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# **Appendix E**

## Built Environment Inventory and Evaluation Report (2022)



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# Built Environment Inventory and Evaluation Report

# Guajome Crest

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**JULY 2022**

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# Acronyms and Abbreviations

Acronym/Abbreviation	Definition
Guajome Crest Project	Proposed project
subject property	2839 Guajome Lake Road
APN	Assessor Parcel Number
CEQA	California Environmental Quality Act
CHRIS	California Historical Resource Information System
CRHR	California Register of Historic Resources
NPS	National Park Service
NRHP	National Register of Historic Places
NADB	National Archaeological Database
PIMS	Property Information Management System

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# Executive Summary

Dudek was retained by Ricon Homes to prepare a Built Environment Inventory and Evaluation Report for the proposed Guajome Crest Project in the City of Oceanside (proposed Project). As currently planned, the proposed Project consists of the development of a 16.84 acre site associated with the address 2839 Guajome Lake Road (Project site). This report documents Dudek's efforts to identify and evaluate historic age built environment resources located within the Project site that may be subject to direct or indirect impacts from the proposed Project. One (1) building 45 years of age was identified within the Project site and evaluated for historical and architectural significance. The Project site is mostly undeveloped; however, a Quonset hut (subject property) has been located on the Project site since the 1950s.

## Evaluated

- 2839 Guajome Lake Road, Oceanside, CA 92057; APN: 157-412-15-00 – Built ca.1950s

This report includes the results of a California Historical Resources Information System (CHRIS) records search; intensive-level survey of the proposed Project site and its vicinity by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the Project site; and recordation and evaluation of one built environment resource over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local eligibility criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources, and all applicable local guidelines and regulations.

As a result of Dudek's extensive archival research, field survey, record search, and property significance evaluation, no historical resources were identified within the Project site, nor were any adjacent historical resources identified that could be indirectly impacted by proposed Project activities.

The property associated with the address 2839 Guajome Lake Road does not appear eligible under any NRHP, CRHR, or City of Oceanside eligibility criteria due to a lack of significant historical associations, architectural merit and compromised integrity. Therefore, the 2839 Guajome Lake Road property is not considered an historical resource for the purposes of CEQA. The proposed Project would result in a less than significant impact to historical resources under CEQA. No further study is required.

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# 1 Introduction

Dudek was retained by Ricon Homes to prepare a Built Environment Inventory and Evaluation Report for the proposed Guajome Crest Project in the City of Oceanside (proposed Project). This report includes the results of a California Historical Resources Information System (CHRIS) records search; intensive-level survey of the Project site by a qualified architectural historian; building development and archival research; development of an appropriate historic context for the Project site; and recordation and evaluation of one built environment resource over 45 years old for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Oceanside designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

The Project site includes one parcel that totals 16.84 acres. The Project site is currently occupied by one single-family residence and ancillary structures (subject property) and is associated with the address 2839 Guajome Lake Road in the City of Oceanside, California (City).

## 1.1 Project Location and Description

### Project Location

The Project site is located at 2839 Guajome Lake Road, east of Albright Street, and southwest of Seattle Slew Way in Oceanside, California in northwest San Diego County. The Project site falls within Section 2 of Township 11 South, Range 4 West of the San Luis Rey, California 7.5-minute U.S. Geological Survey Topographic Quadrangle Map (Figure 1).

The Project site consists of an approximately 16.84-acre parcel (APN 157-412-15-00) (Figure 2). The majority of the Project site is located to the northeast of Guajome Lake Road, but the parcel is split with a small section southeast of the road. Residential development is present to the northwest, northeast, and southeast of the Project site. Guajome Regional Park is south of Guajome Lake Road. Through the northwest of the Project site is a creek which ultimately empties into Guajome Lake, located approximately a half-mile northwest of the Project site within Guajome Regional Park.

**Table 1. Parcel in the Project site**

APN	Addresses
157-412-15-00	2839 Guajome Lake Road
	0 Guajome Lake Road

## Project Description

Project Description: The proposed project would involve a request for approval of a Development Plan, Tentative Map, and Density Bonus to allow for the construction of 83 single-family homes on approximately 11 acres of the 16.6-acre project site (Figure 2, Site Plan). The project would also include approximately 34,391 square feet of private recreational and amenity area placed throughout the development. The project is subject to State Density Bonus Law (Government Code Section 65915) and local Density Bonus provisions (Section 3032 of the Zoning Ordinance).

Four (4) of the proposed 83 single-family homes (5 percent of the total) would be designated as deed-restricted affordable housing. The remaining 76 homes would be sold at market rate. The proposed affordable homes would be distributed evenly throughout the community. In order to accommodate the project as allowed under Density Bonus Law, the project cannot physically comply with all of the development standards that apply to standard single-family residential projects. Based on the proposed design to accommodate Density Bonus units, the project anticipates seeking waivers of development standards, including reduction of lot sizes, equestrian development standards removed, reduction or redistribution of setbacks, reduction of open space/landscape minimums, increased floor area ratio (FAR) per lot, and retaining wall heights.

The average proposed lot sizes would be approximately 2,496 square feet with homes ranging in size from 1,650 to 2,050 square feet. Primary access to the project site would be from Guajome Lake Road, which would be improved as part of the project. Road improvements would include 40-foot curb to curb improvements including a 5.5-foot parkway and a 4.5-foot sidewalk. The internal private road would be 28 - 32 feet wide with 5-foot sidewalks. Each proposed home would include a 2-car garage, and a private driveway that would allow for additional parking of 2 more cars.

All homes would be developed on the southern portion of the project site which has been previously disturbed and graded. The project may be required to clear part or all of the Coastal Sage Scrub to provide a fuel modification zone for fire requirements. This will be addressed in the EIR. The project would avoid the northernmost portion of the project site along the riparian corridor, preserving approximately 5 acres of the 16.6-acre project site as open space. The General Plan designation for the project site is Single Family Detached Residential (SFD-R) with a zoning designation of Single-Family Residential - Scenic Park Overlay zone and Equestrian Overlay zone (RS-SP-EQ). The proposed project would be consistent with the General Plan and Zoning designations for the project site. In existing conditions, the project site is mostly vacant and previously disturbed, with one existing residential house in the northern portion of the property.

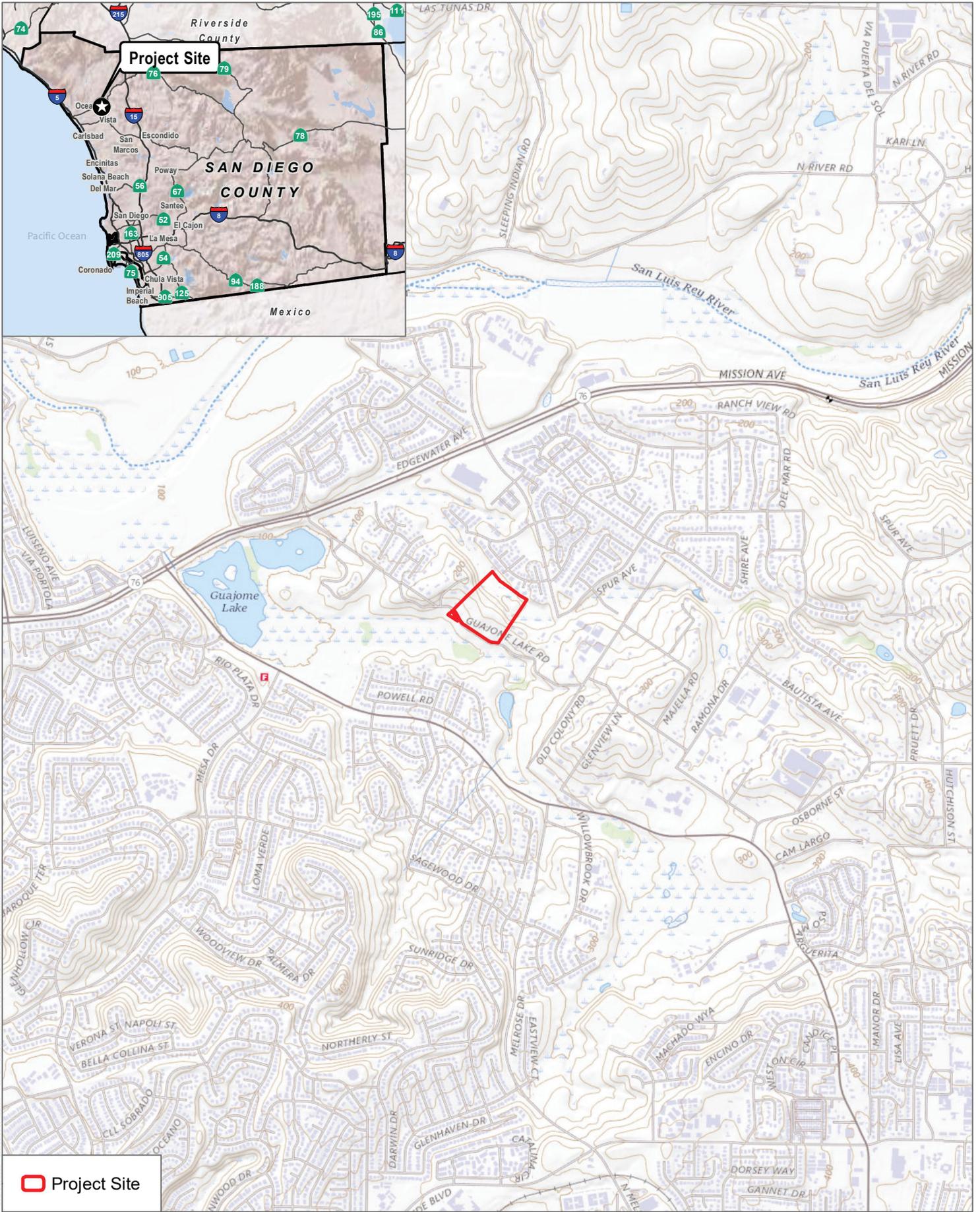
## Built Environment Study Area

The built environment study area was established to encompass the area that may be affected by the proposed Project (Figure 2). The Project site has one built environment resource. This is the subject property associated with APN 157-412-15-00 and address 2839 Guajome Lake Road, Oceanside, CA 92057. The project and the Project site are physically and visually separated from other features of the built environment. Therefore, the built environment study area for this evaluation was limited to the subject property and the Project site.

## 1.2 Project Personnel

The Dudek project team responsible for this report and the fieldwork and analysis supporting this report included Dudek Architectural Historians Katie Ahmanson, MHC and Nicole Frank, MSHP. The report was reviewed for quality assurance/quality control by Dudek Senior Architectural Historian Allison Lyons, MSHP and Historic Built Environment Lead and Task Manager Sarah Corder, MFA. All authors and reviewers meet the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61) for history, architectural history or both. The preparers' qualifications are located in Appendix A.

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SOURCE: USGS 7.5-Minute San Luis Rey Quadrangle  
 Township 11S / Range 4W / Section 02

**FIGURE 1**  
**Project Location**  
 Guajome Crest Project

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SOURCE: SanGIS 2019, Open Street Map 2019

**FIGURE 2**  
Project Site Map  
Guajome Crest Project

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## 1.3 Applicable Regulations

### 1.3.1 Federal

#### The National Register of Historic Places

While there is no federal nexus for this project, the subject property was evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to these basic evaluation criteria, the NRHP outlines further criteria considerations for significance. Moved properties; birthplaces; cemeteries; reconstructed buildings, structures, or objects; commemorative properties; and properties that have achieved significance within the past 50 years are generally not eligible for the NRHP. The criteria considerations are exceptions to these rules, and they allow for the following types of resources to be NRHP eligible (NPS 1995, p. 25):

- A a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- B a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- C a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;
- D a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events;

- E a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- F a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- G a property achieving significance within the past 50 years if it is of exceptional importance.

Once the significance of a resource has been determined, the resource then must be assessed for integrity. Integrity is 1) the ability of a property to illustrate history and 2) possession of the physical features necessary to convey the aspect of history with which it is associated (NPS 1995, p. 44). The evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to the property's significance. Historic properties either retain integrity (that is, convey their significance) or they do not. To retain integrity, a property will always possess several, and usually most, of the seven aspects of integrity (NPS 1997, pp. 44–45):

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

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

**Setting** is the physical environment of a historic property.

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

**Workmanship** is the physical evidence of crafts of a particular culture or people during any given period in history or prehistory.

**Feeling** is the property's expression of the aesthetic or historic sense of a particular period.

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

## 1.3.2 State

### California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c) (1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

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 our 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.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historical, and tribal cultural resources:

1. California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
2. California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
3. California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
4. California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
5. California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b)). An “historical resource” is any site listed or eligible for listing in the CRHR. The CRHR listing criteria are intended to examine whether the resource in question: (a) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; (b) is associated with the lives of persons important in our past; (c) 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 (d) has yielded, or may be likely to yield, information important in pre-history or history.

The term “historical resource” also includes any site described in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)).

CEQA also applies to “unique archaeological resources.” California Public Resources Code Section 21083.2(g) defines a “unique archaeological resource” as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

All historical resources and unique archaeological resources – as defined by statute – are presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). A site or resource that does not meet the definition of “historical resource” or “unique archaeological resource” is not considered significant under CEQA and need not be analyzed further (California Public Resources Code Section 21083.2(a); CEQA Guidelines Section 15064.5(c)(4)).

Under CEQA a significant cultural impact results from a “substantial adverse change in the significance of an historical resource [including a unique archaeological resource]” due to the “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

### 1.3.3 Local

The City of Oceanside Historic Preservation Ordinance (Chapter 14A, Oceanside Municipal Code Section 14A.6, Ordinance No. 82-14, Section 1, 9-8-82) establishes the following criteria for historical significance that a property should meet to be eligible for listing in as a historic site or area in the City of Oceanside:

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

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## 2 Background Research

The following text provides a summary of background research conducted by Dudek to arrive at a general understanding of the development of the Project site and to gather information on the development of the subject property evaluated in this study. Dudek completed background research using the sources specified in the following sections.

### 2.1 CHRIS Records Search

On March 9, 2022, Dudek completed a CHRIS records search of the Project site and a 1-mile search radius using data obtained from the South Coastal Information Center (SCIC). Due to a backlog of digitization caused by COVID-19, not all available data known to CHRIS may be provided in the records search. The search included digitized mapped prehistoric and historic archaeological resources as well as historic built-environment resources; Department of Parks and Recreation (DPR) site records; technical reports; archival resources; and the Office of Historic Preservation’s Built Environment Resources Directory (BERD). For the purposes of this report, only records relevant to historic built environment resources with the potential to be impacted by the proposed Project are discussed in this report. See the Confidential Appendix of *Phase I Cultural Resource Inventory Report for the Guajome Crest Project, Oceanside, California*, prepared by Dudek 2022 for the full records search results, including all archaeological records.

#### Previously Conducted Cultural Resource Studies

The records search identified 120 previous studies that have been performed within one mile of the Project site. Two of these studies overlap portions of the Project site. However, the entire Project site has not been previously surveyed. **Table 2** summarizes the previously conducted cultural resources studies that overlap the Project site (Monifolca 2022).

**Table 2. Previously Conducted Cultural Resource Studies**

Report ID	Authors	Year	Title
<b>Previous Built Environment Studies Overlapping the Study Area</b>			
SD-00973	San Diego County Department of Transportation	1980	“Rancho Guajome: Window on the Past” A Test of Historic Resources at the Casa de Rancho Guajome ( <i>not digitized</i> )
SD-14069	ASM Affiliates, Inc.	2011	Cultural and Historical Resource Study for the City of Oceanside General Plan– Circulation Element Update Program Environmental Impact Report (PEIR)

#### Previously Identified Built Environment Resources

The records search revealed that no built environment resources have been previously recorded within the Project site. The records search did identify two built environment resources previously recorded within the one-mile radius

search buffer of the Project site (**Table 3**). The results of the records search and all DPR forms are located in Confidential Appendix A of *Negative Phase I Cultural Resource Inventory Report for the Guajome Crest Project, Oceanside, California*. **Table 3** summarizes the built environment resources within 1 mile of the Project site.

**Table 3. Previously Identified Built Environment Resources within one (1) mile of Project site**

Primary ID	Name and Description	Year and Recorded by	CHRS Status Code
<b>Built Environment Resources Within 1-Mile of Study Area</b>			
P-37-005992	Guajome Ranch House; One-story Spanish-Mexican Colonial single-family residence from 1853; Property includes a chapel, cistern, reservoir, bath and servant’s house.	1998 (Mary F. Ward, San Diego County Parks Dept.)	1: Listed in the National Register (NR) or the California Register (CR).
P-37-035549	Single-family residence; built ca. 1959	2004 (Andrew R. Pigniolo, Laguna Mountain Environmental Inc.)	No information

## 2.2 Property Development and Archival Research

In addition, ParcelQuest provided the San Diego County Assessor’s information about the Subject Project. Newspapers related to the subject property were reviewed at [www.newspapers.com](http://www.newspapers.com) (Newspapers 2022).

### City of Oceanside

On May 9, 2022, Dudek emailed the City of Oceanside to request building permits for the historic-age property on the Project site. As of June 22, 2022, Dudek had not received a reply.

### City of Oceanside Development Services Department

On June 23, 2022, Dudek emailed the City of Oceanside Development Services Department to request information regarding the subject property on the Project site. Information regarding the city’s Historic Preservation Ordinance and a list of the city’s historic resources was obtained and was used in the preparation of the evaluations of significance and historic context.

### Oceanside Historical Society

On June 20, 2022, Dudek emailed the Oceanside Historical Society to request historic context information regarding the subject property on the Project site. The Oceanside Historical Society replied with uncited obituaries for two owners of the subject property (see History of the Project site). Information regarding the previous ownership of the subject property was used to establish a history of ownership for the Project site.

**Oceanside Public Library**

On June 23, 2022, Dudek emailed the Oceanside Public Library to request information regarding the property on the Project site. As of July 1, 2022, Dudek had not received a reply.

**ParcelQuest**

On June 22, 2022, ParcelQuest was used to access San Diego County Assessor's information about the subject property. Information regarding dates of construction and current owner name(s), if noted, was used in the preparation of the evaluations of significance and historic context.

**Historical Newspaper Review**

Dudek reviewed historical newspapers from Oceanside and surrounding cities in an effort to understand the development of the Oceanside, the Project site, and the subject property at 2839 Guajome Lake Road (APN: 157-412-15-00). These documents were used in the preparation of the historic context and significance evaluation in this report.

**Sanborn Fire Insurance Maps**

Dudek was unable to located Historical Sanborn Map Company fire insurance maps covering the City of Oceanside.

**Historical Aerial Photographs**

Historic aerial photographs of the subject property were reviewed at [historicaerials.com](http://historicaerials.com) (NETR 2021) in order to assess land use and development changes over time, particularly related to historical resources. Historic photographs are available since 1938 and record changes to the subject property until 2018. A review of historical aerial photographs was conducted as part of the archival research effort from the following years: 1938, 1946, 1953, 1964, 1967, 1978, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1988, 1989, 1990, 1991, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. **Table 4** discusses the development of the Project site (NETR 2022).

**Table 4. Historical Aerial Photograph Review of Project site and Surrounding Area**

Photograph year	Observations and Findings
1938	This is the first available aerial photograph of the Project site. Guajome Lake Road is visible as an undeveloped road with vacant land to the north and south, and agricultural fields to the east and west.
1946	Some development appears on an agricultural plot to the north of the Project site.
1953	A short narrow road on the north side Guajome Lake Road appears on the Project site. There are two buildings on the Project site, one in the Quonset hut form (the <b>subject property</b> ) and the other in a nondescript style with a side-gabled roof and vertical wood and board-and-batten cladding
1964	There appears to be an addition that connects the two buildings on the Project site to create the single-family residence that is the <b>subject property</b> currently extant on the Project site, and

**Table 4. Historical Aerial Photograph Review of Project site and Surrounding Area**

Photograph year	Observations and Findings
	detached garage appears southeast of residence. Likewise, Albright Street appears west of the Project site, perpendicular to Guajome Lake Road. Three new residences appear along the west side of Albright Street, and another residence appears off Guajome Lake Road, just west of the properties on Albright Street.
1967	No discernable changes.
1978	Two ancillary buildings appear to the rear of the <b>subject property</b> . A development including multiple single-family residences appears off Guajome Lake Road, west of the three residences that appeared in 1964.
1980	The northernmost ancillary building behind the subject property is removed. Old Ranch Road and Rocking Horse Lane appear on the north side of Guajome Lake Road. Additionally, Hitching Post Drive appears to the northeast and connects the road that is today the San Luis Rey Mission Expressway, to Old Ranch Road.
1981	Stirrup Way branches off the south side of Hitching Post Drive and includes new residences on both its east and west sides. Likewise, a cul-de-sac surrounded by new residences appears west of Stirrup Way on the south side of Hitch Post Drive.
1982	Two residences appear west of the <b>subject property</b> .
1983	No discernable changes.
1984	Four new residential development sites appear in the area surrounding the Project site. Two are south of the Project site with one along the north side of North Santa Fe Avenue, and the other on the west side of Darwin Drive. Another is north of the Project site on the south side of Mission Meadow Drive, and the last is northwest of the Project site along the north side of the road that is today the San Luis Rey Mission Expressway. No discernable changes to the subject property.
1985	New development is visible on the four residential development sites from 1984.
1986	More residential development sites appear southwest and north of the subject project. Likewise, more development is visible on the four residential development sites from 1984.
1988	Single-family residences appear in the all the residential development sites from the previous years.
1989	More single-family residences appear within the previously identified residential development sites to the southwest and north of the subject property, and a new residential development site appears northwest of the Project site along the road that is today the San Luis Rey Mission Expressway.
1990	Single-family residences appear in the residential development sites from 1989.
1991	The ancillary building behind the subject property is removed. New residential development sites appear northwest of the Project site along the road that is today the San Luis Rey Mission Expressway, and southwest of the Project site.
1993	More single-family residences appear in the residential development sites north and southeast of the Project site.
1994	More single-family residences appear in the residential development sites north of the Project site.

**Table 4. Historical Aerial Photograph Review of Project site and Surrounding Area**

Photograph year	Observations and Findings
1995	Two ancillary buildings appear to the northeast rear of the <b>subject property</b> . More single-family residences appear in the residential development sites northwest and northeast of the Project site.
1996	More single-family residences appear in the residential development sites northwest and northeast of the Project site.
1997	More single-family residences appear in the residential development sites northwest and northeast of the Project site. Additionally, the road that is today the San Luis Rey Mission Expressway appears to be under construction to widen the road.
1998	More single-family residences appear in the residential development sites northwest and northeast of the Project site. The widen San Luis Rey Mission Expressway appears.
1999	There appears to be construction on the Project site to the rear of the <b>subject property</b> . More single-family residences appear in the residential development site northeast of the Project site.
2000	Two ancillary buildings appear south of the other two ancillary buildings behind the <b>subject property</b> .
2002	A large rectangular building appears northwest of the Project site, and more single-family residences appear in the residential development sites north of the Project site.
2003	No discernable changes.
2005	No discernable changes.
2009	A new residential development site appears north of the Project site on the northeast side of the intersection at San Luis Rey Mission Expressway and Melrose Drive.
2010	No discernable changes.
2012	No discernable changes.
2014	Single-family residences appear in the residential development site northwest of the Project site on the northeast side of the intersection at San Luis Rey Mission Expressway and Melrose Drive.
2016	More single-family residences appear in the residential development site northwest of the Project site on the northeast side of the intersection at San Luis Rey Mission Expressway and Melrose Drive.
2018	More single-family residences appear in the residential development site northwest of the Project site on the northeast side of the intersection at San Luis Rey Mission Expressway and Melrose Drive.

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## 3 Historic Context

### 3.1 Historical Overview of Oceanside

The City of Oceanside was first settled by people of European descent in 1798. Spanish settlers established the Mission San Luis Rey four miles from what is today the center of Oceanside and used the surrounding San Luis Rey Valley to cultivate fruit orchards and raise cattle. The Spanish gathered surrounding bands of Native American tribes (calling them “San Luisenos” later shortened to “Luisenos”) and used their labor to build Mission San Luis Rey. When it was completed, Mission San Luis Rey became the largest building in California, and was known as the “King of the Missions” (Oceanside Chamber of Commerce 2022).

**Exhibit 1.** Exterior view of Mission San Luis Rey, ca. 1885-1887



**Source:** USC Digital Library, California Historical Society Collection, 1860-1960.

After the Mission Secularization Act of 1833, ownership of the California missions was transferred from the Franciscan Order of the Catholic Church to the Mexican government. Grants from the Mexican government divided the Mission land into private ranchos. The Mission fell into ruin during the 1840s and the tribes of Native Americans making up the San Luisenos left the site. The Project site was part of Guajome Rancho (or the “Home of the Big Frog”), which comprised 2,219.41 acres of lands formerly part of the San Luis Rey Mission lands. The Rancho was granted to Andres and Jose Manuel, formerly enslaved Luisenos, on July 19, 1845, by Governor Pio Pico. After California became part of the United States in 1850, American settlers began arriving in the region and the area grew as a center of cattle ranching. By 1870, the township of San Luis Rey was established around the former Mission, north east of the future location of the City of Oceanside. The town was predominately inhabited by American settlers. (Oceanside Chamber of Commerce 2022; City of Oceanside 2022; Heintzelman 1979).

The advent of the railroads in the late 1880s brought prospective homeowners to Oceanside and transformed the area from predominantly agricultural uses to a seaside resort. In 1880, the California Southern Railroad was formed to construct a rail line between San Diego and San Bernardino. By 1882, they had constructed 211 mi. of track from National City to Fallbrook Junction, just north of Oceanside, and inland through Temecula Canyon and Colton and San Bernardino (City of Oceanside 2022).

Andrew Jackson Myers was the founder of Oceanside. He was granted 160 acres to build a homestead on the Oceanside mesa, southeast of San Luis Rey, in 1883. He divided his acreage into smaller plots for residential development. J. Chauncey Hayes sold real estate for Myers, and by 1888, the population of Oceanside grew to 1,000 inhabitants. The town became the City of Oceanside and was incorporated on July 3, 1888. Throughout the late nineteenth and early twentieth centuries, the city grew to include three hotels, various commercial businesses, six churches, a newspaper, a school and a bank (Oceanside Chamber of Commerce 2022; City of Oceanside 2022).

The railroad played an important role in the growth of Oceanside. The inland route of the California Southern Railroad that had opened in 1882 was prone to flooding, and by 1888, California Southern had built a coastal rail line north of Oceanside to Santa Ana and Fullerton, thereby linking San Diego directly to Los Angeles through Oceanside.

In the 1920s, the city’s growth was further facilitated by the establishment of a paved highway between Los Angeles and San Diego that ran through Oceanside. At the time, the city’s slogan was, “Oceanside, California’s Pride.” The area was used as a backdrop for movies, a growing industry in California. Despite the Great Depression of the 1930s, Oceanside experienced a population growth from 3,508 inhabitants in 1930 to 4,652 in 1940. A new city hall was built in 1934 (City of Oceanside 2022).

**Exhibit 2.** Aerial view of the beach in Oceanside, ca. 1940.



**Source:** California State Library, California History Section Picture Catalog

During World War II, Oceanside became home to the nation's largest Marine Corps Base, after the federal government purchased the entire Rancho Santa Margarita and established Camp Pendleton, immediately north of Oceanside. Demand for housing increased further with the base and the population reached 12,888 people in 1950. The population exceeded 18,000 in 1952 with the beginning of the Korean War. By the 1960s, the city opened the Oceanside Small Craft Harbor as a tourist attraction for pleasure boats as well as sport fishing boats. The economy of Oceanside was mostly dependent on tourism and its proximity to Camp Pendleton. The boundaries of the city were expanded gradually from the initial townsite to include over 40 square miles by the late 1980s (City of Oceanside 2022).

The city has focused on redevelopment throughout the 2000s to encourage new investment and incentivize new commercial and industrial growth. Today, it has a diverse economy featuring a large sector of sporting and recreational goods manufacturing, many biotech and medtech companies, and a thriving agriculture industry. Its location on the coast has made a popular destination for tourists for generations and it still boasts a prosperous tourist industry (City of Oceanside 2022).

## 3.2 Property Type: Quonset hut (1941-1965)

Quonset huts are a type of utilitarian building with a distinctive semi-cylindrical, half-cylinder, or barrel-shaped shape and corrugated metal cladding. The origins of the Quonset hut can be traced across the Atlantic and back to World War I, when the British Army began to experiment with manufacturing prefabricated structures for use during wartime campaigns. During large campaigns, military officials faced the problem of transporting and housing troops as well as storing large quantities of materials and resources. The Quonset hut was designed to be constructed quickly with a continuous arch and metal structure that could be adapted for a variety of uses. Quonset huts were developed for the U.S. military at Quonset Point, Rhode Island, in 1941 by George A. Fuller and Company. Fuller and Company's Quonset hut improved upon the design of the British military's Nissen hut, designed by Peter Nissen in 1916 for World War I.

During World War II, the Quonset hut was used largely used by the military for storage, assembly halls, or barracks. After World War II, surplus Quonset huts were used for many applications. Manufacturers of Quonset huts, such as Great Lakes Steel Corporation and Stran-Steel promoted the adaptive reuse of surplus Quonset huts for civilian life, marketing their products for use as temporary housing for returning veterans, single-family homes, agricultural storage, assembly halls, commercial uses, and light industrial buildings. Many Quonset huts were used in industrial and storage applications around airports.

Quonset huts are considered an important symbol of mid-century utilitarian design and construction. The period of significance for Quonset huts extends from 1941 to 1965 (Decker and Chiei 2005; Fowler et al. 2015).

Character-defining features for the Quonset hut are (Fowler et al. 2015):

- Half-cylinder shape, with wood or metal rib framing
- Rectangular plan
- Clad in corrugated metal sheeting
- Oversized doors
- Steel-frame industrial windows, typically divided-light

## 3.3 History of the Project site

There is one Quonset hut single-family residence with an ancillary shed and a detached garage on the subject property: 2839 Guajome Lake Road. According to research conducted with Historic Aerials, there were two buildings on the property in 1953, one in the Quonset hut form and the other in a nondescript style with a side-gabled roof and vertical wood and board-and-batten cladding. By 1964, an addition also with a nondescript style appears to connect the two structures into a single residence. A corrugated metal clad detached garage was constructed southeast of residence on the property around the same time. The building has had no major additions changing its form since 1964, though it has been altered with changes to windows and doors. Ownership information could not be obtained from the San Diego County recorder.

**Ownership**

**Table 5** below lists the ownership history information that was obtained through historic newspapers, information available in online databases, and correspondence with the City of Oceanside Historical Society (NETR 2022; Ancestry 2022).

**Table 5. List of Ownership for Project site \***

Years owned	Name	Acquisition Date	Reference Source
1980s	Leonard George Groppell	Unknown	Oceanside Historical Society
2003-2020	Loretta A. Birnbrich	Unknown	U.S., Index to Public Records, 1994-2019

\*official chain of title could not be obtained

According to information provided by the Oceanside Historical Society, Leonard George Groppell (1920- 2010) served two years with the U.S. Navy in California. He worked for North American Rockwell on the Saturn, Apollo and Space Shuttle projects. His specific contributions to these important projects are unknown. In the 1980s he returned to his hometown of Temple, Texas where he lived until he passed away in 2010. In the 1980s he returned to his hometown of Temple, Texas where he lived until he passed away in 2010.

Loretta A. Birnbrich was identified on the U.S. Index to Public Records, 1994-2019 using Ancestry.com. Further research revealed that she is an artist and that she used the property as a studio space. It appears she left the property in 2020 (dogsofsteel.com).

Archival research and outreach did not reveal owners or residents for the subject property other than those listed in **Table 5**.

**Architect and Builder**

No architect or builder could be identified for the subject property.

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## 4 Field Survey

### 4.1 Survey Methods

Dudek Architectural Historian Nicole Frank, MSHP, conducted an intensive survey of the Project site on May 3, 2022. Ms. Frank meets the Secretary of the Interior's Professional Qualification Standards for architectural history. The survey entailed walking around the exterior of the single-family residence and ancillary buildings on property in the Project site, documentation with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the properties.

### 4.2 Results

One property within the Project site is over 45 years old and was identified as requiring recordation and evaluation for historical significance: 2839 Guajome Lake Road, APN: 157-412-15-00.

This property is described and evaluated for historical and architectural significance in Section 5. Significance Evaluations. State of California Department of Parks and Recreation Series 523 (DPR) forms for the subject property is located in Appendix B. DPR forms.

#### **Evaluated**

- 2839 Guajome Lake Road, APN: 157-412-15-00

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# 5 Significance Evaluation

## 5.1 2839 Guajome Lake Road (APN 157-412-15-00)

### Property Description

The subject property is a one-story, single-family house, partially composed of a Quonset hut, with an ancillary storage shed and detached garage. The building has two volumes: one is a rectangular plan with a side-gabled corrugated metal roof with open eaves and exposed rafters, while the other volume is a barrel-roof Quonset hut with asphalt sheet and corrugated metal roof. The primary (west) elevation features horizontal wood board cladding, and a covered entry porch that is accessed by three steps and supported by two wood posts on either side of the landing. A central entry door is obscured by a screen door and flanked by two multi-light double-hung wood sash windows. The north side elevation is ten bays wide with vertical wood board-and-batten cladding spanning the first to seventh bay, and corrugated metal cladding spanning the eighth to tenth bays. It features a aluminum sash sliding window in the second bay; a projection spanning the fourth and fifth bays; a double-hung wood sash window in the fourth bay; a double-hung wood sash window in the seventh bay; and a dormer in the ninth bay. The rear (east) elevation is three bays wide and includes a central double-light casement window. The south side elevation is ten bays with corrugated metal cladding spanning the first to third bays, and vertical wood board-and-batten cladding spanning the fourth to tenth bays. The second bay has a dormer window. Two double-hung windows with wood sash are featured in the fourth and fifth bays, and a back entry door obscured by a screen door sits in the seventh bay.

The residence is set far back on its parcel in the center of the block. There is an open yard with a storage shed clad in plastic vertical board cladding featuring a front gable roof and multipaneled double door to the rear (north) of the building. Additionally, southeast of residence is a detached garage with a flat corrugated metal roof, clad in corrugated metal clad featuring three tilt-up canopy garage doors.

Alterations include an addition observed in 1964 (NETR 1964), the addition of security doors on the entry and rear doors, and some original window replacement with vinyl (date unknown).

### Identified Alterations

The following list of known alterations to the subject property was compiled through archival research and during the course of the intensive survey. Unless indicated, the date of these alterations is unknown:

- Addition (observed, 1964)
- Addition of detached garage (observed, 1964)
- Replacement vinyl windows, multiple elevations (observed, no date)
- Addition of security doors on entry and back door (observed, no date)

**Exhibit 3.** Primary (west) elevation, looking southeast.



**Source:** Dudek (DSC01300)

**Exhibit 4.** North side elevation, looking southeast .



**Source:** Dudek (DSC01309)

**Exhibit 5.** Detached garage, looking southeast.



**Source:** Dudek (DSC01300)

## 5.2 NRHP/CRHR Evaluation of Significance

The subject property at 2839 Guajome Lake Road (APN: 157-412-15-00) does not meet the any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

**Criterion A/1:** That are association with events that have made a significant contribution to the broad patterns of our history.

In the late nineteenth and early twentieth centuries, development in Oceanside was associated with its growth as a tourist destination. The city was located along a major road constructed in the 1920s that connected Los Angeles to the north and San Diego to the south. During World War II, the city experienced rapid growth with the development of Camp Pendleton. Growth associated with the military, tourist, and other industries continued through the mid-twentieth century. Throughout this time, agricultural land to the west of the initial city limits was converted into residential subdivisions.

The subject property is located in a portion of Oceanside that experience steady residential growth through the twentieth century. Though the subject property is still relatively rural, substantial residential development in the area took place surrounding it since World War II. The subject property does not appear to be associated with any significant developmental trends, and research did not reveal and significant association with any other historical events, such as agricultural development, significant in the history of Oceanside and North San Diego County. The subject property is a Quonset hut. While Quonset huts were associated with the military between 1941 to 1965, there is no indication that this particular Quonset hut was installed by the military or associated with military operations in Oceanside or nearby Camp Pendleton. It appears to be one of the thousands of surplus Quonset huts adapted for civilian use. The residence first appeared in Historic Aerials as two separate buildings in 1953 and were adjoined with an addition to create a single-family residence by 1964. There is no indication that the construction of this specific residence is associated with pivotal movement in the history of the neighborhood or city. It was neither the first nor the last of its type and was merely following a continuous pattern of residential development that continued through the 2010s. The property is not known to be directly associated with events that have made a significant contribution to the history of Oceanside; therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

**Criterion B/2: That are associated with the lives of persons significant in our past.**

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any such direct association between individuals that are known to be historic figures at the national, state, or local level and the subject property. The earliest ownership information identified that Leonard George Groppe owned the property in the 1980s. According to information provided by the Oceanside Historical Society, Leonard George Groppe (1920- 2010) served two years with the U.S. Navy in California. He worked for North American Rockwell on the Saturn, Apollo and Space Shuttle projects. His specific contributions to these important projects are unknown. In the 1980s he returned to his hometown of Temple, Texas where he lived until he passed away in 2010. There is no indication that Mr. Groppe is a person significant in our past. The next known owner of the property was Loretta S. Birnbrich from 2003 to 2020. Loretta A. Birnbrich was identified on the U.S. Index to Public Records, 1994-2019 using Ancestry.com. Further research revealed that she is an artist and that she used the property as a studio space. It appears she left the property in 2020 (dogsofsteel.com). Ms. Birnbrich currently resides in Santa Monica, CA. Research found little additional information on the lives of each of the property owners that would indicate these individuals are considered important to the past. Due to a lack of identified significant associations with important persons in history, the subject property does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

**Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The subject property does not embody distinctive characteristics of a type, period, or method of construction; it does not possess the distinctive characteristics of the Quonset hut style, or method of construction developed during World War II. A significant example of a Quonset hut would be developed by the military or by a private contractor and would retain character-defining features from the type, including: half-cylindrical shape (with wood or metal rib framing), rectangular plan, clad in corrugated metal sheeting, oversized doors, and steel-frame industrial windows (typically divided light). The subject property was constructed ca. 1950 as a single-family

residence and retains a few characteristics of the Quonset hut style: half-cylindrical shape (with wood or metal rib framing). Key elements such as the rectangular plan, cladding in corrugated metal sheeting, oversized doors, and steel-frame industrial windows (typically divided light) have been lost. Alterations over time have eliminated the features of the building that would have distinguished it as an example of a Quonset hut adapted to residential uses after World War II.

An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit for the property could not be found. There is no known architect or firm associated with the design or development of the subject property and there is no indication it is associated with a significant manufacturer of the Quonset hut. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of Quonset hut design or single-family residential development; therefore, the property is not significant under this aspect of NRHP Criterion C and CRHR Criterion 3.

Additionally, the subject property does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. The subject property does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. Therefore, subject property is not significant under Criterion C/3.

**Criterion D/4: That have yielded, or may be likely to yield information important in prehistory or history.**

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. The subject property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

### **Integrity Discussion**

The subject property contains one residence, an ancillary shed, and detached garage that have not been moved or relocated since the initial placement of the Quonset hut in the early 1950s, thus it retains integrity of location. However, the surrounding neighborhood and streetscape have been altered since the residence was constructed with continued development in the area through the 2010s, so it does not retain integrity of setting. The addition to the subject property of a detached garage in 1964 and the replacement of multiple original windows, horizontal wood-board recladding, and addition of security doors on the entry and back doors impact its integrity of design, materials, and workmanship. While the distinctive barrel-shape of the Quonset hut is visible, overall, the property no longer retains integrity of feeling because of these alterations. The property does not retain integrity of feeling as a Quonset hut due to the alterations. Furthermore, research did not reveal that the property has an association with people or events in the City of Oceanside, thus it does not retain integrity of association. The subject property retains integrity of location, but longer retains integrity of setting, design, materials, workmanship, feeling, and association.

## 5.3 County of Oceanside Evaluation of Significance

The property at 2839 Guajome Lake Road (APN: 157-412-15-00) does not meet the any of the criteria for listing under the City of Oceanside Guidelines as demonstrated below.

a. *It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history.*

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that the subject property exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history. Therefore, the subject property does not appear significant under the City of Oceanside Criterion a.

b. *It is identified with persons or events significant in local, state, or national history.*

As discussed in NRHP/CRHR Criterion B/2, archival research did not discover that the subject property was identified with persons or events significant in local, state, or national history. Therefore, the subject property does not appear significant under City of Oceanside Criterion b.

c. *It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.*

As discussed in NRHP/CRHR Criterion C/3, the subject property does not embody distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship. Therefore, the subject property does not appear significant under City of Oceanside Criterion c.

d. *It is representative of the notable work of a builder, designer, or architect.*

As discussed in NRHP/CRHR Criteria C/3, the subject property is not representative of the notable work of a builder, designer, or architect. No original building permit was located for the subject property and it is not known to be the work of a significant manufacturer of the Quonset hut type. Therefore, the subject property does not appear significant under City of Oceanside Criterion d.

e. *It is found by the council to have significant characteristics which should come under the protection of this chapter.*

The subject property does not appear to have significant characteristics which should come under the protection of this chapter; however, this criteria would be applied to a finding of the council.

### Summary of Evaluation Findings

In conclusion, the subject property does not appear eligible for listing in the NRHP or the CRHR, or for local listing in Oceanside due to a lack of historical associations, architectural merit, and compromised integrity. As such, the subject property does not appear to be a historical resource for the purposes of CEQA.

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# 6 Findings and Conclusions

Dudek evaluated subject property in accordance with Section 15064.5 (a)(2)-(3) of California Environmental Quality Act (CEQA) Guidelines and using the criteria outlined in Section 5024.1 of the California Public Resources Code. The subject property is not currently designated or listed under any national, state, or local landmark programs. The subject property has not been identified as eligible for local designation by a recent historic resources survey.

Dudek concludes that the subject property does not appear to be eligible for listing in the NRHP, CRHR, or as a City of Oceanside historic site due to a lack of significance. As such, no buildings on the Project site appear to be historical resources under CEQA. The recommended Status Code for the subject property is 6Z. Further, no potential indirect impacts to historical resources were identified as the proposed Project has no potential to impact the built environment beyond the Project site.

The finding for built environment cultural resources for the proposed Project under CEQA is No Impact. As the proposed Project would have no impact on historical resources, no further study is required.

Findings are summarized below in **Table 6**. Further, no potential indirect impacts to historical resources were identified.

**Table 6. Historic Built Environment Findings**

Address/APN	Date Constructed	NRHP/ CRHR/ City of Oceanside Significance Criteria	Previous CHRS code (if applicable)	Assigned California Historical Resource Status code	CEQA Finding
2839 Guajome Lake Road, Oceanside, CA 92057; APN: 157-412-15-00	ca.1950s	Not eligible	Not applicable	6Z: Found ineligible for NR, CR or local designation through survey evaluation	Not considered a historical resource for the purposes of CEQA

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# Appendix A

## Preparers' Qualifications

# Katie Ahmanson, MA

## ARCHITECTURAL HISTORIAN

Katie Ahmanson (*KAY-tee AH-mun-son; she/her*) is an architectural historian with two years' experience in the field of architectural history and heritage conservation. She has experience with Historic Cultural Monument and National Register of Historic Places (NRHP) nominations, historic context statements, building descriptions, and California Department of Parks and Recreation (DPR) 523 forms. Ms. Ahmanson has familiarity with environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.



### Education

University of Southern  
California School of  
Architecture  
MA, Heritage  
Conservation, 2022  
Claremont McKenna  
College  
BA, Art History, 2019

## Project Experience

**Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, California.** Dudek was retained by the County of Los Angeles Department of Regional Planning to prepare a Historic Context Statement and conduct a Historic Resources Survey for the Community Plan Area of Florence-Firestone. The goal of the project is to document the development history of the community from the rancho period to the present, identify important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program. As an architectural historian, Ms. Ahmanson completed field work and contributed to a Historic Resources Survey report. (2022)

**Oak Knoll Road, Poway, San Diego County, California.** Dudek was retained to complete a historical resources evaluation for a residential development project in the City of Poway. The Project proposes the development of the 10.72-acre property into a residential development within an existing residential neighborhood. As an architectural historian, Ms. Ahmanson co-authored the technical report, wrote building descriptions and significance evaluations, and completed archival research for the project. (2022)

## Relevant Previous Experience

**Preservation Intern, Hollywood Heritage, Hollywood, California.** As an intern, managed general office administrative work, maintained and regularly updated the Preservation Sub-Committee to-do and watch lists, set the weekly Admin meeting and monthly Preservation Committee meeting and agendas, and recorded the meeting minutes. Additionally, organized developer and resident meetings, monitored and tracked relevant public hearings and schedules for Hollywood Heritage issues, and attended public hearings and meetings on behalf of Hollywood Heritage. Assisted residents and concerned parties seeking to designate historic resources and helped prepare nominations for city, state and national designations, such as the Historic Cultural Monument nomination for the Home Savings and Loans on 1500 Vine St. in Hollywood, which passed as a designated monument June 2, 2022. (2021–2022)

**Architecture Research Assistant, SPF: Architects, Culver City, California.** As a research assistant, researched and collected information about projects and wrote for the company website. In addition, organized content about past and ongoing projects, digitally archived old plans and documents, organized contact lists, and composed press releases for new projects and firm announcements. Aided in making architecture models and model accessories. (2019–2020)

**Intern, Frederick Fisher and Partners, Los Angeles, California.** As the office intern, archived old plans and documents and scanned documents and digitally archived published materials. In addition, worked with the marketing team to organize contact lists and research competing firms. Also assisted the front desk with answering the phone, welcoming guests, and office cleanup and organization. (2018)

# Nicole Frank, MSHP

## ARCHITECTURAL HISTORIAN

Nicole Frank (*nih-COHL FRAYNK; she/her*) is an architectural historian with 4 years' experience in the historic preservation field. Ms. Frank's professional experience encompasses a variety of projects for local agencies, private developers, and homeowners in both highly urbanized and rural areas. Projects have included reconnaissance-level surveys, preparation of resource-appropriate and citywide historic contexts, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and local designation criteria. Ms. Frank has experience conducting historic research, writing landmark designations, performing conditions assessments, and working hands-on in building restoration projects throughout the United States. Ms. Frank also has governmental experience with the City of San Francisco's Planning Department and the City of Chicago's Landmark Designations Department.

Ms. Frank meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

## Selected Experience

### **Coronado Citywide Historic Resources Inventory and Historic Context**

**Statement, City of Coronado, California.** Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek will develop a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek will also conduct a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered) Acting as architectural historian, authored the historic context statement and conducted reconnaissance-level surveys of properties within City limits. (2019–Present)

**As-Needed Historic Research Consulting Services, City of Coronado, California.** Dudek was retained by the City of Coronado to provide as-needed historic consulting services for various projects. Each evaluation involved the creation of an occupancy timeline, supplemental research on occupants, building development research (including architects, builders, and property), a pedestrian survey of the project area, creation of a description of the surveyed resource, and completion of a historical significance evaluation report in consideration of designation criteria and integrity requirements. Acting as project manager and architectural historian, authored



### **Education**

*The School of the Art Institute of Chicago  
MS, Historic Preservation,  
2018*

*The College of Charleston  
BA, Historic Preservation  
and Art History, 2016*

### **Professional Affiliations**

*California Preservation  
Foundation*

*Association for  
Preservation Technology  
(APT)*

*Encinitas Preservation  
Association*

historical resource evaluation reports for the following properties: 936 J Avenue, 310 2nd Street, 718 B Avenue, 1027-1029 Orange Avenue, 735 Margarita Avenue, 519 Ocean Boulevard, 1901 Monterey Avenue, 269 Palm Avenue, 1113 Adella Avenue, 1519 4th Street, 745 A Avenue, 451-55 Alameda Boulevard, 503 10th Street, 121 G Avenue, 1152 Glorietta Boulevard, 711 Tolita Avenue, 951 G Avenue, 817 A Avenue, 625 B Avenue, 260 D Avenue, 761 I Avenue, and 816 1<sup>st</sup> Street. (2019–Present)

**Senior Residences at Hillcrest Project, DFA Development, San Diego, California.** Dudek was retained by DFA Development to prepare a Historic Properties Inventory Report for the project, which proposes to develop a 68-unit, affordable senior housing community located in the Hillcrest neighborhood of San Diego. The project site is partially developed with existing buildings for preschool services associated with the adjacent University Christian Church and a parking lot. The project is proposing to receive U.S. Department of Housing and Urban Development project vouchers issued to the San Diego Housing Commission and is therefore required to undergo a National Environmental Policy Act (NEPA) analysis for receiving federal funding. Acting as architectural historian, co-authored the technical report and conducted a pedestrian survey of the site. (2020–2021)

**Sycuan Fee to Trust Project, Sycuan Band of the Kumeyaay Nation Reservation, Unincorporated San Diego County, California.** The Sycuan Band of the Kumeyaay Nation Reservation retained Dudek to complete a Historic Properties Inventory and Evaluation Report for the proposed project, located within the vicinity of El Cajon, California, in unincorporated San Diego County. The project proposes a fee-to-trust transfer of five parcels that cumulatively total approximately 40 acres. The transfer of land from the Sycuan Band to the Bureau of Indian Affairs (the federal lead agency) would include several parcels. Dudek's report included development of a project APE map; the relevant results of a California Historical Resources Information Systems records search and background research; a pedestrian survey of the APE for built environment resources; and a historical significance evaluation of all properties more than 50 years of age within the APE, in consideration of potential adverse effects to historic properties under Section 106 of the National Historic Preservation Act. The evaluation found that Properties 1, 2, 4, and 5 were not eligible for the NRHP at the individual level or as part of a larger historic district. As a result, no historic properties were identified within the APE, and Dudek recommends a finding of No Historic Properties Affected. As architectural historian, conducted background research and a pedestrian survey. (2021)

**Southern First Aqueduct Structures Rehabilitation Project, San Diego County Water Authority, California.** Dudek was retained by the San Diego County Water Authority to conduct a Phase I Cultural Resources (including both archaeological and built environment) Inventory for the Southern First Aqueduct Rehabilitation Project, located along a 21-mile stretch of the First San Diego Aqueduct, east of Interstate 15 from the City of Escondido in the north to the Goodan Ranch/Sycamore Canyon County Preserve west of San Vicente Reservoir. As part of this effort, the San Diego Water Authority will be applying for a Letter of Permission under its Programmatic Master Plan Permit with the United States Army Corps of Engineers, pursuant to Section 404 of the Clean Water Act. The United States Army Corps of Engineers is the federal lead agency responsible for overseeing compliance with Section 106 of the National Historic Preservation Act, as this project is exempt from review under CEQA. Acting as architectural historian, co-authored the Phase I Cultural Resources Inventory Report and authored the analysis of potential adverse effects. (2021)

**Enclave at Ivanhoe Ranch Project, Vance & Associates, Rancho San Diego, California.** Dudek was retained by Vance & Associates to complete a Historical Resources Technical Report in support of the proposed project, a residential development project. The project site totals approximately 121.9 acres in Rancho San Diego. Included in the project site is a historic-era complex of horse ranch buildings and accompanying residences, located at 3256, 3261, 3263, 3267, and 3269 Ivanhoe Ranch Road (APNs 518-030-41, 518-030-43, 518-030-44, and 518-030-45), which were evaluated for historical significance. This study was conducted in accordance with Section 15064.5(a)(2)-(3) of CEQA guidelines, and the project site was evaluated in consideration of NRHP, CRHR,

and County of San Diego Historic Preservation Ordinance and resource protection ordinance requirements. Acting as architectural historian, co-authored the technical report and conducted a pedestrian survey of the site. (2020)

**Shawnee/CG7600 Master Plan Redevelopment Project, Palmer Mission Gorge Properties, LP, San Diego, California.** Dudek was retained by Palmer Mission Gorge Properties, LP, to conduct a Potential Historical Resource Review (in accordance with Information Bulletin 580) for four properties more than 45 years old within the City of San Diego. Acting as architectural historian, conducted a photographic survey of the four properties within the project site. Updated three 2011 DPR Series 523 Forms and created a new DPR form for a previously unrecorded property within the project site. (2020)

**University of California (UC) San Diego, Future College Living and Learning Neighborhood, UC San Diego Campus Planning Office, California.** Dudek was retained by UC San Diego Campus Planning Office to conduct a visual analysis for the proposed project, which would consist of five housing buildings providing an additional 2,000 beds to serve the student population of the UC San Diego campus. As architectural historian, conducted a field visit to gain a better understanding of the visual environment of the project site and surrounding area. (2020)

**Historic Context Statement for Reservoirs, City of San Diego Public Utilities Department, California.** Dudek was retained by the City of San Diego Public Utilities Department to complete a survey and historic context statement for the City's surface water storage system, including 10 dam complexes and the Dulzura Conduit. Dudek also prepared detailed impacts assessments for proposed modification to dams, as required by the Department of Safety of Dams. The project involves evaluation of 10 dam complexes and conduit for historical significance in consideration of NRHP, CRHR, and City designation criteria and integrity requirements. The evaluation required extensive archival research and a pedestrian survey. Acting as architectural historian, evaluated five resources, including the Dulzura Conduit, Upper Otay Dam, Murray Dam, Sutherland Dam, and Miramar Dam. (2020)

**Mira Mesa Community Plan Area Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California.** Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. Acting as architectural historian, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

**University CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego, California.** Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of the University CPA, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. This study was completed as part of the comprehensive update to the University CPA and Programmatic Environmental Impact Report. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s. Acting as architectural historian, co-authored and completed the historic context statement, the survey document, and all associated archival research efforts. (2020–Present)

# Allison Lyons, MSHP

## SENIOR ARCHITECTURAL HISTORIAN

Allison Lyons (*AL-ih-suhn LYE-ons; she/her*) is an architectural historian with 12 years' experience throughout the western United States in all elements of cultural resources management. Her expertise includes the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act, focusing on the evaluation of historical resources and analysis of project impacts. As a historic preservation consultant, she has been involved in the preparation of numerous large-scale historic resources surveys, Historic American Buildings Survey/Historic American Engineering Record recordation, Federal Rehabilitation Tax Credit and Mills Act Historic Property Contract applications, local landmark nominations, and evaluations of eligibility for a wide variety of projects and property types throughout California. She is highly experienced in writing National Register of Historic Places (NRHP) nominations and historic context statements for local governments.



### Education

Columbia University,  
MS, Historic Preservation,  
2010

Scripps College,  
BA, European Studies,  
2006

Ms. Lyons meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to Title 36, Part 61, of the Code of Federal Regulations, Appendix A.

## Selected Experience

**City of Coronado Historic Context Statement and Historic Resources Inventory, City of Coronado, California.** Dudek is currently in the process of preparing a historic context statement and historic resources inventory survey for all properties at least 50 years old within City of Coronado limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service, Dudek developed a detailed historic context statement for the City that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the City. Dudek also conducted a reconnaissance-level survey of all properties within City limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). This document also developed registration requirements for resource evaluation that are specific to Coronado, in consideration of both historical significance and integrity requirements. Acting as senior architectural historian, reviewed and authored sections of the historic context statement. (2019–Present)

**As-Needed Historic Research Consultant On Call Services, Coronado, California.** Dudek is currently working with the City of Coronado Community Development Department to provide historic preservation services on an as-needed basis. Services scoped under the current contract include historic resources surveys; archival research; preparation of evaluation reports in consideration of National Register of Historic Places, California Register of Historical Resources, and City of Coronado designation criteria; attendance at Historic Resource Commission and City Council hearings; and review of projects for conformance with the Secretary of the Interior's Standards for Rehabilitation. Since January 2019, Dudek has completed 20 work orders for the city. Ms. Lyons serves as a

senior architectural historian for the historical resource evaluation task orders and is responsible for quality assurance/quality control of specific deliverables. (2021–Present)

**Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California.** Dudek was retained by Los Angeles Department of Water and Power to prepare an Avoidance and Protection Plan for Air Raid Siren No. 150. The resource is eligible for the NRHP and California Register of Historical Resources and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure, and is a historical resource under CEQA. Ms. Lyons is serving as a senior architectural historian, providing quality assurance/quality control for the Post-Construction Monitoring Report. (2021–Present)

**8730 Sunset Boulevard Billboard Project Historical Resource Assessment Report, City of West Hollywood, California.** The 8730 Sunset Boulevard Billboard Project consists of installation and operation of a new billboard and associated façade improvements at the existing “Sunset Towers” building. The Sunset Towers building at 8730 Sunset Boulevard was constructed in the 1950s and 1960s over the course of two phases. A smaller building was constructed on the northern portion of the parcel between 1957 and 1959. Dudek was retained by the City of West Hollywood to complete this Historic Resource Assessment, an intensive-level evaluation, as part of the environmental review of the proposed project in compliance with CEQA. This study included an intensive survey of the exterior of the Sunset Towers building by a qualified architectural historian; building development and archival research; development of an appropriate historic context; and evaluation of the Sunset Towers building for historical significance and integrity in consideration of NRHP, CRHR, and City of West Hollywood Cultural Heritage Preservation Ordinance designation criteria. Ms. Lyons served as a senior architectural historian and main author of the Historic Resource Assessment of the Sunset Towers building. (2021)

**676 Moss Street Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Chula Vista, California.** Ms. Lyons completed a historical resource evaluation and impacts analysis for a redevelopment site of industrial buildings in Chula Vista. She also identified the potential for the project to cause indirect and/or cumulative impacts to adjacent historical resources. (2020)

**North Beach Historic District National Register of Historic Places Nomination and Plaque Program, San Clemente, California.** Founded in 1925, San Clemente was one of the first new master-planned towns in California. The North Beach Historic District occupies a prominent location as the historic northern tip of the City of San Clemente along North El Camino Real. The North Beach Historic District was listed on the National Register of Historic Places at the local level of significance under Criterion A in the areas of Community Planning and Development and Entertainment/Recreation. The district features five historic contributing resources designed in the Spanish Colonial Revival style with a period of significance between 1927-1946. Ms. Lyons served as project manager for the National Register of Historic Places nomination of the district and a concurrent, Certified Local Government (CLG) grant-funded project with the City of San Clemente to create content and designs for signage across the district and informational postcards featuring historic images. (2020)

**Athens Park Aquatics Facility Renovation Project Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior’s Standards Compliance Review), Los Angeles, California.** The County of Los Angeles proposed a rehabilitation project at the Aquatics Facility at Athens Park, a park determined eligible for listing in the National Register of Historic Places. Ms. Lyons worked with the architect for the project on two phases of work. In advance of the development of project plans, Ms. Lyons prepared a Preservation Plan for the Aquatics Facility to establish the opportunities and constraints for the rehabilitation. After project plans were prepared, Ms. Lyons reviewed the project plans for compliance with the Secretary of the Interior’s Standards for Rehabilitation and made recommendations for modifications to ensure the project plans complied with the Standards. (2020–2021)

**Long Beach Airport Section 106 Review, Historic Property Evaluation Report, Long Beach, California.** The Long Beach Airport Terminal Area Improvement Project is a multi-phase project that includes the construction of buildings and structures surrounding the existing passenger Terminal Building. The project includes the rehabilitation of the Terminal Building in compliance with the Secretary's Standards for the Treatment of Historic Properties. Ms. Lyons prepared a Historic Property Evaluation Report for Long Beach Airport Terminal Building, seeking State Historic Preservation Officer concurrence on the Area of Potential Effects (APE) for airport and assessment of impacts for the rehabilitation of the historic Terminal Building. Additional work in subsequent phases of the project included additional assessment of impacts for the Quick-Turnaround rental car lot. (2018–2020)

**SurveyLA, Los Angeles Citywide Historic Context Statement, Los Angeles, California.** Los Angeles's citywide historic context statement provides the framework for identifying and evaluating the City's historic resources. The document, created as part of SurveyLA, identifies important themes in the City's history and development. In addition to work on the fieldwork surveys, Ms. Lyons conducted research and authored several themes within the context. She was the lead author for two themes addressing architectural styles and all sub-themes: "Period Revival, 1919-1950" and "Late 19th and Early 20th Century Residential Architecture, 1865-1950." She also contributed to themes developed for two ethnic and cultural communities in Los Angeles. For the "African-Americans in Los Angeles" theme she wrote sub-themes on "Health and Medicine" and "Social Clubs." For the theme addressing "Jews in Los Angeles," she wrote sub-themes on "Religion and Spirituality," "Social Clubs," and the "Entertainment Industry." Ms. Lyons also peer-reviewed "American Colonial Revival, 1895-1960." During Group 1 surveys she identified and named a sub-theme "Asian Eclectic, 1920-1980," which was later developed for the "Exotic Revival, 1900-1980" theme. (2015–2019)

**Angel's Landing Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California.** Ms. Lyons worked with attorneys for the development team behind Angel's Landing, a proposed 64-story skyscraper and a 42-story high-rise located between Bunker Hill and the Historic Core of downtown Los Angeles. Ms. Lyons prepared a historic resource evaluation and impacts analysis for the vacant project site. The evaluation involved the identification of historical resources in the vicinity and assessment of impacts on numerous adjacent historical resources and historic districts listed on the NRHP, including Angel's Flight funicular railway and the Broadway Theater and Commercial District. (2018–2020)

**Artisan, 1520 Ivar Avenue Redevelopment Site Historical Resource Evaluation and Impacts Analysis (for CEQA), Los Angeles, California.** The Artisan project involved the construction of a 25-story residential and commercial tower in the center of Hollywood. The project site was mostly a vacant surface parking lot. Ms. Lyons verified that the project site did not contain historic resources and would not have a significant impact on adjacent properties identified as historic resources. Ms. Lyons prepared a Historic Resource Evaluation Report and analysis of project impacts using the Secretary of the Interior's Standards. She also participated in public outreach with Hollywood Heritage. (2018–2021)

**Vista Irrigation District Reservoirs E2 and F Historical Resource Evaluation Historical Resource Evaluation Report, Vista, California.** Ms. Lyons evaluated components of a historic irrigation district in northern San Diego County. Two concrete reservoirs dating to the early twentieth century were recorded and evaluated for historical significance. The significance evaluation included conducting fieldwork and archival research for the reservoirs and completion of a historic context. The reservoirs were evaluated for historical significance and determined not eligible for inclusion in the National Register of Historic Places, California Register of Historic Resources, or the County Register. (2015)

**James K. Van de Kamp (La Loma Road) Bridge Rehabilitation Historic American Engineering Record (HAER)-like documentation, Pasadena, California.** Ms. Lyons prepared a Historic American Engineering Record (HAER) report

for the historic La Loma Road bridge in the Arroyo Parks and Recreation National Register Historic District. The report was completed as mitigation in compliance with Section 106. Ms. Lyons' contributions included the preparation of a written historical and descriptive data report as well as coordinating the photographic documentation. Since renamed the John K. Van de Kamp Bridge, the project received a Preservation Design Award from the California Preservation Foundation and a Historic Preservation Awards from the City of Pasadena's Historic Preservation Commission. (2015)

**Sunkist Building Historical Resource Treatment Plan and Impacts Analysis (Secretary of the Interior's Standards Compliance Review), Los Angeles, California.** The Sunkist Building was designed by the master architecture firm A.C. Martin and Associates in 1970. The distinctive brutalist building is shaped like an inverted pyramid and surrounded by expansive surface parking lots. As part of a proposed residential development for the parking lots, Ms. Lyons completed a historic resource evaluation of the Sunkist Building and analyzed the impacts of new buildings proposed as part of the site redevelopment plan. Ms. Lyons participated in substantial design collaboration with the development team. (2013–2015)

# Sarah Corder, MFA

## SENIOR ARCHITECTURAL HISTORIAN

Sarah Corder (*SARE-uh COR-der; she/her*) is an architectural historian with 17 years' experience throughout the United States in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

## Project Experience

**The Enclave at Ivanhoe Ranch Project, Rancho San Diego, San Diego County, California.** Dudek was retained by the applicant to complete a Historical Resources Technical Report (HRTR) in support of a residential development project totaling approximately 121.9 acres in unincorporated San Diego County. The project site includes the Ivanhoe Ranch, an historic-era complex of horse ranch buildings and accompanying residences located at 3256, 3261, 3263, 3267, and 3269 Ivanhoe Ranch Road. The Ivanhoe Ranch was evaluated for historical significance in consideration of potential impacts to historical resources under CEQA, the County of San Diego Historic Preservation Ordinance, and County of San Diego Resource Protection Ordinance. The Ivanhoe Ranch was recommended eligible under NRHP, CRHR and County of San Diego Criteria B/2/2 and C/3/3 for its association with important historical figure John P. Scripps, architectural merit, and association with master designer Cliff May. A detailed impacts assessment with associated protective mitigation was included in the HRTR. Responsibilities included archival research and co-authorship of the report. (2020)

**Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, California.** The district contracted Dudek to evaluate all buildings and structures on campus over 45 years old that were proposed for demolition or substantial alteration as part of the proposed Master Plan Program. The study entailed conducting archival and building development research, a records search, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation. As a result of the significance evaluation, three historic districts and one



### *Education*

*Savannah College of Art and Design  
MFA, Historic Preservation, 2004*

*Bridgewater College  
BA, History, 2002*

### *Professional Affiliations*

*National Trust for Historic Preservation*

*Los Angeles Conservancy  
California Preservation Foundation*

*Society for Architectural Historians*

individually eligible building were identified within the project area. Responsibilities included archival research, field survey, and co-authorship the technical report. (2017)

**Mira Mesa Community Plan Area Historic Context Statement and Focused Reconnaissance Survey, City of San Diego Planning Department, California.** Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of Mira Mesa, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the Mira Mesa Community Plan Area (CPA). While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between 1969 and 1990. This study was completed as part of the comprehensive update to the Mira Mesa CPA and Programmatic EIR. Served as project manager leading the survey efforts, senior architectural historian, and co-author of the historic context statement and survey reports. Also provided quality assurance/quality control (QA/QC) of survey information. (2020–Present)

**University CPA Historic Context Statement and Focused Reconnaissance Survey, City of San Diego Planning Department, California.** Dudek was retained by the City of San Diego to prepare a historic context statement identifying the historical themes and associated property types important to the development of University City, accompanied by a reconnaissance-level survey report focused on the master-planned residential communities within the University CPA. While the historic context statement addressed all development themes and property types within the community, the scope of the survey was limited to residential housing within the CPA constructed between the 1960s and 1990s. Served as project manager leading the survey efforts, senior architectural historian, and co-author of the historic context statement and survey reports. Also provided QA/QC of survey information. (2020–Present)

**Coronado Citywide Historic Resources Inventory and Historic Context Statement, City of Coronado, California.** Dudek is currently preparing a historic context statement and historic resources inventory survey for all properties at least 50 years or older within city limits. Following current professional methodology standards and procedures developed by the California Office of Historic Preservation and the National Park Service (NPS), Dudek will (1) develop a detailed historic context statement for the city that identifies and discusses the important themes, patterns of development, property types, and architectural styles prevalent throughout the city and (2) conduct a reconnaissance-level survey of all properties within city limits that are at least 50 years old to identify individual properties and groupings of properties (i.e., historic districts) with potential for historical significance under City Criterion C (properties that possess distinctive characteristics of an architectural style; are valuable for the study of a type, period, or method of construction; and have not been substantially altered). To date, Dudek has conducted a public kick-off meeting, conducted local stakeholder outreach meetings, submitted a draft historic context statement to the city for review, and began the citywide survey component of the project. Responsible for coordinating and leading the citywide field survey component of the project and will provide QA/QC for all field data and co-authorship of the final survey report. (2019–Present)

**City of Coronado As-Needed Historic Research Consultant, City of Coronado, California.** Dudek is currently working with the City of Coronado Community Development Department to provide historic preservation services on an as-needed basis. Services scoped under the current contract include historic resources surveys; archival research; preparation of evaluation reports in consideration of NRHP, CRHR, and City of Coronado designation criteria; attendance at Historic Resource Commission and City Council hearings; and review of projects for conformance with the Secretary of the Interior's Standards for Rehabilitation. Since January 2019, Dudek has completed 17 work orders for the city. Serves as a senior architectural historian for the tasks orders and is responsible for QA/QC of specific deliverables. (2019–Present)

**San Diego Dam and Reservoir Citywide Inventory, City of San Diego Public Utilities Department, California.** Dudek was retained to prepare a historic context statement and evaluate 10 dam complexes and a flume for the San Diego Public Utilities Department. A detailed historic context was developed after extensive archival research efforts and resources were evaluated for historical significance in consideration of NRHP, CRHR, and City of San Diego designation criteria and integrity requirements. The project also required pedestrian survey of all facilities. Dudek then prepared detailed impacts assessments for proposed modifications to the Dulzura Conduit, Lower Otay Dam, and Morena Dam. Responsibilities included archival research, co-authorship of the historic context statement, preparation of DPR forms, assisting in the creation of a public brochure, and primary authorship of multiple dam significance evaluations. (2017–2020)

**Historical Resource Evaluation for the Normal Street Department of Motor Vehicles, State of California Department of General Services, San Diego, California.** Dudek was retained to complete an HRTR for a project that proposes demolition and replacement of the Department of Motor Vehicles building located at 3960 Normal Street in the City of San Diego. To comply with California Public Resources Code, Section 5024(b), the Department of General Services must submit to the State Historic Preservation Officer (SHPO) an inventory of all structures over 50 years of age under their jurisdiction that are listed in or that may be eligible for inclusion in the NRHP, CRHR, and California Historical Landmark. The Department of Motor Vehicles was found not eligible. Responsibilities included archival research and co-authorship of the HRTR. (2017)

# **Appendix B**

## California Department of Parks and Recreation Series 523 (DPR) Form

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 12 \*Resource Name or #: (Assigned by recorder) Subject Property

P1. Other Identifier: 2839 Guajome Lake Road

\*P2. Location:  Not for Publication  Unrestricted

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

\*b. USGS 7.5' Quad San Luis Rey Date 2022 T 11S; R 4W;  of  of Sec 02; San Bernardino B.M.

c. Address 2839 Guajome Lake Road City Oceanside Zip 92057

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, decimal degrees, etc., as appropriate)

APN: 157-412-15-00

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

The Subject Property is a one-story, single-family house, partially composed of a Quonset hut, with an ancillary storage shed and detached garage. The building has two volumes: one is a rectangular plan with a side-gabled corrugated metal roof with open eaves and exposed rafters, while the other volume is a barrel-roof Quonset hut with asphalt sheet and corrugated metal roof. The primary (west) elevation features horizontal wood board cladding, and a covered entry porch that is accessed by three steps and supported by two wood posts on either side of the landing (See continuation sheet, page 4).

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Property

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

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



P5b. Description of Photo: (view, date, accession #): View facing west, 05/03/22, DSC01300

\*P6. Date Constructed/Age

and Source:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Dimenstein Family Trust 11-06-01

8308 Calle Del Cielo

La Jolla, CA 92037

\*P8. Recorded by: (Name, affiliation, and address) [name, last name],

Katie Ahmanson, Dudek

38 N. Marengo Avenue

Pasadena, CA 91101

\*P9. Date Recorded:

06/27/22

\*P10. Survey Type: (Describe)

Intensive

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

Dudek. 2022. Built Environment Inventory and Evaluation Report for Gaujome Crest. Prepared June 2022 for Ricon Homes.

\*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) Subject Property \*NRHP Status Code 6Z

Page 2 of 12

B1. Historic Name: 2839 Guajome Lake Road

B2. Common Name: 2839 Guajome Lake Road

B3. Original Use: single family residence B4. Present Use: single family residence

\*B5. Architectural Style: Quonset Hut

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

1964: Addition to residence; addition of detached garage (See continuation sheet, page 4)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

One ancillary shed to the rear of the residence and a detached garage southwest of the residence.

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

### Significance summary

The subject property at 2839 Guajome Lake Road (APN: 157-412-15-00) does not meet the any of the criteria for listing in the NRHP or CRHR, either individually or as part of an existing historic district, as demonstrated below.

See continuation sheet, page 4

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

\*B12. References:

See continuation sheet, page 9

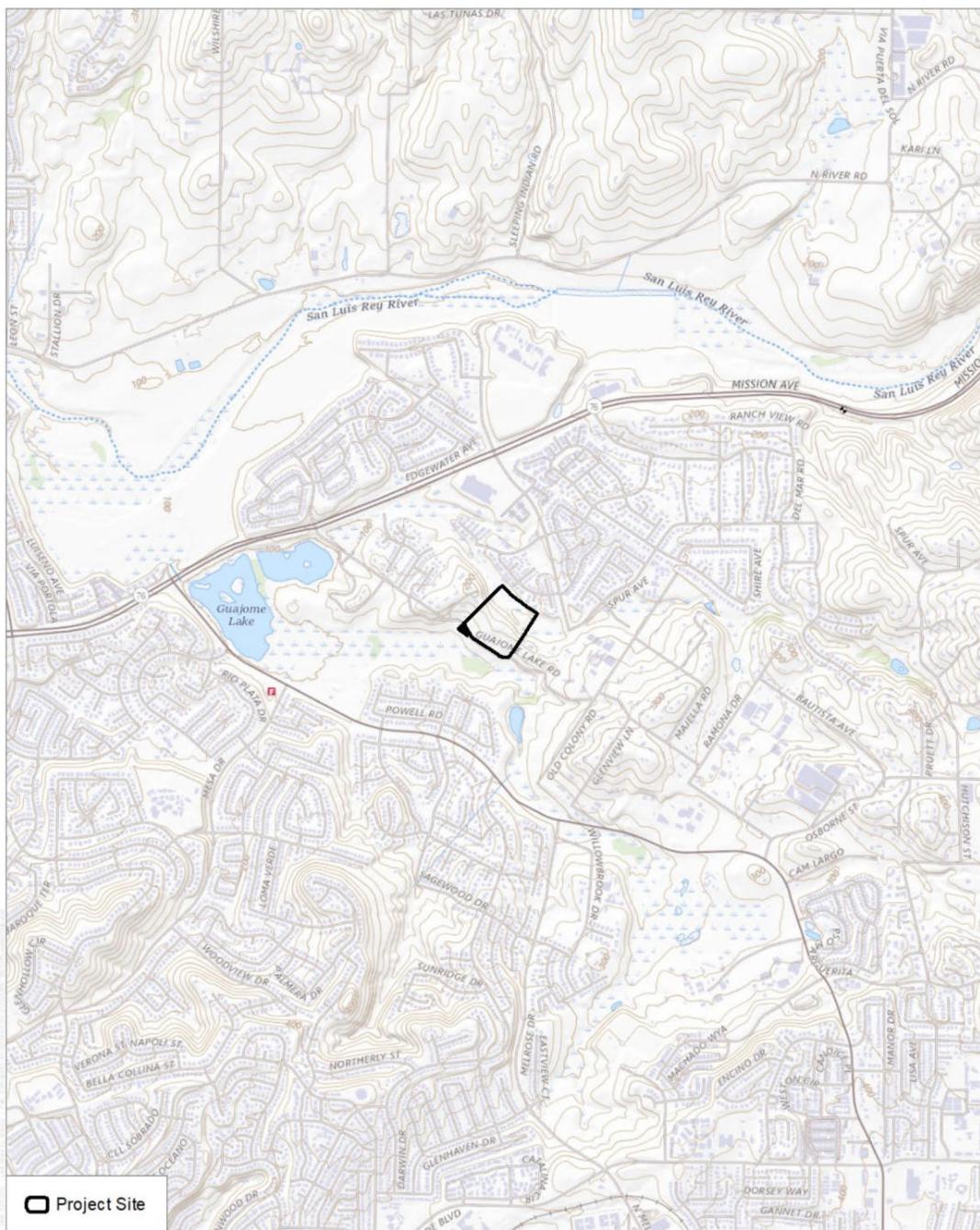
B13. Remarks:

\*B14. Evaluator: Katie Ahmanson

\*Date of Evaluation: June 2022

(This space reserved for official comments.)





SOURCE: USGS Topo 02/2020, USGS 7.5-Minute San Luis Rey Quadrangle  
Township 11S / Range 4W / Section 02



DPR Location Map  
Guajome Crest Project

## CONTINUATION SHEET

Property Name: 2839 Guajome Lake Road (subject property) Page 4 of 12

### \*P3a. Description *(continued from page 1):*

A central entry door is obscured by a screen door and flanked by two multi-light double-hung wood sash windows. The north side elevation is ten bays wide with vertical wood board-and-batten cladding spanning the first to seventh bay, and corrugated metal cladding spanning the eighth to tenth bays. It features a aluminum sash sliding window in the second bay; a projection spanning the fourth and fifth bays; a double-hung wood sash window in the fourth bay; a double-hung wood sash window in the seventh bay; and a dormer in the ninth bay. The rear (east) elevation is three bays wide and includes a central double-light casement window. The south side elevation is ten bays with corrugated metal cladding spanning the first to third bays, and vertical wood board-and-batten cladding spanning the fourth to tenth bays. The second bay has a dormer window. Two double-hung windows with wood sash are featured in the fourth and fifth bays, and a back entry door obscured by a screen door sits in the seventh bay.

The residence is set far back on its parcel in the center of the block. There is an open yard with a storage shed clad in plastic vertical board cladding featuring a front gable roof and multipaneled double door to the rear (north) of the building. Additionally, southeast of residence is a detached garage with a flat corrugated metal roof, clad in corrugated metal clad featuring three tilt-up canopy garage doors.

Alterations include an addition observed in 1964 (NETR 1964), the addition of security doors on the entry and rear doors, and some original window replacement with vinyl (date unknown).

(See photos Continuation Sheet pages 10-12)

### \*B6. Construction History *(continued from page 2):*

Unknown: Replacement vinyl windows, multiple elevations; Addition of security doors on entry and back door.

### \*B10. Significance *(continued from page 2):*

#### Historic Context

##### *Historical Overview of Oceanside*

The City of Oceanside was first settled by people of European descent in 1798. Spanish settlers established the Mission San Luis Rey four miles from what is today the center of Oceanside and used the surrounding San Luis Rey Valley to cultivate fruit orchards and raise cattle. The Spanish gathered surrounding bands of Native American tribes (calling them "San Luisenos" later shortened to "Luisenos") and used their labor to build Mission San Luis Rey. When it was completed, Mission San Luis Rey became the largest building in California, and was known as the "King of the Missions" (Oceanside Chamber of Commerce 2022).

After the Mission Secularization Act of 1833, ownership of the California missions was transferred from the Franciscan Order of the Catholic Church to the Mexican government. Grants from the Mexican government divided the Mission land into private ranchos. The Mission fell into ruin during the 1840s and the tribes of Native Americans making up the San Luisenos left the site. The Project site was part of Guajome Rancho (or the "Home of the Big Frog"), which comprised 2,219.41 acres of lands formerly part of the San Luis Rey Mission lands. The Rancho was granted to Andres and Jose Manuel, formerly enslaved Luisenos, on July 19, 1845, by Governor Pio Pico. After California became part of the United States in 1850, American settlers began arriving in the region and the area grew as a center of cattle ranching. By 1870, the township of San Luis Rey was established around the former Mission, north east of the future location of the City of Oceanside. The town was predominately inhabited by American settlers. (Oceanside Chamber of Commerce 2022; City of Oceanside 2022; Heintzelman 1979).

The advent of the railroads in the late 1880s brought prospective homeowners to Oceanside and transformed the area from predominantly agricultural uses to a seaside resort. In 1880, the California Southern Railroad was formed to construct a rail line between San Diego and San Bernardino. By 1882, they had constructed 211 mi. of track from National City to Fallbrook Junction, just north of Oceanside, and inland through Temecula Canyon and Colton and San Bernardino (City of Oceanside 2022).

## CONTINUATION SHEET

Property Name: 2839 Guajome Lake Road (subject property) Page 5 of 12

Andrew Jackson Myers was the founder of Oceanside. He was granted 160 acres to build a homestead on the Oceanside mesa, southeast of San Luis Rey, in 1883. He divided his acreage into smaller plots for residential development. J. Chauncey Hayes sold real estate for Myers, and by 1888, the population of Oceanside grew to 1,000 inhabitants. The town became the City of Oceanside and was incorporated on July 3, 1888. Throughout the late nineteenth and early twentieth centuries, the city grew to include three hotels, various commercial businesses, six churches, a newspaper, a school and a bank (Oceanside Chamber of Commerce 2022; City of Oceanside 2022).

The railroad played an important role in the growth of Oceanside. The inland route of the California Southern Railroad that had opened in 1882 was prone to flooding, and by 1888, California Southern had built a coastal rail line north of Oceanside to Santa Ana and Fullerton, thereby linking San Diego directly to Los Angeles through Oceanside.

In the 1920s, the city's growth was further facilitated by the establishment of a paved highway between Los Angeles and San Diego that ran through Oceanside. At the time, the city's slogan was, "Oceanside, California's Pride." The area was used as a backdrop for movies, a growing industry in California. Despite the Great Depression of the 1930s, Oceanside experienced a population growth from 3,508 inhabitants in 1930 to 4,652 in 1940. A new city hall was built in 1934 (City of Oceanside 2022).

During World War II, Oceanside became home to the nation's largest Marine Corps Base, after the federal government purchased the entire Rancho Santa Margarita and established Camp Pendleton, immediately north of Oceanside. Demand for housing increased further with the base and the population reached 12,888 people in 1950. The population exceeded 18,000 in 1952 with the beginning of the Korean War. By the 1960s, the city opened the Oceanside Small Craft Harbor as a tourist attraction for pleasure boats as well as sport fishing boats. The economy of Oceanside was mostly dependent on tourism and its proximity to Camp Pendleton. The boundaries of the city were expanded gradually from the initial townsite to include over 40 square miles by the late 1980s (City of Oceanside 2022).

The city has focused on redevelopment throughout the 2000s to encourage new investment and incentivize new commercial and industrial growth. Today, it has a diverse economy featuring a large sector of sporting and recreational goods manufacturing, many biotech and medtech companies, and a thriving agriculture industry. Its location on the coast has made a popular destination for tourists for generations and it still boasts a prosperous tourist industry (City of Oceanside 2022).

### ***Property Type: Quonset hut (1941-1965)***

Quonset huts are a type of utilitarian building with a distinctive semi-cylindrical, half-cylinder, or barrel-shaped shape and corrugated metal cladding. The origins of the Quonset hut can be traced across the Atlantic and back to World War I, when the British Army began to experiment with manufacturing prefabricated structures for use during wartime campaigns. During large campaigns, military officials faced the problem of transporting and housing troops as well as storing large quantities of materials and resources. The Quonset hut was designed to be constructed quickly with a continuous arch and metal structure that could be adapted for a variety of uses. Quonset huts were developed for the U.S. military at Quonset Point, Rhode Island, in 1941 by George A. Fuller and Company. Fuller and Company's Quonset hut improved upon the design of the British military's Nissen hut, designed by Peter Nissen in 1916 for World War I.

During World War II, the Quonset hut was largely used by the military for storage, assembly halls, or barracks. After World War II, surplus Quonset huts were used for many applications. Manufacturers of Quonset huts, such as Great Lakes Steel Corporation and Stran-Steel promoted the adaptive reuse of surplus Quonset huts for civilian life, marketing their products for use as temporary housing for returning veterans, single-family homes, agricultural storage, assembly halls, commercial uses, and light industrial buildings. Many Quonset huts were used in industrial and storage applications around airports.

Quonset huts are considered an important symbol of mid-century utilitarian design and construction. The period of significance for Quonset huts extends from 1941 to 1965 (Decker and Chiei 2005; Fowler et al. 2015).

Character-defining features for the Quonset hut are (Fowler et al. 2015):

- Half-cylinder shape, with wood or metal rib framing

## CONTINUATION SHEET

Property Name: 2839 Guajome Lake Road (subject property) Page 6 of 12

- Rectangular plan
- Clad in corrugated metal sheeting
- Oversized doors
- Steel-frame industrial windows, typically divided-light

### *History of the Project site*

There is one Quonset hut single-family residence with an ancillary shed and a detached garage on the subject property: 2839 Guajome Lake Road. According to research conducted with Historic Aerials, there were two buildings on the property in 1953, one in the Quonset hut form and the other in a nondescript style with a side-gabled roof and vertical wood and board-and-batten cladding. By 1964, an addition also with a nondescript style appears to connect the two structures into a single residence. A corrugated metal clad detached garage was constructed southeast of residence on the property around the same time. The building has had no major additions changing its form since 1964, though it has been altered with changes to windows and doors. Ownership information could not be obtained from the San Diego County recorder.

### *Ownership*

According to information provided by the Oceanside Historical Society, Leonard George Groppell (1920- 2010) served two years with the U.S. Navy in California. He worked for North American Rockwell on the Saturn, Apollo and Space Shuttle projects. His specific contributions to these important projects are unknown. In the 1980s he returned to his hometown of Temple, Texas where he lived until he passed away in 2010. In the 1980s he returned to his hometown of Temple, Texas where he lived until he passed away in 2010.

Loretta A. Birnbrich was identified on the U.S. Index to Public Records, 1994-2019 using Ancestry.com. Further research revealed that she is an artist and that she used the property as a studio space. It appears she left the property in 2020 (dogsofsteel.com).

Archival research and outreach did not reveal owners or residents for the subject property other than those listed in Table 5.

### **NRHP/CRHR Evaluation of Significance**

Criterion A/1: That are association with events that have made a significant contribution to the broad patterns of our history.

In the late nineteenth and early twentieth centuries, development in Oceanside was associated with its growth as a tourist destination. The city was located along a major road constructed in the 1920s that connected Los Angeles to the north and San Diego to the south. During World War II, the city experienced rapid growth with the development of Camp Pendleton. Growth associated with the military, tourist, and other industries continued through the mid-twentieth century. Throughout this time, agricultural land to the west of the initial city limits was converted into residential subdivisions.

The subject property is located in a portion of Oceanside that experience steady residential growth through the twentieth century. Though the subject property is still relatively rural, substantial residential development in the area took place surrounding it since World War II. The subject property does not appear to be associated with any significant developmental trends, and research did not reveal and significant association with any other historical events, such as agricultural development, significant in the history of Oceanside and North San Diego County. The subject property is a Quonset hut. While Quonset huts were associated with the military between 1941 to 1965, there is no indication that this particular Quonset hut was installed by the military or associated with military operations in Oceanside or nearby Camp Pendleton. It appears to be one of the thousands of surplus Quonset huts adapted for civilian use. The residence first appeared in Historic Aerials as two separate buildings in 1953 and were adjoined with an addition to create a single-family residence by 1964. There is no indication that the construction of this specific residence is associated with pivotal movement in the history of the

## CONTINUATION SHEET

Property Name: 2839 Guajome Lake Road (subject property) Page 7 of 12

neighborhood or city. It was neither the first nor the last of its type and was merely following a continuous pattern of residential development that continued through the 2010s. The property is not known to be directly associated with events that have made a significant contribution to the history of Oceanside; therefore, the property does not appear eligible under NRHP Criterion A or CRHR Criterion 1.

Criterion B/2: That are associated with the lives of persons significant in our past.

To be found eligible under Criterion B/2 the property must be directly tied to an important person and the place where that individual conducted or produced the work for which he or she is known. Archival research did not indicate that any such direct association between individuals that are known to be historic figures at the national, state, or local level and the subject property. The earliest ownership information identified that Leonard George Groppe owned the property in the 1980s. According to information provided by the Oceanside Historical Society, Leonard George Groppe (1920- 2010) served two years with the U.S. Navy in California. He worked for North American Rockwell on the Saturn, Apollo and Space Shuttle projects. His specific contributions to these important projects are unknown. In the 1980s he returned to his hometown of Temple, Texas where he lived until he passed away in 2010. There is no indication that Mr. Groppe is a person significant in our past. The next known owner of the property was Loretta S. Birnbrich from 2003 to 2020. Loretta A. Birnbrich was identified on the U.S. Index to Public Records, 1994-2019 using Ancestry.com. Further research revealed that she is an artist and that she used the property as a studio space. It appears she left the property in 2020 (dogsofsteel.com). Ms. Birnbrich currently resides in Santa Monica, CA. Research found little additional information on the lives of each of the property owners that would indicate these individuals are considered important to the past. Due to a lack of identified significant associations with important persons in history, the subject property does not appear eligible under NRHP Criterion B or CRHR Criterion 2.

Criterion C/3: That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The subject property does not embody distinctive characteristics of a type, period, or method of construction; it does not possess the distinctive characteristics of the Quonset hut style, or method of construction developed during World War II. A significant example of a Quonset hut would be developed by the military or by a private contractor and would retain character-defining features from the type, including: half-cylindrical shape (with wood or metal rib framing), rectangular plan, clad in corrugated metal sheeting, oversized doors, and steel-frame industrial windows (typically divided light). The subject property was constructed ca. 1950 as a single-family residence and retains a few characteristics of the Quonset hut style: half-cylindrical shape (with wood or metal rib framing). Key elements such as the rectangular plan, cladding in corrugated metal sheeting, oversized doors, and steel-frame industrial windows (typically divided light) have been lost. Alterations over time have eliminated the features of the building that would have distinguished it as an example of a Quonset hut adapted to residential uses after World War II.

An individual or firm may be defined as a master based on scholarship recognizing its work as unique or trendsetting within the discipline. The original building permit for the property could not be found. There is no known architect or firm associated with the design or development of the subject property and there is no indication it is associated with a significant manufacturer of the Quonset hut. There is no indication that the property is a distinguished example of work that was designed by an architect or firm recognized as unique in the field of Quonset hut design or single-family residential development; therefore, the property is not significant under this aspect of NRHP Criterion C and CRHR Criterion 3.

Additionally, the subject property does not possess high artistic values. The last component of Criterion C, representing a significant and distinguishable entity whose components may lack individual distinction, is the most applicable to districts. The subject property does not appear likely to contribute to a potential historic district, due to the lack of a cohesive grouping of intact properties in the area. Therefore, subject property is not significant under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield information important in prehistory or history.

Criterion D was not considered in the evaluation, because it generally applies to archaeology resources. The subject property is not significant under Criterion D of the NRHP or Criterion 4 of the CRHR as a source, or likely source, of important historical

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Property Name: 2839 Guajome Lake Road (subject property) Page 8 of 12

information nor does it appear likely to yield important information about historic construction methods, materials or technologies.

### Integrity Discussion

The subject property contains one residence, an ancillary shed, and detached garage that have not been moved or relocated since the initial placement of the Quonset hut in the early 1950s, thus it retains integrity of location. However, the surrounding neighborhood and streetscape have been altered since the residence was constructed with continued development in the area through the 2010s, so it does not retain integrity of setting. The addition to the subject property of a detached garage in 1964 and the replacement of multiple original windows, horizontal wood-board recladding, and addition of security doors on the entry and back doors impact its integrity of design, materials, and workmanship. While the distinctive barrel-shape of the Quonset hut is visible, overall, the property no longer retains integrity of feeling because of these alterations. The property does not retain integrity of feeling as a Quonset hut due to the alterations. Furthermore, research did not reveal that the property has an association with people or events in the City of Oceanside, thus it does not retain integrity of association. The subject property retains integrity of location, but longer retains integrity of setting, design, materials, workmanship, feeling, and association.

### County of Oceanside Evaluation of Significance

The property at 2839 Guajome Lake Road (APN: 157-412-15-00) does not meet the any of the criteria for listing under the City of Oceanside Guidelines as demonstrated below.

a. It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history.

As discussed in NRHP/CRHR Criterion A/1, archival research did not reveal that the subject property exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history. Therefore, the subject property does not appear significant under the City of Oceanside Criterion a.

b. It is identified with persons or events significant in local, state, or national history.

As discussed in NRHP/CRHR Criterion B/2, archival research did not discover that the subject property was identified with persons or events significant in local, state, or national history. Therefore, the subject property does not appear significant under City of Oceanside Criterion b.

c. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

As discussed in NRHP/CRHR Criterion C/3, the subject property does not embody distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship. Therefore, the subject property does not appear significant under City of Oceanside Criterion c.

d. It is representative of the notable work of a builder, designer, or architect.

As discussed in NRHP/CRHR Criteria C/3, the subject property is not representative of the notable work of a builder, designer, or architect. No original building permit was located for the subject property and it is not known to be the work of a significant manufacturer of the Quonset hut type. Therefore, the subject property does not appear significant under City of Oceanside Criterion d.

e. It is found by the council to have significant characteristics which should come under the protection of this chapter.

The subject property does not appear to have significant characteristics which should come under the protection of this chapter; however, this criteria would be applied to a finding of the council.

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Property Name: 2839 Guajome Lake Road (subject property) Page 9 of 12

### Summary of Evaluation Findings

In conclusion, the subject property does not appear eligible for listing in the NRHP or the CRHR, or for local listing in Oceanside due to a lack of historical associations, architectural merit, and compromised integrity.

#### \*B12. References (continued from page 2):

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## CONTINUATION SHEET

Property Name: 2839 Guajome Lake Road (subject property) Page 10 of 12

**Exhibit 1.** Primary (west) elevation, looking southeast.



**Source:** Dudek (DSC01300)

## CONTINUATION SHEET

Property Name: 2839 Guajome Lake Road (subject property) Page 11 of 12

Exhibit 2. North side elevation, looking southeast .



Source: Dudek (DSC01309)

## CONTINUATION SHEET

Property Name: 2839 Guajome Lake Road (subject property) Page 12 of 12

**Exhibit 3.** Detached garage, looking southeast.



**Source:** Dudek (DSC01300)