

JM Research and Consulting

Jennifer Mermilliod, M.A.

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MEMORANDUM

DATE: February 26, 2022

TO: Jeremy Krout
EPD Solutions, Inc.
2 Park Plaza, Suite 1120
Irvine, CA Orange, CA 92614

FROM: Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian

SUBJECT: Focused Cultural Resources Survey – Historic Resources Assessment for the 12300 Lakeland Road Project, Santa Fe Springs, Los Angeles County, California

Dear Mr. Krout,

JM Research & Consulting (JMRC) completed a focused Cultural Resources Survey – Historic Resources Assessment (HRA) for the proposed 12300 Lakeland Road Project in Santa Fe Springs, Los Angeles County, which proposes the demolition of the existing site improvements and the development of an industrial building and associated site improvements on the approximately 8.42-acre site (APN 8025-002-026).

The survey was requested by EPD Solutions as part of the environmental review process in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The study identified one property of historic age that would be demolished as part of the proposed project – a commercial/industrial manufacturing plant consisting of multiple structures, including:

- Office Building
- Metal Fabrication Building and Steel Lift Structure
- Rear Warehouse Buildings (2)
- Ancillary Structures (2)

This HRA evaluates the property for significance and eligibility for historic designation and analyzes potential impacts of the proposed project under CEQA. The study may complete the Cultural Resources investigation, or act as a companion study to a Phase I Cultural Resources Assessment, including archaeological investigation, should one be required and completed by others.

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian, JMRC, who exceeds the Secretary of the Interior's Professional Qualifications Standards, acted as Principal Historic Consultant and both managed and completed the study, which included consultation, coordination, and compliance applicable and relevant to cultural resources planning (see resume, Attachment B). The intensive-level survey was conducted from January to February 2022 and included field survey and historic and building specific research in accordance with CEQA Guidelines. Research and review of source material included previous cultural resources studies; Los Angeles County property records; Santa Fe Springs building permit records; city directories; historic newspapers, aerial photographs, and topographical maps; and local history records accessible through the City of Santa Fe Springs, Santa Fe Springs Historical Society, and Santa Fe Springs Library and websites. The survey area is outside the geographic boundaries covered by Sanborn Maps.

The project area is located within a commercial/industrial area and adjacent to (south of) the former CENCO oil refinery (historically Bell View Oil, Rothschild Oil Company, and Powerine) on the southern edge of the original Santa Fe Springs city boundaries. Once part of Rancho Santa Gertrudes, a 1834 Mexican land grant carved from the Rancho Los Nietos, the largest Spanish land grant in California given to Jose Manuel Nieto, the area was subdivided in 1869 for the Santa Gertrudes Land Association. With the help of the completion of the transcontinental railroad and the ensuing land boom, the area soon became a popular destination centered on the Fulton Wells Health Resort, a sulfur hot spring, in the late-19th century. With the completion of a local line of the Atchison, Topeka and the Santa Fe through town, in honor of the railroad, the town of Fulton Wells was changed to Santa Fe Springs about the mid-1880s. In addition to the hot sulfur springs resort, the young town boasted three large estates built by the Bell, Matern, and Hawkins families, a general store, winery, a buttery, and many farms. In 1919, a major oil strike transformed the landscape into a blanket of oil fields, derricks, and refineries, somewhat arresting the urban development of the town until the mid-20th century when it incorporated in 1957. The agricultural land and oil fields of derricks transformed over the next decades, from 1957 to 1989, into residential and commercial/industrial districts, which featured the large plants and facilities of firms such as Southern California Chemical, W.T. Billard, Oltman's Construction Company, Maruichi American Corporation, LeFiell Manufacturing Company, Artesia Ready-Mix Concrete, and Coast Iron & Steel Company.

Additional historic and building specific archival research under the current HRA revealed that in the early 20th century, the subject property contained one small building on the west side set far back from Lakeland Road and was surrounded by agricultural fields, oil fields, and the Norwalk State Hospital complex to the southeast until its development in the 1960s:

12300 Lakeland Road. This property was developed as a commercial/industrial facility with multiple buildings and structures for the relocated Coast Iron & Steel Company. The company, which fabricates structural metal, was founded in 1953 in Compton, and by 1958, Paul B. Mickel is listed in city directories as president. Born in 1922 in the Lake Elsinore area, World War II veteran Paul Brooks Mickel grew up in the construction business as a machinist employed by Pacific Iron & Steel in Los Angeles, which was likely a precursor to Coast Iron and Steel and may have been a family business. Los Angeles County land and property records document that the company erected its own metal fabrication building and associated steel lift structure, the first to be constructed on the property, in 1964. Soon following in 1966, the office building was designed by architectural firm Cliff Olsten & Associates of Los Angeles. The prolific and well-known architect, and his firm, was very active beginning in the 1950s and responsible for the New Formalism design of the Rambam Torah Institute at Yeshiva University, Fullerton-Continental Apartments in Los Angeles, high style residential designs and extensive track home and planned community development throughout southern California. Historic topographical maps and aerial images

show the two large warehouse buildings, which are now enclosed and leased to the adjacent property to the west, were added by 1972. Between 1974-1975, two gas tanks were added (demolished 1989). The original design of the office was modified in 1981 with the two-story west addition and side elevation repairs in 2015 due to a car accident. Fieldwork confirmed the Mid-Century Modern design intent of the original office as well as the substantial two-story addition and other changes, including new stucco, some window changes, and the slight modification of the rear mass.

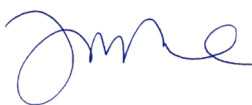
The extant mid-1960s commercial/industrial property was constructed in the early urban growth years of the newly incorporated city of Santa Fe Springs and the transformation of its land from agriculture and the production and refinement of crude oil into residential and commercial/industrial quarters from 1957-1989. Although an important period of development in the history of the city, Santa Fe Springs does not have a local preservation ordinance or criteria with which to establish local designation eligibility, and the local value of the property does not rise to the threshold of significance to support strong association with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). The extensive alteration of the primary office building has precluded its ability to represent the work of architect Cliff Olsten; the two large warehouse buildings are of common design and construction and do not embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value; and the metal fabrication building and steel lift structure alone is unable to fully represent the property or meet the state or national threshold for eligibility (NR/CR C/3). The results of research under this focused HRA study have not yielded, or predicted the likelihood of the previously graded and disturbed property to yield, information important in history or prehistory (NR/CR Criteria D/4). While among other commercial/industrial property, the geographic distance of similar historic properties and extent of modern development in the area suggests no potential for the property to contribute to a collective resource.

Based on the results of the HRA, 12300 Lakeland Road does not appear to be eligible for listing in the National Register of Historic Places (NR) or California Register of Historical Resources (CR), and the potential for local designation does not exist at this time. The property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation** and fully documented on California Department of Parks and Recreation DPR forms (attached). The results of this focused study indicate that no further historic investigation is recommended.

The proposed project includes the demolition of all existing site improvements and redevelopment of the site for industrial use. As 12300 Lakeland Road has been found ineligible for designation, the property is not considered a historic resource under CEQA, and no mitigation measures are recommended.

Please contact me should you need any clarification or further assistance.

Regards,

A handwritten signature in blue ink, appearing to read 'Jme', is positioned above the typed name.

Jennifer Mermilliod, Principal, JMRC

Attachment A

DPR Forms

PRIMARY RECORD

Primary #		
HRI#		
Trinomial		
CHR Status Code	6Z	
Other Listings		
Review Code	Reviewer	Date

*Resource Name or # (Assigned by recorder)

Coast Iron & Steel Company

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Whittier Date T 3S ; R 11W ; N 1/2 of NE 1/4 of Sec 7 ; S.B. B.M.

c. Address 12300 Lakeland Road City Santa Fe Springs Zip Code 90670

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 8025-002-026

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

See Continuation Sheet.

P3b. Resource Attributes: (List attributes and codes) HP6 – Commercial building (office)

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

P5b. Description of Photo: (view, date,
Accession #) View to SE; January 19, 2022



***P6. Date Constructed / Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1953 (Assessor's Records)

***P7. Owner and Address:**
Duke Realty Lakeland Road LP
12300 Lakeland Road
Santa Fe Springs, CA 90670

***P8. Recorded by:** (Name, org., and addr.)
Jennifer Mermilliod
JM Research & Consulting (JMRC)
4049 Almond Street, Suite 201
Riverside, CA 92501

***P9. Date Recorded:** January 19, 2022

***P10. Survey Type**
Intensive-Level

***P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2022. Historic Resources Assessment for the 12300 Lakeland Road Project (APN 8025-002-026), Santa Fe Springs, Los Angeles County, CA.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*CHR Satus Code 6Z

*Resource Name or # (Assigned by recorder) Coast Iron & Steel Company

B1. Historic Name: Coast Iron & Steel Company

B2. Common Name: Coast Iron & Steel Company

B3. Original Use: Commercial/Industrial Fabrication

B4. Present Use: Commercial/Industrial Fabrication

*B5. Architectural Style: Mid Century Modern (altered) & Vernacular Industrial

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

1964 Fabrication Building & Lift Structure

1966 Office (3,200 sq')

By 1972 Rear Buildings (2)

1974-75 Two gas tanks (demolished 1989)

1981 Office 2-story addition & modifications

2015 Office side elevation repair (car accident), replace 7 windows (same size, location), dual pane, tempered glass

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Metal Fabrication Building & Lift Structure

Rear Warehouse Buildings

B9a. Architect: Cliff Olsten & Associates (office)

B9b. Builder: Coast Iron & Steel

*B10. Significance: Theme 20th Century Comm/Ind Development

Area Santa Fe Springs

Period of Significance 1957-1989

Property Type Office & mfg plant

Applicable Criteria N/A

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

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP8 - Industrial building; HP11 – Engineering structure (steel lift)

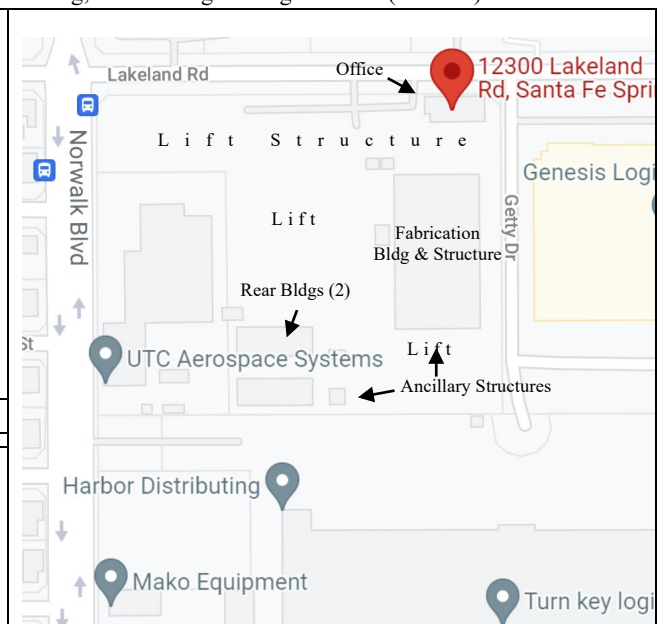
*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: February 10, 2022



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

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 7 *Resource Name or # (Assigned by recorder)

Coast Iron & Steel Company

* Recorded by Jennifer Mermilliod

*Date January 19, 2022

☒ Continuation

☐ Update

***P3a. Description:**

This commercial/industrial property is located on the south side of Lakeland Road, east of Norwalk Blvd, and consists of a one-and two-story office building (1966, modified 1981) and a rear yard with a metal fabrication building and structural lift system (1964), two warehouse buildings (by 1972), and two small ancillary structures. The asphalt-covered work/storage yard and rear buildings and structures are separated from the front office and adjacent (west) asphalt front parking lot by a block wall and rolling metal vehicular gates, and the whole property is enclosed by a mix of chain link and corrugated metal panel fencing.

The rectangular office, which rests on a slab foundation with a raised rear foundation, is capped by a varied-pitch mansard roof trimmed with red barrel tile. Wide, boxed, and stuccoed eaves with multiple board fascia shelter walls clad in modern stucco. Half timbering divides the central mass of the asymmetrical façade into five bays, each filled with a high placed, aluminum-framed sliding window. Similar but different metal-framed sliding windows on the rear of this central mass as well as lack of rear articulation present in historic aerials indicates a modification (ca 1981). Closely matching windows fill the height of each level in the added 1981 two-story east volume. An engaged pergola of thick pointed arches defines five bays that wrap around the west mass. An aluminum-framed, recessed storefront entry with glazed double doors and geometrically shaped sidelights and top lights in the west end bay is flanked on each side by two bays with compatibly angled, high set aluminum-framed fixed windows. Metal man doors have been added on the east elevation and on the rear elevation where a small modern sliding window has also been added. Palms, desert plantings, boulders, and multicolored rock fill a low front planter edged with a one-block course, and a short concrete walk and stoop accesses the entry from the front (west) parking lot, which is edged with a strip of palm street trees. Design quality expressed in the office building has been compromised by the two-story addition, modern stucco, and other modifications.

The large, two-story vernacular metal fabrication building of steel beam and truss construction rests on a concrete slab and is capped by a medium-pitched, double gable roof of red-painted corrugated metal panels that ends in narrow eaves over short walls of unpainted corrugated metal and dropped shed roofs over full-length, open side elevations. Central matching interior walls frame elevated mezzanine offices with multi-paned metal windows that overlook operations. A further dropped, small, shed roof structure extends from the east elevation opening. An elevated steel lift structure extends across the north front of the metal fabrication building to the east property line, down the center of the rear yard, and along the rear of the fabrication building from which a crane system lifts and moves work products. The basic structure appears to have been reconfigured throughout its use to accommodate changes in operations or shifts in yard storage space.

Two large, rectangular flat-roofed vernacular warehouse buildings with rooftop railings and two small solid-roofed open metal sheds are located at the rear southwest corner of the property and enclosed by screened chain link fencing with barbed wire. The buildings are sheathed in modern stucco with aluminum-framed tripartite and sliding windows, roll-up metal openings and metal man doors with some awnings, and short, high-attached metal shed roofs over outdoor, adjacent storage. The southerly building may be clad with metal panels.

An open, metal-framed ancillary structure shelters an outdoor worker break area to the rear of the metal fabrication building, a newer, three-sided corrugated metal shed along the rear lot line is used for chemical storage, and a propane tank is aligned with the center drive aisle.

***B10. Significance:**

The project area is located within a commercial/industrial area and adjacent to (south of) the former CENCO oil refinery (historically Bell View Oil, Rothschild Oil Company, and Powerine) on the southern edge of the original Santa Fe Springs city boundaries. Once part of Rancho Santa Gertrudes, a 1834 Mexican land grant carved from the Rancho Los Nietos, the largest Spanish land grant in California given to Jose Manuel Nieto, the area was subdivided in 1869 for the Santa Gertrudes Land Association. With the help of the completion of the transcontinental railroad and the ensuing land boom, the area soon became a popular destination centered on the Fulton Wells Health Resort, a sulfur hot spring, in the late-19th century. With the completion of a local line of the Atchison, Topeka and the Santa Fe through town, in honor of the railroad, the town of Fulton Wells was changed to Santa Fe Springs about the mid-1880s. In addition to the hot sulfur springs resort, the young town boasted three large estates built by the Bell, Matern, and Hawkins families, a general store, winery, a buttery, and many farms. In 1919, a major oil strike transformed the landscape into a blanket of oil fields, derricks, and refineries, somewhat arresting the urban development of the town until the mid-20th century when it incorporated in 1957. The agricultural land and oil fields of derricks transformed over the next decades, from 1957 to 1989, into residential and commercial/industrial districts, which featured the large plants and facilities of firms such as Southern California Chemical, W.T. Billard, Oltman's Construction Company, Maruichi American Corporation, LeFiell Manufacturing Company, Artesia Ready-Mix Concrete, and Coast Iron & Steel Company.

Additional historic and building specific archival research under the current HRA revealed that in the early 20th century, the subject property contained one small building on the west side set far back from Lakeland Road and was surrounded by agricultural fields, oil fields, and the Norwalk State Hospital complex to the southeast until its development in the 1960s. The property was developed as a commercial/industrial facility with multiple buildings and structures for the relocated Coast Iron & Steel Company. The company, which fabricates structural metal, was founded in 1953 in Compton, and by 1958, Paul B. Mickel is listed in city directories as president. Born in 1922 in the Lake Elsinore area, World War II veteran Paul Brooks Mickel grew up in the construction business as a machinist employed by Pacific Iron & Steel in Los Angeles, which was likely a precursor to Coast Iron and Steel and may have been a family business. Los Angeles County land and property records document that the company erected its own metal fabrication building and associated steel lift structure, the first to be constructed on the property, in 1964. Soon following in 1966, the office building was designed by architectural firm Cliff Olsten & Associates of Los Angeles. The prolific and well-known architect, and his firm, was very active beginning in the 1950s and responsible for the New Formalism design of the

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

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Coast Iron & Steel Company

* Recorded by Jennifer Mermilliod

*Date January 19, 2022

☒ Continuation

☐ Update

Rambam Torah Institute at Yeshiva University, Fullerton-Continental Apartments in Los Angeles, high style residential designs and extensive track home and planned community development throughout southern California. Historic topographical maps and aerial images show the two large warehouse buildings, which are now enclosed and leased to the adjacent property to the west, were added by 1972. Between 1974-1975, two gas tanks were added (demolished 1989). The original design of the office was modified in 1981 with the two-story west addition and side elevation repairs in 2015 due to a car accident. Fieldwork confirmed the Mid-Century Modern design intent of the original office as well as the substantial two-story addition and other changes, including new stucco, some window changes, and the slight modification of the rear mass.

The extant mid-1960s commercial/industrial property was constructed in the early urban growth years of the newly incorporated city of Santa Fe Springs and the transformation of its land from agriculture and the production and refinement of crude oil into residential and commercial/industrial quarters from 1957-1989. Although an important period of development in the history of the city, Santa Fe Springs does not have a local preservation ordinance or criteria with which to establish local designation eligibility, and the local value of the property does not rise to the threshold of significance to support strong association with events that have made a significant contribution to the broad patterns of our national or state history or with significant persons in our past (NR/CR Criteria A,B/1,2). The extensive alteration of the primary office building has precluded its ability to represent the work of architect Cliff Olsten; the two large warehouse buildings are of common design and construction and do not embody the distinctive characteristics of a type, period, or represent the work of a master, or possess high artistic value; and the metal fabrication building and steel lift structure alone is unable to fully represent the property or meet the state or national threshold for eligibility (NR/CR C/3). This study has not yielded, or predicted the likelihood of the previously graded and disturbed property to yield, information important in history or prehistory (NR/CR Criteria D/4). While among other commercial/industrial property, the geographic distance of similar historic properties and extent of modern development in the area suggests no potential for the property to contribute to a collective resource. The property at 12300 Lakeland Road does not appear to be eligible for listing in the National Register of Historic Places (NR) or California Register of Historical Resources (CR), and the potential for local designation does not exist at this time. The property has been assigned a California Historic Resources (CHR) code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation.**

***B12. References:**

B'nai B'rith Messenger. 1965. "Rambam Building Plans Approved, Lowy Announces." 5 March, pg. 18.

City of Santa Fe Springs. 1963-2015. Building Permits.

First American Title Insurance Co. 2021. Preliminary Title Report.

NETR 1953-2018. Historical Aerials Imagery. <https://netronline.com/>.

Jensen, Marilyn. 1991. *Santa Fe Springs: A Pictorial History*.

LA County. 1869. Map of the Rancho Gertrudes. M.R. 1/502.

LA County. 1976. Parcel Map No. 6738. P.M. 068/099.

LA County. 1996. Parcel Map No. 24656. P.M. 274/050.

O'Neill, Richard W. (ed.). 1964. *House & Home*. McGraw-Hill/Dodge Publishers. Vol. XXVI No. 6., Dec.

Santa Fe Springs Historical Committee. 2012. *Santa Fe Springs*. Images of America Series. Arcadia Publishing.

USGS. 1949-2018. Whittier, California, 7.5-Minute Quadrangle.

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Primary # _____

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Coast Iron & Steel Company

* Recorded by Jennifer Mermilliod

*Date January 19, 2022

☒ Continuation

☐ Update

P5b. Additional Photographs:



Ease façade end and side elevation addition, view SW



Rear elevation w/ added entry & window, view NE



West façade end, view SW



Façade with added east end, view S



Main entry, view S/SE



West side elevation window detail, view E

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*Date January 19, 2022

☒ Continuation

☐ Update



Fabrication Building & Lift Structure (front), view SE



Fabrication Building & Lift Structure (rear), view NW



Fabrication Building side elevation,interior offices, view E/SE



Fabrication Building double gable detail (front), view S



Structural Lift & Yard, view S/SW



Structural Lift & Yard, view W

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☒ Continuation

☐ Update



Enclosed Rear Buildings (2), view W/SW



Ancillary Structure (Chemical Storage), view SW



Ancillary Structure (Employee Area), view NE



Yard & Stacks, view N/NW

Attachment B

Professional Resume



Jennifer Mermilliod, M.A.

JM Research & Consulting

4049 Almond Street, Suite 201

Riverside, CA 92501

951-233-6897

jennifer@jmrc.biz

Statement of Qualifications & Expertise

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

Project Design, Entitlement & Consultation

Regulatory Compliance – Section 106 & CEQA

Survey, Evaluation & Context Development

Design Review, Case Planning, & Plan Check

Historic Preservation Planning, Policy & Programs

Cultural Resources Treatment & Management

National Register, California Register, & Local Registration

Presentation, Public Relations, & Outreach

Education

UC, Riverside, M.A., History, specialization in Historic Preservation, 2001

UC, Riverside, B.A., History, 2000

Professional Experience

Cultural Resources/Historic Consultant, JM Research & Consulting, since 2001

Reviewing Official under SHPO MOU, March Joint Powers Authority, since 2012

Contract Historic Preservation Senior Planner, City of Riverside, 2016-2020

Contract City Architectural Historian & Preservation Planning Consultant, City of San Gabriel, 2021-2024

Historic Consultant and On-film Historian, HGTV & DIY Network, Restored Show, Seasons 1-6, since 2016

Selected Projects

Preservation Planning, Policy & Programs

Veteran's Wall of Honor, City Hall Plaza, Riverside, 2021.

Determination of Eligibility, 550 E. Chapman Avenue, Orange, 2021

Mission Heritage Plaza Substantial Compliance Analysis, Wakeland Housing & Development, Riverside, 2020

National Register Nomination: Evergreen Cemetery, Riverside, 2020-2021

Rafferty Project Feasibility Study, Forensic Investigation, & Project Oversight, Toll Brothers, Santa Ana, 2020-2021

Covina Bowl Project Management, Covina, 2019-2021

National Register Nomination: Bumann Ranch, Encinitas, 2020

San Jacinto General Plan Update, City of San Jacinto, 2019

Landmark Nomination: Bigelow's Bungalow, Riverside, 2018

Historic Interpretive Entry Design & Plaque: Marywood Retreat Center, Orange, 2017

San Jacinto Downtown Specific Plan, City of San Jacinto, 2017

National Register Nomination: Jefferson Elementary School, Corona, 2017

Citywide Streetlight LED Conversion Project, City of Riverside, 2017

City of Riverside North Park Pergola Collapse – Salvage & Documentation Program, City of Riverside, 2017

Landmark Plaque: The Patsy O'Toole House, Riverside, 2016

Landmark Plaque: The Nielson Pool House, Riverside, 2016

Landmark Nomination and Plaque: Camp Anza Officers Club, Riverside, 2016

History Room Design & Interpretive Display: Camp Anza Officers Club, Riverside, 2016

City of Redlands Certified Local Government Program Development, 2015

Chicago/Linden Strategic Plan, City of Riverside, 2013

National Register Nomination: Huntington Beach Public Library on Triangle Park, Huntington Beach, 2013

California Baptist University Specific Plan, Riverside, 2012

Landmark Nomination and Plaque: The Walter C. Banks Residence, Riverside, 2012

Historic District Nomination: Segment of State Route 18, Corona, 2012

Landmark Nomination and Plaque: The A.C.E. Hawthorne House and Tree, Riverside, 2012

National Register Nomination: Grand Boulevard, Corona, 2011

California Register Nomination: The Jackson Building, Riverside, 2009

Landmark Nomination and Plaque: The Jackson Building, Riverside, 2008

California Point of Historical Resources Nomination: Camarillo Ranch House, Camarillo, 2005

National Register Multiple Property Nomination: Architecture of the Arts and Crafts Movement, Pasadena, 2004

Structure of Merit Nomination: House at 3855-59 11th Street, Riverside, 2003

National Register Nomination: Camarillo Ranch House, Camarillo, 2003

CEQA Compliance

Recreation Village Project, Covina, 2021
NWC Clinton Keith & Wildomar Trail Project, Wildomar, 2021
Valley and Oak Project HRA, El Monte, 2021
Santa Ana and Calabash Avenues Project HRA, Fontana, 2021
Slover/Alder Avenue Development Project HRA, Bloomington, 2021
Magnolia Presbyterian Sanctuary Rebuild Project SOIS Analysis, Riverside, 2021
Wood & Lurin Project HRA, Riverside, 2021
Great Scott Project HRA, Lake Forest, 2021
Vita Pakt, Trumark Homes, Covina, 2021
Covina Bowl, Covina, 2020
March Field Historic District WMWD Water Utility Line Replacement, March Joint Powers Authority, 2019-2021
La Atalaya, Altura Credit Union Member House, Riverside, 2019
Entrada, Wakeland Housing & Development, Riverside, 2019
Main Library, City of Riverside, 2018
Redlands YMCA Properties, Redlands, 2017
Marywood Retreat Center, Orange, 2013-2017
Mission Inn La Trattoria Pergola & Wine Tasting Room, Riverside, 2016
Rhunau, Rhunau, Clark Building, Riverside, 2016
Arlington Plaza, Riverside, 2016
Mission Lofts, Riverside, 2015
Lakeside Temescal Valley Project Lake Corona, Corona, CA
Harris Farm Townhomes, Riverside, 2015
Dhammakaya Retreat, Azusa, 2013
Riverside Plaza Harris' Department Store, Riverside, 2012
Old Town Plaza, San Jacinto, 2011
Pfennighausen Ranch, Pedley, County of Riverside, 2010
March Field Historic District Garage Building #113, March Joint Powers Authority, 2009
Five Points Realignment, City of Riverside, 2008
Fox Block, City of Riverside, 2007

Section 106 & CEQA Compliance

Prado Dam & Reservoir Improvement Project, Santa Ana River, 2017-present
Home Front at Camp Anza - Camp Anza Officers Club, City of Riverside, 2013-2017
HRER, Colton Undergrade & C Street Crossing Seismic Retrofit Projects, City of Colton, Caltrans District 8, 2014
HPSR & FOE, University Avenue Streetscape Project, City of Riverside, Caltrans District 8, 2005
HPSR & FOE, Victoria Avenue Streetscape & Parkway Restoration Project, City of Riverside, Caltrans District 8, 2004
HPSR, Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project, City of Riverside, Caltrans District 8, 2001

Section 106 Compliance

Entrada, Wakeland Housing & Development, Riverside, 2019
Mission Heritage Plaza & Civil Rights Museum, Wakeland Housing & Development, Riverside, 2017
HPSR, Inglewood Avenue Corridor Widening Project, City of Lawndale, Caltrans District 7, 2013
Van Buren Improvement Project, March Joint Powers Authority, County of Riverside, EDA, 2013
Wattstar Cinema and Education, Los Angeles, 2010
County of San Bernardino Lead Abatement Program, Highland, Redlands, & San Bernardino, 2003

Professional Activities

Publications

The New Home Company Announces Marywood Hills, a Historic Collection of Luxury Residences with Unobstructed Views of the City of Orange. Press Release co-authored for immediate by The New Home Company. April 2018.
The Grandest Boulevard. Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District, *The Riverside County Chronicles*, Issue No. 5. Fall 2011.
Riverside Project Wins Governor's Award for Historic Preservation: 'Home Front at Camp Anza' Brings New Life to Old Officers Club. Press Release authored for immediate release by City of Riverside. October 4, 2016.
Historic Resources Inventory Database Web site: Instructions for Online Navigation. Historic Resources Database Web site User's Manual prepared for the City of Riverside. September 2002.
Historic Resources Inventory: Instructions for Recording and Viewing. Historic Resources Database User's Manual prepared for the City of Riverside. September 2001.

Awards

California Preservation Foundation Award – Latino Context, City of Riverside. 2019.
Governor's Award for Historic Preservation – Homefront at Camp Anza. 2016.

California Preservation Foundation Best Restoration Award – Homefront at Camp Anza. 2017.
IE Economic Partnership Award for Best Real Estate Development and Reuse – Homefront at Camp Anza. 2016.
Golden Nugget Award - Best Renovated, Restored, Adaptive Re-Use Residential Project – Homefront at Camp Anza. 2016.
Golden Nugget Award -Best Affordable Housing Community Under 30du/acre – Homefront at Camp Anza. 2016.

Presentations, Speaking Engagements, and Instruction

Civil Rights Walk Eliza Tibbets Statue Film Presentation. City of Riverside Main Street Pedestrian Mall. 2021

City of Riverside Cultural Heritage Board Continuing Education Program. 2021

Session I. Cultural Heritage Board 101. May 19, 2021.

Session II. Secretary of the Interior Standards, June 16, 2021.

Session III. Certified Local Government Program, July 21, 2021.

Creating Space for Women: Julia Morgan, Architect, and the Riverside YWCA. Women In Tandem (WIT). COVID HOLD.

The History of the Automobile in Riverside, Riverside Historical Society Four-Part Lecture Series. 2018-2021.

Part 1. The Automobile Comes to Town: The Birth of the Automobile Industry in Riverside, 1902-1913. October 7, 2018.

Part 2. From Agriculture to Automobile: The Internalization of a New Economy, 1913-1928. June 2, 2019.

Part 3. The Automobile Unscathed: Navigating a Path through Depression and Wartime, 1929-1945. April 11, 2021.

Part 4. TBD 2022

Historic Preservation: The Field of Public History. Notre Dame High School Career Day. September 2018.

Historic Preservation: The Field of Public History. Riverside East Rotary Club. July 2018.

Historic Preservation: The Field of Public History. Riverside Uptown Kiwanis. December 2017.

Architecture: Form, Function, and Ornamentation. Architecture Series. Diocese of San Bernardino, OLPH. October 2011.

How to Research Your Historic Home. City of Riverside Public Workshop. October 2010.

Riverside's Hidden Histories: The Gems Among Us – Nava Tires. Mission Inn Foundation and Museum. June 17, 2010.

The Art of the Survey. Riverside County Historical Commission 5th Annual Symposium. October 26, 2007.

The Field of Public History. California State University, Fullerton. Dr. Wendy Elliott Scheinberg. November 14, 2006.

Arlington Heights, the Realization and Preservation of a California Dream. CPF Conference. May 14, 2005.

How to Research Your Historic Home. Riverside County Historical Commission History Workshop. April 16, 2004.

Affiliations & Service

National Trust for Historic Preservation, General Member #58551599.

California Preservation Foundation, General Member #21244.

Old Riverside Foundation, General Member; Board of Directors (2003-2005) – facilitated mission advancement through planning and direction of annual home tour, awards program, facilities maintenance, and historic preservation advocacy.

Riverside Historic Society, Lifetime Member