 2013	Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA
January 2013	National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA
January 2013	Historical and Architectural Eligibility Evaluation of Delano Substation Complex.
October 2012	Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations
October 2012	City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.
2011-2013	Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)
In-process	San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA
July 2012	National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA
June 2012	Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA
June 2012	County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA
April 2012	NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA
March 2012	Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA
February 2012	National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA
February 2012	Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA
January 2012	NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA
December 2011	City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA
December 2011	Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA

RELATED EXPERIENCE (CONT.)

Invited Panel Speaker: *Outsiders & Fringe Dwellers – Preservation Partners of the Future*, California Preservation Foundation Conference, 05/2011

Guest Lecturer: *Preservation, Housing, and Sustainability*, UCSD Urban Studies & Planning Program, 05/2011

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Invited Speaker: *Harriett Wimmer, Women, and Modern Landscape Architecture in California*, Congress of History of San Diego & Imperial Counties, 03/2011

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Guest Lecturer: *Historic Preservation Planning*, San Diego State University Public Administration Program, 07/2010

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Attendee: AIA Webinar, *The 2030 Commitment: Setting and Achieving Energy Goals with Integrated Design*, 12/2009

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Attendee: APA Webinar, *Balancing the Land-Use Transportation Equation: At the Community Level*, 09/2009

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Attendee: APA Webinar, *LEED for Neighborhoods*, 08/2009

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Attendee: San Diego APA, *Making Density Work – San Diego Density Symposium*, 10/2008

Moderator: *Planning for Preservation: A Survey of Municipal Preservation Programs Throughout San Diego County*, San Diego APA & UCSD Extension–UPD Cert. Program, 08/2008

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Invited Speaker: *Local Historic Site Designation & The Mills Act Historic Property Tax Credit Program*, City of San Leandro (CA), 04/2005

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Attendee: CA Preservation Foundation & CA Office of Historic Preservation, *Historical Resource Surveys for Local Governments*, San Diego (CA) 02/2004

November 2011	<i>NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA</i>
September 2011	<i>Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.</i>
July 2011	<i>Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)</i>
June 2011	<i>Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA</i>
April 2011	<i>Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties</i>
December 2010	<i>Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA</i>
October 2010	<i>City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA</i>
November 2010	<i>Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA</i>
August 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review</i>
July 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California</i>
July 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review</i>
June 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review</i>
June 2010	<i>Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California</i>
April 2010	<i>Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA</i>
March 2010	<i>Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application</i>
January 2010	<i>CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA</i>
December 2009	<i>City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA</i>
December 2009	<i>Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA</i>
November 2009	<i>City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA</i>
November 2009	<i>CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA</i>
November 2009	<i>Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application</i>
August 2009	<i>CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA</i>
August 2009	<i>Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA</i>
August 2009	<i>Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA</i>
August 2009	<i>CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA</i>
July 2009	<i>Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA</i>

RELATED EXPERIENCE (CONT.)

Attendee: National Charrette Institute, <i>Introduction to Dynamic Planning</i> (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003
Attendee: CA Preservation Foundation, <i>Incentives for Historic Preservation Projects</i> , Berkeley (CA) 09/2003
Attendee: University of Southern CA, <i>Preservation Planning & Law</i> , Los Angeles (CA) 07/2003
Attendee: League of CA Cities, <i>Smart Growth Zoning Codes</i> , Lodi (CA) 12/2002
Invited Participant: <i>Second Natures, Redefining The Los Angeles Riverfront</i> , Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)
Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S.)
Attendee: <i>Section 106 An Introductory Course</i> , National Preservation Institute, San Francisco (CA) 04/1999

COURSES CREATED & TAUGHT

BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)
BUSA 40515 - Fundamentals of City Planning (UCSD 2007)
BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)
BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)
ART 40436 - American Architectural History I & II (UCSD 2008-2014)
CP 670 - History of Urban Planning (SDSU 2012)

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

July 2007	<i>Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA</i>
May 2007	<i>Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)</i>
February 2007	<i>419 Park Way Historical Resource Analysis Report, Chula Vista, CA</i>
January 2007	<i>Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA</i>
December 2006	<i>Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.</i>
November 2006	<i>Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA</i>
September 2006	<i>Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA</i>
September 2006	<i>Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA</i>
August 2006	<i>Historical Evaluation Report – 2959 East Avenue, Hayward, CA</i>
June 2006	<i>Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA</i>
May 2006	<i>Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA</i>
May 2006	<i>Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA</i>
April 2006	<i>Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA</i>
March 2006	<i>City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA</i>
March 2006	<i>South Mossdale Historic-Era House Evaluation, Lathrop, CA</i>
February 2006	<i>Westwind Barn Historic Preservation Study, Los Altos Hills, CA</i>
January 2006	<i>Section 106 Review of the 2654 Mission Street Property, San Francisco, CA</i>
January 2006	<i>Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536</i>
January 2006	<i>Section 106 Review of Ardenwood 34551 Ardenwood Boulevard, Fremont, CA 94555</i>
December 2005	<i>Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814</i>
December 2005	<i>Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA</i>
November 2005	<i>Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA</i>
November 2005	<i>Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA</i>
October 2005	<i>Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818</i>
September 2005	<i>City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA</i>
September 2005	<i>Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA</i>
August 2005	<i>Historical Resource Analysis Report – Somky Property/Thompson's Soscol Ranch, Napa, CA 94558</i>
July 2005	<i>Walnut Creek Women's Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA</i>
June 2005	<i>Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA</i>
May 2005	<i>Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA</i>
March 2005	<i>Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA</i>
March 2005	<i>University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)</i>
February 2005	<i>Hall Winery Historical Resource Analysis, St. Helena, CA</i>

January 2005 *Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*
 January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
 December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*
 November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
 October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
 September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
 September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
 August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
 August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*
 July 2004 *Design Review Analysis – Schneider's Building, 208 East Third Street, San Mateo, CA 94401*
 July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
 July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*
 June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
 June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
 June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
 May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
 April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
 April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
 March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
 March 2004 *Historical Evaluation Of The Fresno Republican/McMahan's Building, 2030 Tulare Street, Fresno, CA 93721*
 February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
 January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
 January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
 January 2004 *Historical Evaluation Of The Residence Located At 571 Valley Street, San Francisco, CA*
 January 2004 *Historical Evaluation Of The 3925 20th Street Residence, San Francisco, CA 94131*
 November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
 November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
 November 2003 *Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
 November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
 October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
 August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*

July 2003	<i>Historical Evaluation Of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403</i>
June 2003	<i>Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)</i>
May 2003	<i>Historical Evaluation Of The Residence Located At 606 Dorchester Road, San Mateo, CA</i>
March 2003	<i>Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)</i>
March 2003	<i>Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)</i>
March 2003	<i>Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)</i>
March 2003	<i>Historical Evaluation Of The Residence Located At 1015 South Grant Street, San Mateo, CA</i>
February 2003	<i>8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA</i>
February 2003	<i>Existing Conditions and Subdivision Design Alternatives For The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA</i>
February 2003	<i>Historical Evaluation Of The Residence Located At 336 West Poplar Avenue, San Mateo, CA</i>
January 2003	<i>Historical Evaluation Of The Residence Located At 744 Occidental Avenue, San Mateo, CA</i>
January 2003	<i>Historical Evaluation Of The 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA</i>
December 2002	<i>CA State Capitol Building, Historical Resource Review, Sacramento, CA</i>
November 2002	<i>Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA</i>
October 2002	<i>Historical Evaluation Of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)</i>
October 2002	<i>Historical Assessment Of The St. Patrick's Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104</i>
September 2002	<i>Historical Assessment Of The Building Located At 4257 Third Street, San Diego, CA,</i>
April 2002	<i>Historical Assessment Of The Building Located At 3567 Ray Street, San Diego, CA,</i>
October 2001	<i>Historical Assessment Of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104</i>
September 2001	<i>Historical Review Of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA</i>
August 2011	<i>El Cortez Hotel Part 3 - Request for Certification of Completed Work</i>
August 2001	<i>Core Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented (Prepared For Centre City Development Corporation)</i>
August 2001	<i>Urbana Project Abstract Bibliography (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)</i>
July 2001	<i>Historical Assessment Of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103</i>
July 2001	<i>Historical Assessment Of The Building Located At 4230 Maryland Street, San Diego, CA, 92103 (With Kathleen A. Crawford)</i>
June 2001	<i>Historical Assessment Of The 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103</i>
May 2001	<i>Update Of The November 1988 Historic Site Inventory Of Centre City East For Centre City Development Corporation (with Scott Moomjian)</i>

April 2001	<i>East Village Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented (Prepared For Centre City Development Corporation)</i>
April 2001	<i>Update Of The May 1989 Historic Site Inventory Of Bayside For Centre City Development Corporation</i>
January 2001	<i>Historic Survey Report Of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101 (with Scott Moomjian)</i>
January 2001	<i>Historical Assessment Of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101</i>
December 2000	<i>Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site</i>
November 2000	<i>Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites</i>
November 2000	<i>Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site</i>
October 2000	<i>The National Register of Historic Places Travel Itinerary; Old Town San Diego</i>
August 2000	<i>Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites</i>
July 2000	<i>Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA</i>
July 2000	<i>Historical Assessment Of The 3658 Warner Street Residence, San Diego, CA 92106</i>
July 2000	<i>Historical Assessment Of The 367 Catalina Boulevard Residence, San Diego, CA 92106</i>
July 2000	<i>Historical Assessment Of The 906 West Lewis Street Residence, San Diego, CA 92103</i>
May 2000	<i>Historical Assessment Of The 501-503, 507 and 509 14th Street Residences, San Diego, CA</i>
May 2000	<i>The San Diego Flume Company System Redwood Pipeline, San Diego County, CA</i>
March 2000	<i>Historical Assessment of The Society For Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113 (with Scott Moomjian)</i>

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