

**Historical Resources Analysis Report
Proposed El Camino Specific Plan Project
San Juan Capistrano, California 92675**

PREPARED FOR

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I. INTRODUCTION

At the request of City of San Juan Capistrano under contract to T & B Planning, Inc., Urbana Preservation & Planning, LLC (Urbana) prepared this Historical Resource Analysis Report (HRAR) to provide the results of historical resource impacts analysis completed for the proposed El Camino Specific Plan Amendment Project (Proposed Project). As adopted, the El Camino Specific Plan area is currently composed of four parcels identified as Assessor Parcel Numbers (APN) 124-160-63, 124-160-57, 124-160-55, and 124-160-27. The proposed amendment involves extending the specific plan area to include eight additional APNs: 124-160-08, 124-160-10, 124-160-09, 124-160-11, 124-160-12, 124-160-37, 124-160-52, and 124-160-51. As proposed, the amended El Camino Specific Plan area would include 12 parcels bound by Ortega Highway to the north, El Camino Real, Forster Street, and Camino Capistrano to the west, the south edge of APN 124-160-51 to the south, and the eastern edge of APNs 124-160-08, 124-160-09, 124-160-11, and 124-160-52 to the east (**Figure 1**). For purposes of analysis under the California Environmental Quality Act (CEQA), the proposed specific plan amendment is the Proposed Project.

Within the proposed expanded specific plan boundaries, on APNs 124-160-37, 124-160-52, 124-160-51, and 124-160-11, and 124-160-12, new developments are anticipated to infill the area with a mix of residential, restaurant, and community uses. There is no development proposed at APNs 124-160-08, 124-160-09, and 124-160-10. These eight parcels, plus two offsite disturbance areas outside the amendment boundary, form the Direct Area of Potential Impact (D-API). Two projects are proposed for processing within the D-API, the Forster & El Camino Mixed-Use (Forster & El Camino) Project and the Performing Arts Center (PAC) Project.

The Forster & El Camino Project will be sited at the southern end of the expanded specific plan boundary and includes four buildings on APNs 124-160-37, 124-160-52, 124-160-51:

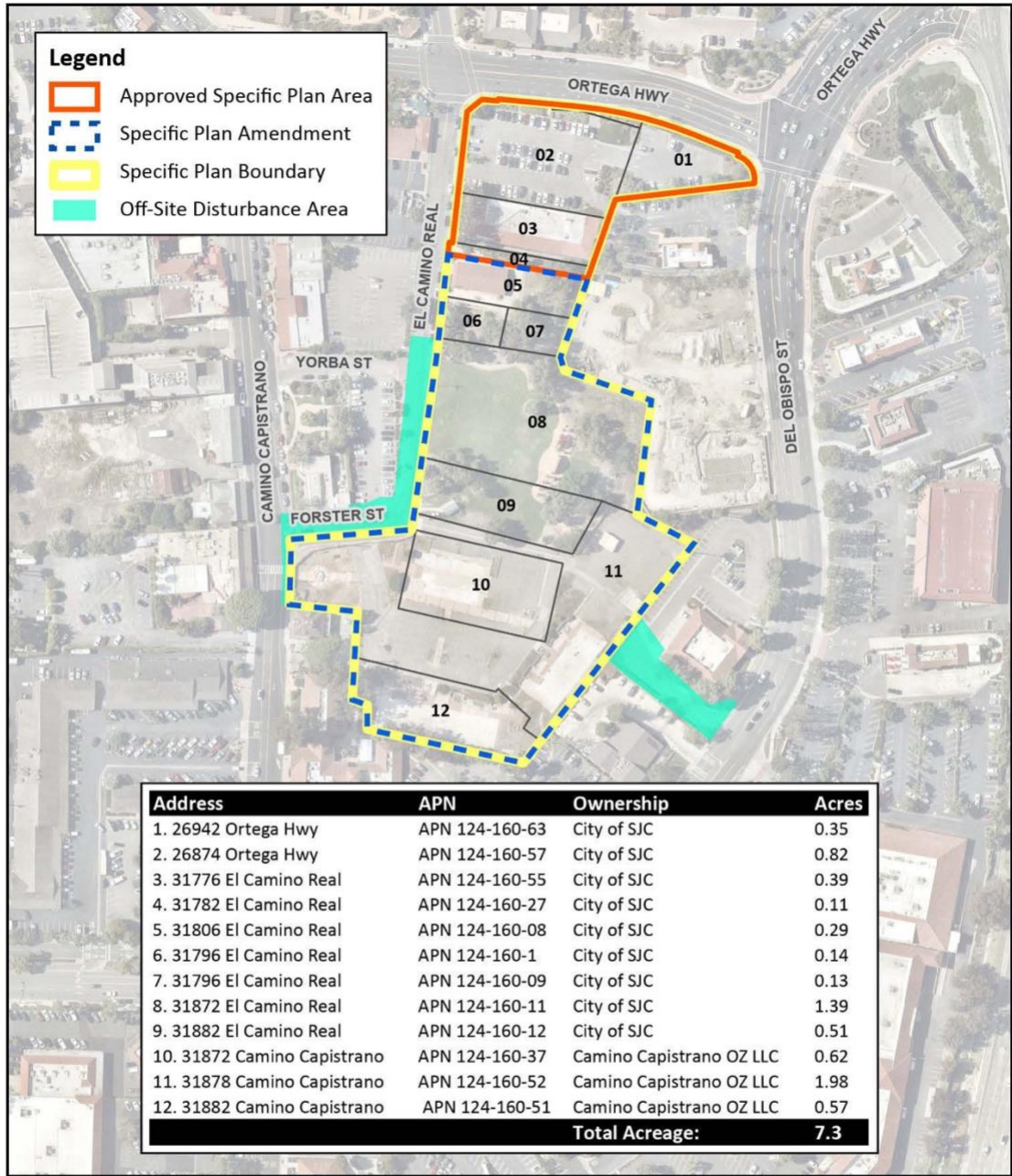
- Building A, a new, one-story sit-down restaurant with indoor and patio seating,
- Building B, a three-story mixed-use building with ground floor retail and 19 residential units above,
- Building C, a four-story residential building over subterranean parking with 76 residential units,
- Building D, a one-story clubhouse and leasing office with a fitness center and resort style pool,

The PAC Project will be located at APN 124-160-11 and 124-160-12, at the eastern edge of the City-owned Historic Town Center Park and involves construction of a new 40,000 sq. ft., 62-foot tall performing arts building.

In October 2022, the northern portion of the specific plan area, approximately 1.68-acres on APNs 124-160-63, 124-160-57, 124-160-55, and 124-160-27, was approved for development of a 27,457 sq. ft. commercial building with a 2,607 sq. ft. retail space and a four-level parking structure. This development was previously approved and is not within the D-API. APNs 124-160-63, 124-160-57, 124-160-55, and 124-160-27 are within the Visual API (V-API). For the purposes of evaluating the Proposed Project's potential to cause visual impacts to historical resources, the V-API includes the surrounding blocks that comprise San Juan Capistrano's historic core.

The API is characterized by multiple historical resources in its vicinity including properties listed on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of San Juan Capistrano Inventory of Historic and Cultural Landmarks (IHCL). The Proposed Project and its immediate environs carry a high level of historical significance as evidenced by the NRHP, CRHR, and IHCL listings. Related Projects are planned or in process within the V-API, and as a result, this HRAR analyzes the potential for cumulative visual impacts to nearby historical resources and the larger historic core of San Juan Capistrano (**Figure 2Error! Reference source not found.**).

Figure 1. El Camino Specific Plan Amendment Boundary.



Source(s): Esri, Nearmap Imagery (June 2023)

Figure 1



Specific Plan Boundary

El Camino Specific Plan Amendment

Date: 10-18-2023

Figure 2. The Direct API and Visual API for the Proposed Project.



REPORT ORGANIZATION

Survey findings, eligibility conclusions, and associated preservation planning analysis and regulatory recommendations are assembled in this report. This HRAR was prepared to provide a determination on whether historical resources are present within the Proposed Project area, to establish an API, and to determine whether the Proposed Project could impact historical resources, within the API.

METHODOLOGICAL APPROACH

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

Contextual and Property-Specific Research

To understand the general historical themes of the area, research included a review of publications and archival records relating to the history of San Juan Capistrano and the surrounding south Orange County region. Previously completed cultural and historical resource research reports were utilized to inform this study. Property specific research was compared to the contextual history of the area to understand how the survey area fits into the larger historical context. Historic-era and contemporary-period aerial imagery and historic-era maps played a key role in understanding the project area. Early San Juan Capistrano townsite and tract maps, Sanborn Fire Insurance Maps, and Orange County Assessor Parcel Maps were reviewed to understand lot formation patterns for survey area. Historic aerial imagery and historic street-view photos were reviewed to understand the development history of the Proposed Project area. The NRHP nomination for the Blas Aguilar Adobe provided an understanding of the significance, period of significance, and level of integrity of the property. The property remains extant and retains adequate integrity to convey its significance.

To identify nearby historical resources, Urbana reviewed the NRHP Information System, the State Historic Preservation Office-California Historical Resources Information System (SHPO-CHRIS) Built Environment Resource Directory (BERD) for Orange County and San Juan Capistrano, and the City's IHCL. Previously prepared historical resources studies were utilized to understand the extent of previously recorded sites within the survey boundaries and the immediate vicinity. Historic views of the API are in **Appendix A**. Previously recorded resources within city boundaries are summarized in **Appendix B**.

Field And Desk Survey

The Urbana team completed field survey activities in November 2023 and January 2024. All buildings, structures, and site features within the API were photographed for further study in this HRAR. Notes were compiled on the existing conditions, architectural features, and observed modifications for use in this report. Supplemental observation of buildings and structures in the API was completed as part of post-processing and using historical aerial photography and present-day Google Earth satellite imagery. Historic and current views of the API are included in this report. Current Photographs of the API are contained within **Appendix C**.

Technical Analysis

Technical analysis is focused on identifying the period of significance and character-defining features for the historical resources within the API, and analyzing the Proposed Project description, including the design at each building and major project elements of the Forster & El Camino Project and the PAC Project, for consistency with *The Secretary of the Interior's Standards for Rehabilitation*. Compliance with the rehabilitation standards ensures that the Proposed Project would not cause a significant impact to historical resources. Proposed Project drawings are included in **Appendix D**.

PREPARER QUALIFICATIONS

This HRAR was prepared by Alexandria Baker, MCP, Associate; Scott Solliday, MA, Senior Associate; and Urbana Principal, Wendy L. Tinsley Becker, RPH, AICP. Ms. Baker, Mr. Solliday, and Ms. Tinsley Becker meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of History and Architectural History, and the draft standards in the disciplines of Community Planning / Land Use and Historic Preservation. Ms. Tinsley Becker is included on the Register of Professional Historians (RPH) and is a member of the American Institute of Certified Planners (AICP). Preparer qualifications are included in **Appendix E**.

II. REGULATORY FRAMEWORK

The following policies and regulations are intended to ensure the preservation and appropriate treatment of historical resources in San Juan Capistrano and within the proposed El Camino Specific Plan boundaries.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) & HISTORIC PROPERTIES

The NHPA requires federal agencies to consider the effects of proposed undertakings on historic properties. A historic property is defined as any building, site, district, structure or object that is listed in or eligible for listing in the NRHP. In order for a property to qualify for the NRHP, it must meet one of four criteria for evaluation and retain sufficient integrity to convey its significance. Pursuant to the National Register Bulletin 15, 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 represents a significant and distinguishable entity whose components lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Two scenarios exist relative to the effects a potential undertaking may have on historic properties: 1) no historic properties are affected, or 2) historic properties are affected. An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify it for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Adverse effects can include the following:

- physical destruction or damage;
- neglect and deterioration;
- alterations inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties;
- relocation of the property or change in the character of the property's use or setting;
- introduction of incompatible visual, atmospheric, or audible elements; and
- transfer, lease, or sale of a historic property out of federal control without adequate preservation restrictions.

A finding of no adverse effect may be issued if the proposed undertaking's effects do not meet the examples pursuant to 36 CFR Part 800.5(a)(1, 2), or if the undertaking is modified or imposed in order to avoid adverse effects.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) & HISTORICAL RESOURCES

Pursuant to the CEQA PRC § 21084.1, any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. PRC § 5020.1(q) defines a "substantial adverse change" as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be materially impaired.

A historical resource is a resource that is listed in, or determined eligible for listing in, the CRHR; included in a

local register of historical resources; or is identified as significant in an historic resource survey if that survey meets the criteria specified in PRC § 5024.1(g). A property may be eligible for listing on the CRHR if it is determined to meet one of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

CEQA requires a Lead Agency to determine if an archaeological cultural resource meets the definition of a historical resource, a unique archaeological resource, or neither. If the archaeological cultural resource meets the definition of a historical resource pursuant to CEQA Guidelines § 15064.5 (c)(1), it is treated like any other type of historical resource. If the archaeological cultural resource does not meet the definition of a historical resource, then the Lead Agency determines if it meets the definition of a unique archaeological resource as defined in PRC § 21083.2(g). In practice, however, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource. Should the archaeological cultural resource meet the definition of a unique archaeological resource, then it must be treated in accordance with PRC § 21083.2, which details the requirements for treatment, handling, and mitigation for unique archaeological resources. If the archaeological cultural resource does not meet the definition of a historical resource or an archaeological resource, then effects to the resource are not considered significant effects on the environment.

CITY OF SAN JUAN CAPISTRANO HISTORIC PRESERVATION PROGRAM

The City maintains a historic preservation program to regulate the identification, protection, and appropriate treatment of landmarks and historical resources including a General Plan Cultural Resource Element, a Cultural Heritage Commission, and ordinances relating to site plan review and special uses at landmarks or historic districts included on the NRHP, CRHR, and the IHCL.

In San Juan Capistrano Landmarks are defined as any building, structure, site, or object (listed either individually or as a historic district) on the IHCL, the CRHR, or the NRHP. Properties may be added to the IHCL by demonstrating significance to the community as a whole and, therefore, being worthy of public interest and protection.

General Plan Cultural Resources Element

The primary purpose of the Cultural Resources Element (CRE) is to protect and preserve the historic, archaeological, and paleontological resources located in San Juan Capistrano. To implement this goal, the CRE includes three policies:

1. Balance the benefits of development with the project's potential impacts to existing cultural resources,
2. Identify, designate, and protect buildings and sites of historic importance, and
3. Identify funding programs to assist private property owners in the preservation of buildings and sites of historic importance.¹

Municipal Code Article 3 | Cultural Heritage Commission

Pursuant to Municipal Code Section 2-2.303, the City's Cultural Heritage Commission (CHC) serves as the advisory body for historic preservation concerns. Duties of the CHC include:

- Generally, to act in an advisory capacity to the City Council, Planning Commission, City Manager, and any other group which the Council might designate in all matters pertaining to the culture, heritage, and history of the City;
- To promote an awareness of and appreciation for the City's cultural and historical significance through the preservation and promotion of traditional folkways associated with the community. The Commission shall encourage the sponsorship of community events and activities to promote the knowledge of history, culture and traditional folkways of the community and shall assist community organizations and other City boards and commissions in undertaking such tasks;
- To compile, keep, and maintain a list of all sites, structures, persons, events, and landmarks which have cultural or historical significance or importance. Such list shall be submitted to the Council for its review. The Commission shall notify the owner of any item on the list of any special City requirements applicable to his property;
- To implement and administer studies and plans relating to matters of historical, cultural, paleontological, or archaeological significance and to make recommendations on the designation and creation of historical, cultural, paleontological, or archaeological districts;
- To recommend to the Council an annual budget including the following: Financing of the activities of the Commission; and The capital projects designed to protect the cultural heritage of the community.

Municipal Code Section 9-2.327 | Historical and Cultural Landmarks Site Plan Review

This ordinance provides for the protection enhancement, perpetuation, and use of those areas, structures and objects within the City which, due to their historical or cultural significance or character, require special consideration in order to meet the goals and policies of the General Plan with regard to preservation of cultural resources. Section 9-2.327(b) outlines the general requirements and procedures for the historical and cultural landmark site plan review process as follows.

1. It shall be unlawful for any person to demolish, remove, relocate, renovate, modify, or otherwise alter any structure, site, or object, including trees and other vegetation, listed individually or as part of a district in the Inventory of Historical and Cultural Landmarks (IHCL), as adopted and amended from time to time by City Council resolution, without obtaining prior City approval for such action pursuant to this section. For purposes of this section, "landmark" shall mean any location or object listed on the IHCL.
2. Minor alterations to landmarks. Any action pertaining to a landmark that qualifies for Administrative Approval pursuant to Section 9-2.303(a)(17) may be approved administratively pursuant to the procedures set forth in that section, provided that such approval shall be based on finding that the proposed action is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties, in addition to other required findings.
3. Major modifications, alterations, or other actions pertaining to landmarks that do not qualify for administrative approval shall require approval of a historical and cultural landmark site plan review pursuant to this section.
4. Applications for historical and cultural landmark site plan review shall be filed with the Department of Planning Services along with the required fee or deposit as established by City Council resolution. The Planning Director shall prescribe the form of application and the supporting information required to initiate the site plan application review. Once an application is received by the Department of Planning

Services, the application will be reviewed for completeness and processed pursuant to the timelines established in Section 9-2.301

5. A preliminary development review meeting between City staff and the applicant may be conducted prior to filing of the formal application, pursuant to Section 9-2.301(c).
6. An application for site plan review may be submitted and reviewed concurrently with other applications required for proposed development on the site.
7. The Planning Director may forward the site plan review application to various city boards and commissions for review of technical aspects of the project prior to scheduling the project for a public hearing.
8. The reviewing authority for a site plan review application shall be the Cultural Heritage Commission, at a public hearing with notice given pursuant to Section 9-2.302(f). Decisions of the Cultural Heritage Commission may be appealed to the Planning Commission and ultimately to the City Council pursuant to Section 9-2.311, Appeals.

Section 9-2.327(c) outlines the approval criteria for site plan reviews at historical and cultural landmarks.

1. The project complies with the maps and policies of the General Plan.
2. The project complies with applicable provisions of the Land Use Code and with any applicable specific plan or comprehensive development plan.
3. All aspects of the proposed site design, including building orientation and placement, massing, access, parking, colors, materials, paving, lighting, signage, and landscaping, are compatible with the historic nature of the site, surrounding district and/or historic period represented by the landmark.
4. The project has been designed in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995, Weeks and Grimmer).

Additional requirements specified within Section 9-2.327 refer to construction time periods after approval of a site plan review, maintenance of Landmarks, and enforcement and penalties for non-compliance.

Municipal Code Section 9-3.407 | Cultural Resources / Historic Preservation District

Pursuant to Municipal Code Section 9-3.407, the purpose and intent of the Cultural Resources / Historic Preservation (CR / HP) District is to establish regulations for those areas of the City which, due to their historical or cultural significance, require special consideration to ensure their preservation as a community resource. This ordinance outlines permitted base and conditional uses at CR / HP Districts.

Section 9-3.407(d) stipulates the general requirements for discretionary projects in CR / HP Districts.

Any person desiring to demolish, remove, relocate, or alter any such landmark shall receive City approval prior to such action, which is set forth in the Inventory of Historical and Cultural Landmarks (IHCL) or Sensitive Area Map adopted by the Council by resolution. Failure to comply with the provisions of this section shall constitute sufficient grounds for the revocation of any grading or building permit and the temporary suspension of any operation otherwise being carried out in compliance with such permits.

Pursuant to Section 9-3.407(e), any person desiring to demolish, remove, relocate, or alter any landmark set forth in the IHCL shall be subject to Section 9-2.327 Historical and Cultural landmark Site Plan Review. Any person desiring to construct site improvements on property identified on the Sensitive Area Map shall comply with City Council Policy 601.

City of San Juan Capistrano Historic Town Center Master Plan Repeal Final Environmental Impact Report

The subject property and proposed project area is within the boundaries of the Town Center Zoning District and is subject to compliance with Mitigation Measures CUL-1 (a) & (b) of the Historic Town Center Master Plan Repeal EIR.

CUL-1: Prior to the approval of discretionary entitlements and associated CEQA review for future site-specific development associated with the Project area that either 1) impacts an historic structure or 2) is located adjacent to an historic structure, the project applicant shall complete, or cause to be completed the following:

- a. Prepare a historic resources evaluation to provide an updated historic integrity evaluation of the historic site pursuant to the requirements of the CEQA Guidelines, the National Register of Historic Places criteria and the Secretary of the Interior's Guidelines for Architectural and Engineering Documentation (often referred to as "HABS documentation"). In the event the evaluation concludes the site retains its historic integrity, the requirements governing the significance of impacts and mitigation of impacts to historical resources set forth in CEQA Guidelines Sections 15064.5 (b) and 15126.4(b) shall be addressed in the CEQA document prepared for the project. In the event the evaluation concludes the site does not retain its integrity, then the City shall submit the report to the California Office of Historic Preservation for a concurrence determination pursuant to National Register of Historic Places procedures.
- b. For buildings or improvements proposed adjacent to an historic structure listed in the National Register of Historic Places, site specific development plans shall be evaluated to determine if the design of the proposed structures is compatible with the adjacent historic resource in accordance with the Secretary of the Interior's Standards and CEQA Guidelines Section 15064.5(b) and 15126.4(b). Stringent design guidelines shall be required for projects located adjacent to historic buildings taking into account the potential for indirect and visual impacts. Mitigation measures must be recommended and incorporated into future site-specific projects to reduce indirect visual impacts as part of the discretionary entitlement and CEQA review process. Specific measures may include but are not limited to re-orienting or adjusting the location of proposed buildings or improvements; incorporating features and elements consistent with architectural design guidelines; reducing the height and/or massing of the proposed structures or buildings; increased setbacks and screening of the structure with native trees.

This HRAR satisfies the requirements of CUL-1 (a) & (b).

III. AREA HISTORY AND EXISTING CONDITIONS

San Juan Capistrano is rich in historical resources with 99 previously recorded historic-era buildings, structures, sites, objects, or historic districts included in the SHPO-CHRIS BERD within the city boundaries and additional properties recognized by the City as local landmarks on the IHCL. Historic views of the API are included in **Appendix A**. Refer to **Appendix B** for a list of previously recorded resources in San Juan Capistrano.

The Proposed Project area features twelve parcels, identified with ten individual addresses. There are two historic-era buildings within the project area. The Casa de Esperanza/Blas Aguilar Adobe, built in 1794, is the only remaining adobe building along El Camino Real. It is an example of an early California Adobe, built with a one-story rectilinear plan and a front gable roof. The Pacific Telegraph and Telephone building was constructed in 1959, in a Spanish Revival style with a one-story rectilinear plan and side gable and hipped roof. Both buildings face El Camino Real.

The Spanish missionization and settlement of California began in 1768 when King Carlos III ordered Visitador-General Jose de Galvez to organize soldiers and missionaries from Mexico to colonize the distant territory. On May 13, 1769 Commander Don Gaspar de Portola, Sergeant José Francisco de Ortega, and Fray Junípero Serra, departed with soldiers and supplies for San Diego from Velicata, Baja California. Upon arriving in San Diego, Fray Serra founded California's first mission, San Diego de Alcalá. Other missions were soon established, primarily along the coast of California and in three distinct ranges: the Coastal Range, Transversal Range, and Peninsular Range. The Spanish selected mission sites in valleys, and on alluvial fans and coastal plains away from marshy flats. Most missions were established close to the sea; however, some missions like Mission San Gabriel and San Jose were located strategically in the interior, as a way of establishing and maintaining inland routes. Preferred locations were near reliable water sources and had adequate arable lands. The Spanish established three missions in the Peninsular Range: San Diego, San Luis Rey, and San Juan Capistrano. Each of these three missions were located three to-six miles from the ocean either in valley bottoms or on terraced slopes along streams.²

Founded in 1776 and dedicated in 1778, the San Juan Capistrano Mission complex included a chapel and church building constructed of stone, workshops, granaries, kitchens, barracks and residences, and a hospital.³ By 1794 approximately 40 adobe dwellings had been constructed beyond the mission grounds to house the local native converts. The western walls of the mission complex were constructed in 1795 adjacent to Occidental Street (now Los Rios Street) which connected to a pathway leading to Trabuco Creek. The mission complex was completed c.1812, and that year was known as *el año de los temblores*—the year of earthquakes.⁴ After months of many seismic disturbances, on Sunday, December 8, 1812, the church was destroyed. This was followed by the decline and eventually abandonment of the mission community.

Mexican gained its independence from Spain in 1821, secularization of the California missions corresponded to the emancipation of the native (neophyte and non-neophyte) populations that maintained regional associations with the mission lands. Between 1822 and 1829, the Mexican government additionally abolished social status based on racial or national background, and occasionally granted citizenship to native people. Secularization, however, did not yield the return of native lands as much of what could be used for livestock and agriculture had been granted to Californio and Anglo rancheros. Ranchos in and around Orange County included Rancho Misión Vieja (in Mission Viejo and San Juan Capistrano), Boca de la Playa (in San Clemente and Dana Point), and Rancho Trabuco (in Trabuco Canyon and Coto de Caza). Locally in San Juan Capistrano, with the collapse of the mission complex, a petition for settlement was presented to the Mexican Government and the mission administrator on June 30, 1841. In July 1841 the former mission lands were distributed to the 33 petitioners and the Pueblo de San Juan Argüello was then established according to the *Artículos que*

provisionalmente deben observarse en el Nuevo arreglo del establecimiento de San Juan Capistrano issued by Governor Alvarado.⁵ The settlement was named for Santiago Argüello, the administrator appointed to oversee the transfer of the mission lands from the Franciscan Order to the Mexican authorities, but was later given its original name, San Juan Capistrano.⁶

While the town of San Juan Capistrano grew and prospered, it soon became evident that the land titles that were established in 1841 were no longer valid under state and county land ownership documentation. Those that claimed land ownership in the town were notated in a survey that was filed on December 10, 1875, and H.K.S. O'Melveny, a Los Angeles County Judge, began the process of securing legal title for the lands as outlined in an act of Congress on March 2, 1867, entitled "An act for the relief of the inhabitants of the Cities and Towns upon public lands."⁷ O'Melveny filed a Cash Entry at the General Land Office in Los Angeles and received a patent for 567 acres in San Juan Capistrano. Title was then transferred to the people who had an established claim the lands they held.

The California Central Railroad came to San Juan Capistrano in 1887, and agriculture became the economic base of the area, which produced barley, walnuts, and oranges. By the early 1900s, the adobes along El Camino Real and the immediate vicinity fell either into disrepair or were removed to make room for downtown development. The Casa de Esperanza/Blas Aguilar Adobe is the only remaining 1790s-era adobes along El Camino Real.

Many of the original adobe structures surrounding the Mission and along El Camino Real had been removed prior to the turn of the century. The 1930s saw additional destruction of the adobe buildings as El Camino Real and San Juan Capistrano continued to develop. In 1940, the Archdiocese of Orange purchased several properties along El Camino Real, including the Casa de Esperanza/Blas Aguilar Adobe. A brief history and existing conditions statement for each parcel within the Proposed Project area is included below.

PROPOSED PROJECT AREA PARCELS

API Parcel No.: 1

APN: 124-160-63

Address / Identifier: 26942 Ortega Highway

The property was previously the site of a commercial building that was constructed between 1967 and 1970.⁸ From at least 1970 to 1976, the building operated as a Jack-in-the-Box.⁹ The building was demolished c. 2012.¹⁰ The parcel identified as 26942 Ortega Highway (APN 124-160-63) is approximately 0.35 acres. The site is currently paved and utilized as a parking lot for the surrounding buildings. As there are no extant historic structures, the property is not eligible for NRHP, CRHR, or IHCL listing.

API Parcel No.: 2

APN: 124-160-57

Address / Identifier: 26874 Ortega Highway

The parcel identified as 26874 Ortega Highway (APN 124-160-57) is approximately 0.82 acres. The property was previously the site of a Texaco Service building. The commercial building was opened in 1964 by owners Ed Tye and Bill Holden.¹¹ The building was demolished ca. 1995.¹² It has since been paved and used as a parking lot for the surrounding buildings. As there are no extant historic structures, the property is not eligible for NRHP, CRHR, or IHCL listing.

API Parcel No.: 3

APN: 124-160-55

Address / Identifier: 31776 El Camino Real / Pacific Telephone Building / Camino Real Playhouse

The parcel identified as 31776 El Camino Real (APN 124-150-55) is approximately 0.39 acres. The parcel includes one historic-era building, known as the Pacific Telephone and Telegraph Building. The Pacific Telephone and Telegraph Building was constructed and opened in 1959. It was 1,488 square feet.¹³ The building was constructed in a Spanish Eclectic style. The front portion (west elevation) is the original; it featured a side gabled roof and recessed doorways. A major commercial addition was constructed in 1967 at the rear (east) elevation. The addition was constructed to match the existing Spanish Eclectic style. It has tile roofing to match the original, but the center of the roof is flat and without tiles. The one-story building has a rectangular plan and was constructed in a Spanish Revival style. The building is currently identified as the Camino Real Playhouse. The building has a side gable at the front (west) elevation, and a hipped roof at the rear. The roof is clad in red barrel roof tiles. The exterior of the building is clad in white stucco. Pacific Bell occupied the building until 1987.¹⁴ The building was first rented as a performing arts space from the City in 1989.¹⁵ The Playhouse has occupied the building since 1992.¹⁶ The Pacific Telephone and Telegraph Building was previously evaluated in 2011 and found not to be significant under NRHP, CRHR, or local criteria. The current evaluation concurs that the building is not significant, and it no longer maintains integrity.

API Parcel No.: 4

APN: 124-160-27

Address / Identifier: 31782 El Camino Real

The parcel identified as 31782 El Camino Real (APN 124-160-27) is approximately 0.11 acres. The parcel consists of a landscaped walkway between the Pacific Telephone and Telegraph Building/Camino Real Playhouse (31776 El Camino Real) to the north and the Casa de Esperanza/Blas Aguilar Adobe (31806 El Camino Real) to the south. As there are no extant historic structures, the property is not eligible for NRHP, CRHR, or IHCL listing.

API Parcel No.: 5

APN: 124-160-08

Address / Identifier: 31806 El Camino Real / Casa de Esperanza/Blas Aguilar Adobe

The parcel identified as APN 124-160-08 is approximately 0.29 acres. It is the site of the Blas Aguilar Adobe, also known as Casa de Esperanza, an early adobe residence built on El Camino Real in 1794. The first occupant of the Casa de Esperanza is believed to be Isidro Aguilar, a stone mason of Aztec ancestry from Culiacan, Mexico. He oversaw the construction of the Stone Church at the Mission from 1799 until his death in 1801. The Casa de Esperanza then came under ownership of Madalena Amador.¹⁷ Circa 1841, Blas Aguilar purchased the Casa de Esperanza and the adjacent Casa Tejada. The two adobe buildings became wings of the family's residence, known as the Hacienda Aguilar. Under Aguilar's ownership, a large wood frame addition was added to the rear of the residence in the 1840s. He also constructed several small buildings on the east side of the property, which served as storage areas, and added a long adobe wall with a large entrance gate on the west side of the property, running parallel with El Camino Real.

Blas Aguilar was notable as the last Alcalde in San Juan Capistrano when it was under the jurisdiction of Mexico, holding the position until 1846, and was the first Justice of the Peace in San Juan Capistrano under United States administration. These positions gave Blas Aguilar important standing in the community, essentially acting as the legal head of San Juan Capistrano. Under his ownership, Hacienda Aguilar became well known throughout the community for its elegance and beauty, and Aguilar was acclaimed as a well-respected and gracious host. Blas Aguilar maintained ownership of the Hacienda Aguilar until his death in 1885. By the 1890s, the ancillary buildings that had been constructed during Blas Aguilar's ownership, at the east side of the

property, fell into disrepair, as did the wall and central gate at the west side of the property. It was reported that around this time the roof of Casa de Esperanza had fallen in.

Circa 1910, the Casa de Esperanza came under ownership of Juan Aguilar, grandson of Blas Aguilar. He began to restore the Casa de Esperanza. At some point after 1890, the tile roof that had collapsed was replaced with a thin shingle roof. By 1938, the building had been remodeled and the roof replaced with a tile roof to match the original. After restoration, Juan Aguilar converted the adobe to a private museum, used to house a large collection of family heirlooms and books. In 1940, the Archdiocese of Orange purchased several properties along El Camino Real, including the Casa de Esperanza. Around this time, the interior and exterior of the building were renovated. The exterior walls were stuccoed and painted, and new contemporary windows and doors were installed. A new tile roof was installed, and the porch on the north side was removed. The porch on the west side, facing El Camino Real was painted and new tile roofing was installed, as well as a cement slab walkway, measuring 33' by 5'.

The building is a National Register-listed historic adobe home. The Casa de Esperanza/Blas Aguilar Adobe is the only remaining adobe along El Camino Real, as all others in the vicinity fell into disrepair or were removed to make room for downtown development. It has a rectilinear plan measuring 33' wide and 75' long with the front façade facing El Camino Real. Building materials are adobe brick, clad in stucco, and red tile roofing. Exterior walls are approximately two feet thick, typical for single story adobe construction. The adobe walls have a distinctive crooked appearance, and the doors and walls are deeply recessed. The rear addition was constructed of wood frame and adobe. It has a front gable roof clad with red barrel tiles, and a shed roof over a narrow front patio. There is also a large wood frame garage addition that was constructed at the rear of the property prior to 1885. The roof has been replaced several times, but it maintains barrel tile roofing, similar to as it was built.

Listed on the NRHP, CRHR, and the IHCL, Casa de Esperanza/Blas Aguilar Adobe is significant under NRHP / CRHR Criteria A / 1, B / 2, and C / 3 for its association with the heritage, culture, and architecture of the earliest buildings in the area and for its association with Blas Aguilar, who's position in the local government symbolizes the transition from Mexican to American government. The period of significance established for the Casa de Esperanza is 1790 to 1885, from construction of the adobe, through 1885, when Blas Aguilar passed away. The property retains integrity of location, setting, design, materials, workmanship, feeling, and association.

API Parcels No.: 6 & 7

APN: 124-160-10 and 124-160-09

Address / Identifier: 31796 El Camino Real

The parcels identified as 31796 El Camino Real (APNs 124-160-10 and 124-160-09) total approximately 0.27 acres. The historic adobe, Casa Tejada, was previously located at the site.¹⁸ During the decline of the Mission, the Casa Tejada came under ownership of Zeferino Taroge, the last Indian Chanter of the Mission. In the 1840s, the parcel was purchased by Blas Aguilar and it became the southern wing of the Hacienda Aguilar. After Blas Aguilar's death in 1895, ownership of Hacienda Aguilar passed to his son, Jesus Aguilar. He in turn signed over ownership of Casa Tejada to his sister, Lorenza Aguilar de Manriques. The Casa Tejada had a rectangular plan, adobe walls, a small front porch, and a shed roof clad in rounded tile. The Casa Tejada was demolished in the 1930s. Today, the parcels are part of the Historic Town Center Park, consisting of landscaped open space and picnic benches. As there are no extant historic structures, the property is not eligible for NRHP, CRHR, or IHCL listing.

API Parcel No.: 8

APN: 124-160-11

Address / Identifier: 31872 El Camino Real / Historic Town Center Park

The parcel identified as 31852 El Camino Real (APNs 124-160-11) is approximately 1.39 acres. It is the former site of the Mendelson Inn. In 1875, Mark Mendelson purchased the land and the wood frame building on it for \$1,100 in gold from Manuel and Paula Garcia. Mendelson realized that San Juan Capistrano was a convenient central point between Santa Ana and San Diego for travelers making the trip via stagecoach. Recognizing the need, he established the Mendelson Inn, later known as the Mendelson Mission Inn.

The Mendelson Inn became a popular hotel and social meeting place for prominent members of California society, including well-known Polish actress Madame Helena Modjeska, and Father St. John O'Sullivan, who was influential in the restoration of the Mission. Movie producer D.W. Griffith and actors Mary Pickford and Max Sennet, stayed at the inn in 1910 while making the first movie to be produced in San Juan Capistrano.

At the rear of the property, there were two utility buildings: one used to house carbide to make gas for the interior lights, the other an adobe building built by Juaneño Indians that was used for storing fuel oil. The hotel included a haberdashery and a general store that sold clothing. Ed Mendelson, son of Mark Mendelson, was a butcher who cut meat daily for the hotel guests. Clara Mendelson, the wife of Mark, sold the hotel and property to the Archdiocese of Los Angeles in 1931 for \$5,000. The hotel was demolished in 1932.¹⁹ Today the property is part of the Historic Town Center Park. The park is surrounded by a low wood fence, with a raised platform at the east elevation. The platform is part of a simple outdoor amphitheater completed in ca. 2003. The platform structure is age ineligible. As there are no extant historic structures, the property is not eligible for NRHP, CRHR, or IHCL listing.

API Parcel No.: 9

APN: 124-160-12

Address / Identifier: 31882 El Camino Real / Burruel Adobe Ruins

The parcel identified as 31882 El Camino Real (APN 124-160-12) is approximately 0.51 acres. It is the site of the Burruel Adobe Ruins. The Burruel Adobe was the home of Thomas Burruel, who moved to the San Juan Capistrano area prior to 1850. He lived at the adobe building and ran a cobbler's shop from his home. The building had a rectangular plan with adobe walls. The building had a high-pitched roof with a wood gable, clad in wood shingles. The roof extended to a covered walkway at the side elevation. Thomas Burruel died ca. 1876. The adobe continued to be utilized after his death, but eventually deteriorated. The building was finally demolished in the 1970s. There is nothing standing of the ruins. Today, the site is part of the Historic Town Center Park. There is a small outdoor restroom building at the southwest corner of the parcel in ca. 2002. The restroom building is age ineligible. While the parcel has been listed as an IHCL site, the building is no longer extant. The property has potential significance as an archaeological site, but that is outside the scope of this evaluation.

API Parcel No.: 10

APN: 124-160-37

Address / Identifier: 31872 Camino Capistrano

The parcel identified as 31872 Camino Capistrano (APN 124-160-37) is approximately 0.62 acres. The property was originally the site of the Casa Grande, home of Marcos "Tom" Forster. The historic home was constructed in 1882-3 in the Second Empire Style. The building became a hotel and restaurant called Las Rosas in the early 20th century. In the 1940s, the restaurant was popular with Hollywood stars such as Betty Davis, Victor Mature, Robert Young, Andy Devine, Edward G. Robinson and Anthony Quinn. The Casa Grande/ Las Rosas building

was demolished in 1965. In 1966, a modern brick commercial building was constructed, along with the fountain plaza located west of the building. The building was designed by Corona Del Mar architects Richard Henry Pleger and Harold Bernard Zook and built by the Birtcher-Pacific company. It was previously documented and identified as the Birtcher-Pacific Building and Plaza. The building was originally occupied by a branch of Bank of America, and then as an architectural firm, circa 2012.²⁰ In 2011, it was evaluated and considered not eligible for NRHP, CRHR, or IHCL listing. The building was demolished ca. 2017.²¹ The plaza and fountain date to ca. 1966, and while age eligible, do not in and of themselves appear eligible as they are secondary remnants of the larger property that was demolished in ca. 2017. No information was found to support a positive finding of eligibility for these remnant features. The property is not eligible for NRHP, CRHR, or IHCL listing.

API Parcel No.: 11

APN: 124-160-52

Address / Identifier: 31878 Camino Capistrano

The parcel identified as 31878 Camino Capistrano (APN 124-160-52) is approximately 1.98 acres. The property is the former site of a multi-unit commercial building, known as El Paseo Real Complex No. 2, that was constructed between 1972 and 1973.²² The building was rented out to a series of commercial businesses including a realty office, medical group, employment agency, gift shop, plant nursery, and more.²³ The building was rectangular in plan with Spanish Revival architectural details and a wide covered walkway. It had a two-story plan, with several exterior staircases and exterior walkways. The building had a side gable roof with a wide overhang, clad in red barrel tiles. The exterior was clad in white stucco with wood accents. This building was demolished ca. 2017.²⁴ The property is currently vacant. The plaza and fountain that were constructed in conjunction with the Bircher-Pacific Building at 31872 Camino Capistrano (APN 124-160-37), are extant within this parcel; however, as previously discussed, they are not considered eligible for NRHP, CRHR, or IHCL listing. The plaza and fountain date to ca. 1966, and while age eligible, do not in and of themselves appear eligible as they are secondary remnants of a larger property that was demolished in ca. 2017. No information was found to support a positive finding of eligibility for these remnant features. The property is not eligible for NRHP, CRHR, or IHCL listing.

API Parcel No.: 12

APN: 124-160-51

Address / Identifier: 31882 Camino Capistrano

The parcel identified as 31882 Camino Capistrano (APN 124-160-51) is approximately 0.57 acres. The property is the former site of a multi-unit commercial building, known as El Paseo Real Complex No. 1, that was constructed in 1973.²⁵ The main tenant of the building was the Coffee Garden, a volunteer run coffee shop which donated its proceeds to the community.²⁶ Between 1973 and 2017 the building was also rented out to a series of commercial businesses, including a clothing store, antique store, architect's office, counseling office, dentist office, and more.²⁷ The building was rectangular in plan with Spanish Revival architectural details and had a two-story plan and a side gable roof clad in red barrel tiles. The building had several exterior staircases with open exterior covered walkways. The building was clad in white stucco, with wood accents. The Coffee Garden featured a patio space for outdoor dining. The building that previously stood on the property was demolished ca. 2017.²⁸ The property is currently vacant. As there are no extant historic structures, the property is not eligible for NRHP, CRHR, or IHCL listing.

Offsite Disturbance Area No.: 1

APN: N/A

Address / Identifier: Camino Capistrano (IHCL No. S3), Forster Street, El Camino Real (IHCL No. S2)

Paved roadways on the west side of the D-API that will have some ground disturbance include approximately

260 ft. of the southern end of El Camino Real, 180 ft. of Forster Street, and 100 ft. along the east side of Camino Capistrano. The streetscapes will be restored to their current appearance.

Offsite Disturbance Area No.: 2

APN: 668-242-11

Address / Identifier: Forster Lane southeast of 31863 Del Obispo Street

This short segment of paved road, approximately 200 ft. in length, will have some ground disturbance. The streetscape will be restored to its current appearance.

Refer to **Figure 3** for views of each API parcel. Current photographs of the API are included in **Appendix C**.

NEARBY HISTORICAL RESOURCES

Sited one block southeast of the historic San Jan Capistrano Mission Complex, the Proposed Project area intersects and is in the vicinity of multiple NRHP, CRHR, and IHCL listed properties. In addition to being in close vicinity to the Mission, the subject property is anchored by El Camino Real and Camino Capistrano, historic era roads that are included on the IHCL as No. S2 and No. S3. There are approximately 20 previously recorded resources in the vicinity of the Proposed Project, within the V-API, with eight resources adjacent to or across the street from the Proposed Project. Refer to **Appendix B** for a list of previously recorded resources in San Juan Capistrano. Historical resources within the V-API are summarized in **Table 1** and delineated in **Figure 4**.

Figure 3. El Camino Specific Plan Area Existing Condition Photos.



API Parcel No. 1 and 2
Parking lot at APN 124-160-63 & APN 124-160-57



API Parcel No. 3
Pacific Telephone and Telegraph Building /
Camino Real Playhouse at APN 124-160-55



API Parcel No. 4
View east of APN 124-160-27



API Parcel No. 5
View of west elevation of APN 124-160-08, Casa
de Esperanza/Blas Aguilar Adobe.



API Parcel No. 6 and 7
View southeast of APN 124-160-10 & APN 124-
160-09.



API Parcel No. 8
View southeast of the Historic Town Center Park
from APN 124-160-11.



API Parcel No. 9
View southwest of APN 124-160-12.



API Parcel No. 10
View southeast of APN 124-160-37.



API Parcel No. 11
Fountain and plaza at APN 124-160-52.



API Parcel No. 12
View east of APN 124-160-51.



Offsite Disturbance Area No. 1
View south from Yorba Street.

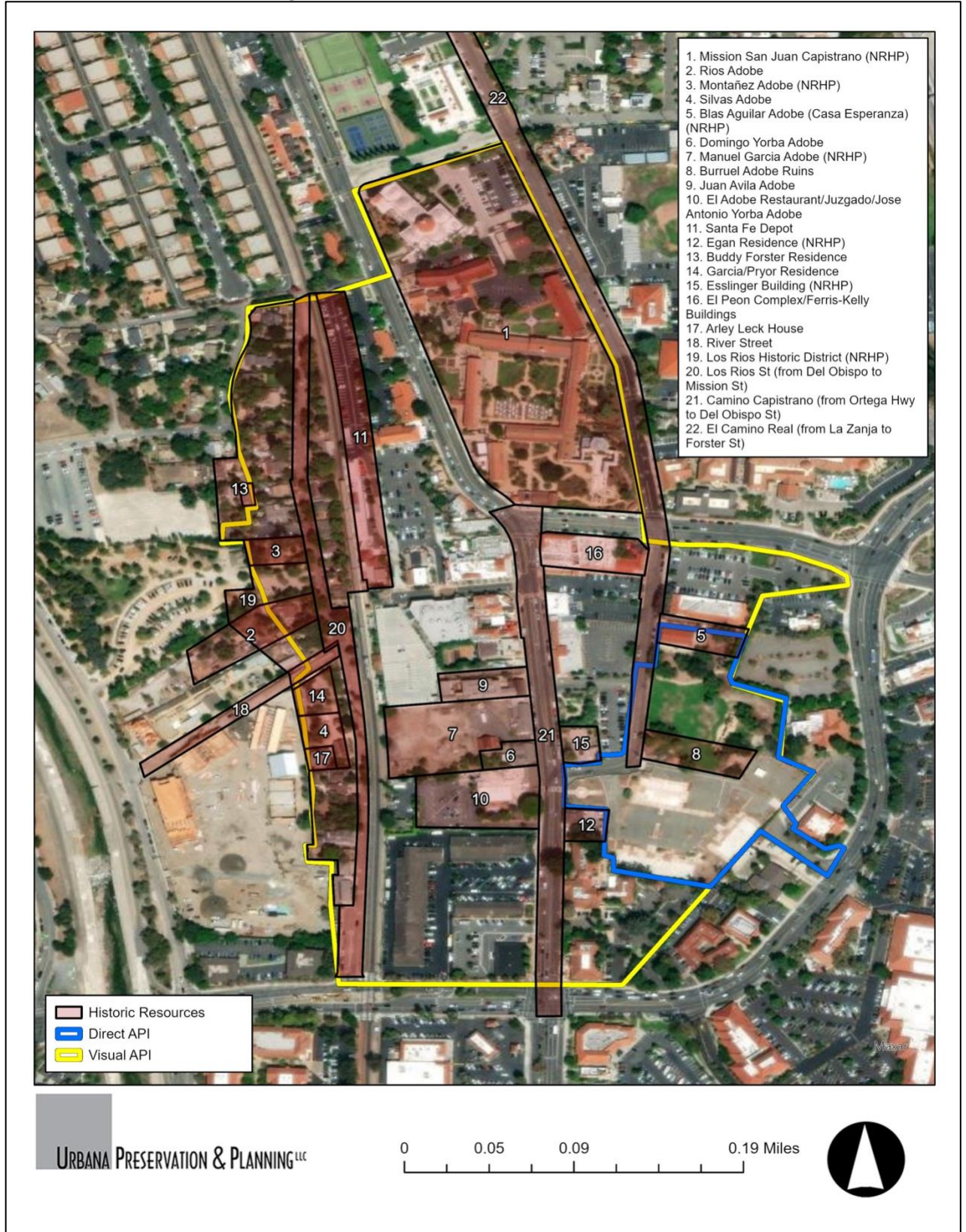


Offsite Disturbance Area No. 2
View west from Del Obispo Street.

Table 1. Historical Resources Within the Visual API.

Identifier	Address	CRHR Status Code / IHCL No.
Mission San Juan Capistrano	26801 Ortega Highway 31522 Camino Capistrano	1S / IHCL No. P1
Rios Adobe	31745 Los Rios St	1D / IHCL No. P2
Montañez Adobe	31745 Los Rios St	1D / IHCL No. P3
Silvas Adobe	31861 Los Rios St	1D / IHCL No. P4
Dominga Yorba Adobe	31871 Camino Capistrano	1S / IHCL No. P11
Casa Manuel Garcia	31861 Camino Capistrano	1S / IHCL No. P9
Juan Avila Adobe	31831 Camino Capistrano	5S1 / IHCL No. P12
El Adobe Restaurant/Juzgado/Jose Antonio Yorba Adobe	31891 Camino Capistrano	7 / IHCL No. P13
Santa Fe Depot	26701 Verdugo St	1D / IHCL No. P14
Judge Richard Eagan House	31892 Camino Capistrano	1S / IHCL No. P15
Buddy Forster Residence	31721 Los Rios St	1D / IHCL No. P16
Garcia/Pryor Residence	31831 Los Rios St	1D / IHCL No. P18
Esslinger Building	31866 Camino Capistrano	1S / IHCL No. P31
El Peon Complex/Ferris-Kelly Buildings	26822, 26832, 26842 Ortega Hwy; 31752, 31754, 31762 Camino Capistrano	3S / IHCL No. P32
Arley Leck House	31865 Los Rios St	1D / IHCL No. P39
River Street	Los Rios Street Historic District	1D / IHCL No. D3
Los Rios Street Historic District	Los Rios Street and vicinity	1S / IHCL No. D5
Los Rios Street	Between Del Obispo St and Mission St	1D / IHCL No. S1
Camino Capistrano	Between Ortega Highway and Del Obispo St	5S1 / IHCL No. S3
El Camino Real	Between Forster St and La Zanja St	5S1 / IHCL No. S2

Figure 4. Historical Resources within the API.



IV. PROJECT DESCRIPTION

Within the proposed expanded specific plan boundaries, on APNs 124-160-37, 124-160-52, 124-160-51, and 124-160-11, and 124-160-12 new developments are anticipated to infill the area with a mix of residential, restaurant, and community uses. There is no development proposed at APNs 124-160-08, 124-160-09, and 124-160-10. These eight parcels, plus two offsite disturbance areas outside the amendment boundary, form the Direct Area of Potential Impact (D-API). Two projects are proposed for processing within the D-API, the Forster & El Camino Mixed-Use (Forest & El Camino) Project and the Performing Arts Center (PAC) Project.

The Forster & El Camino Project will be sited at the southern end of the expanded specific plan boundary and includes four buildings on APNs 124-160-37, 124-160-52, 124-160-51:

- Building A, a new, one-story sit-down restaurant with indoor and patio seating,
- Building B, a three-story mixed-use building with ground floor retail and 19 residential units above,
- Building C, a four-story residential building over subterranean parking with 76 residential units, and
- Building D, a one-story clubhouse and leasing office with a fitness center and resort style pool.

The PAC Project will be located at APN 124-160-11 and 124-160-12, at the eastern edge of the City-owned Historic Town Center Park. The PAC Project involves construction of a new 40,000 square foot, 62-foot tall performing arts building. Both projects are delineated in **Figure 5**. Major elements of the Forster & El Camino Project and the PAC Project are further described in the following pages using drawings and renderings provided by the City and project applicants. Project drawings are included in **Appendix D**.

Figure 5. Forster & El Camino and PAC Projects.

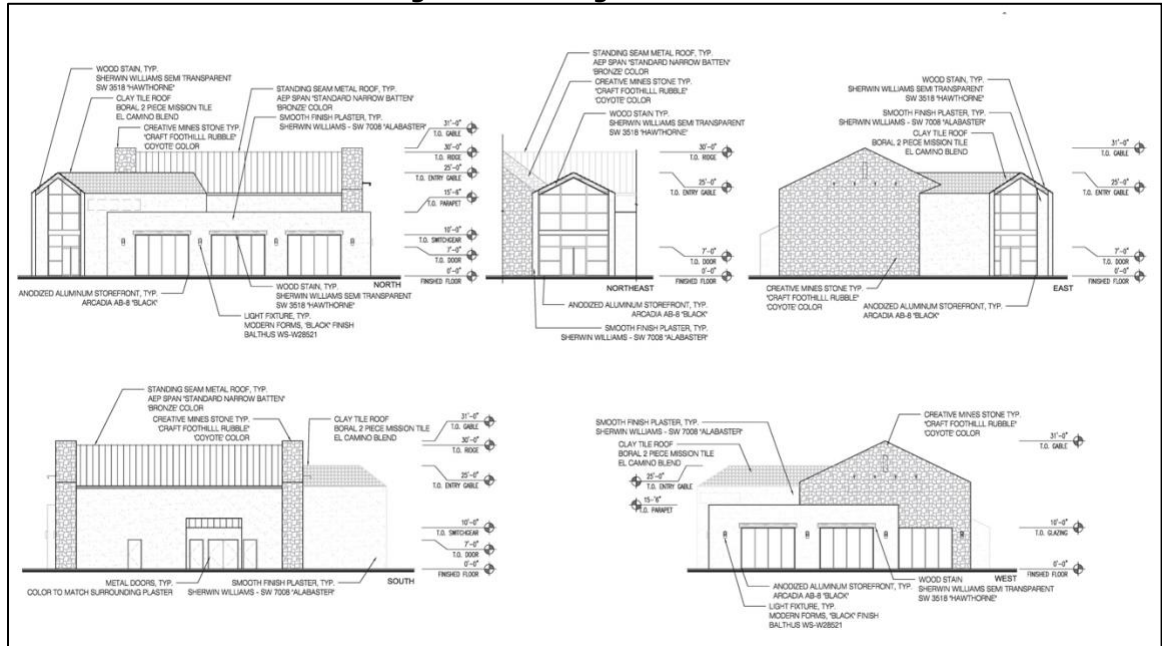


PROPOSED FORSTER & EL CAMINO PROJECT

Building A | Restaurant

Building A is proposed as a restaurant located at the corner of Camino Capistrano and Forster Street. The building would have a one story, irregular plan and smooth stucco siding with stone and dark wood accents. It would feature large glass windows and an outdoor dining space.

Figure 6. Building A Elevations.



Building B | Three-Story Mixed-Use Building

Building B is proposed as a three-story mixed-use building. The building would have a rectangular plan and front the proposed Forster Connection – a street connection leading from the existing Forster Street through the Proposed Project Area. The building would face the proposed performing arts center to the north and the proposed residential area to the south. It would have red tile roofing and smooth stucco exterior walls. The first floor would provide commercial spaces with residential units at the upper levels.

Figure 7. Building B Elevations.



Building C | Four-Story Residential Building

Building C is proposed as a four-story residential building with subterranean parking. The building would have a modified “L” shaped plan, curving around the central residential gathering space. The building would have stucco exterior walls in neutral colors with red tile roofing.

Figure 8. Building C Front Elevation.



Figure 9. Building C Rear Elevation.



Figure 10. Building C Side Elevations.



Building D | One-Story Clubhouse Building

Building D is proposed as a one-story clubhouse/leasing office building. The building will have a smooth stucco exterior with arched doorway openings. The building will have large windows with red tile roofing. The building will be sited between the proposed mixed-use building (Building B) and the residential building (Building C). It will be immediately adjacent to the proposed residential gathering spaces.

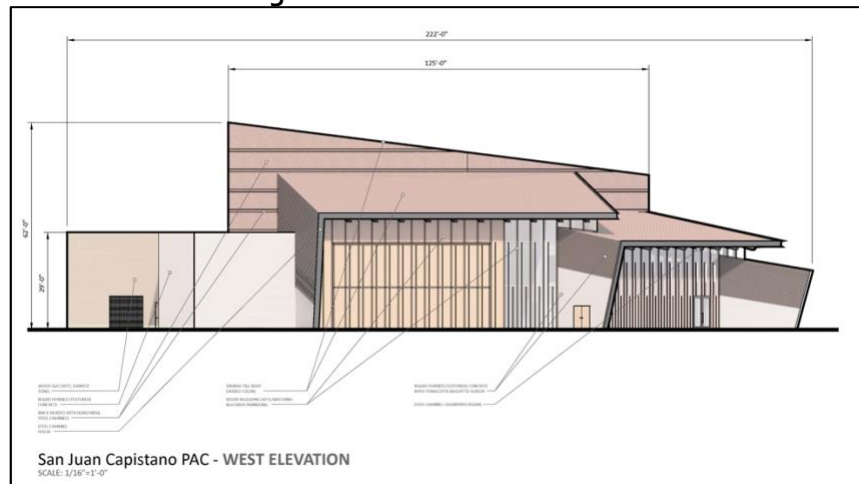
Figure 11. Building D Elevations.



PROPOSED PAC PROJECT

The PAC is not the primary focus of impacts review in this HRAR and is intended for separate entitlement processing, however, because the PAC parcel is within the El Camino Specific Plan Amendment boundaries, it is treated as a D-APE project. The Performing Arts Center is proposed for construction on APN 124-160-11 & 124-160-12, immediately south of the Casa de Esperanza/Blas Aguilar Adobe on APN 124-160-08, and north of the Forster & El Camino Project Building B on APN 124-160-37. The PAC building will have irregular massing with large windows. Consistent with the existing conditions at the parcel, the PAC site will include a large open space immediately west of the building.

Figure 12. PAC West Elevation.



OFFSITE DISTURBANCE AREAS

Due to the need for streetscape and landscaping improvements associated with the development of the Forster & El Camino project, there will be some offsite ground disturbance in Disturbance Area No. 1 Paved roadways on the west side of the D-API that will have some ground disturbance include approximately 260 ft. of the southern end of El Camino Real, 180 ft. of Forster Street, and 100 ft. along the east side of Camino Capistrano. The streetscapes will be restored to their current appearance. Offsite Disturbance Area No. 2 is in a privately owned parcel accessible from Del Obispo Street. This short segment of paved road is identified as Forster Lane and appears to have previously connected to El Camino Real and Forster Street. It is approximately 200 ft. in length. Ground disturbance will occur as part of re-connecting the previous Forster Lane roadway alignment to Forster Street to the west. The streetscape will be restored to its current appearance.

Figure 13. Forster & El Camino and PAC Projects With Offsite Disturbance Areas.



V. DESIGN REVIEW

The specific plan amendment will allow for new residential uses and economic opportunities for Downtown San Juan Capistrano. The D-API includes the Casa de Esperanza/Blas Aguilar Adobe. The V-API includes additional historical resources, notably the Judge Richard Egan House and the Esslinger Building immediately front the Proposed Forster & El Camino Project and the Proposed PAC Project. These three buildings, respectively, represent the Renaissance Revival, Streamline Moderne, and Early California Adobe architecture styles.

Casa de Esperanza/Blas Aguilar Adobe

There is no development proposed at APNs 124-160-08, 124-160-09, and 124-160-10. Constructed in c. 1794, the Casa de Esperanza/Blas Aguilar Adobe building is on these APNs. The historic adobe is representative of the early adobe buildings that were built around Mission San Juan Capistrano. The building is located at the north end of the D-API. No work is proposed at Casa de Esperanza/Blas Aguilar Adobe or APNs 124-160-08, 124-160-09, and 124-160-10. The Proposed Project will not cause a significant impact to the Casa de Esperanza/Blas Aguilar Adobe as a historical resource.

Proposed Forster & El Camino Project

Within the Proposed Forster & El Camino Project, the proposed buildings will have a mission style architecture with a contemporary interpretation. They will have clean stucco elevations with tile accents, window awning, gable-end details, and heavy wood elements. Visitors to the site will enter from El Camino Real or Forster Street and continue around the landscaped exterior of the project area. The one-story restaurant building (Building A) will be sited at the corner of Forster Street and El Camino Real. The three-story mixed-use building (Building B) will front the new Forster Street connection. The four-story residential building (Building C) will be set near the back of the parcel in an "L" shaped plan, framing in the site. The clubhouse building (Building D) will be set between Buildings B and C and separate a landscaped plaza and pool area from the site's streetscape.

The central clubhouse will be framed by a mission style wall with an entry arch surrounded by colorful tiles. The entry door will be made of heavy wooden panels, with side access through wrought iron gates. The buildings will feature a light color palette, with dark fascia, metal, and wood accents. The landscape will be complimentary to the architecture and feature plants commonly seen in Southern California, including oak, pepper, and olive trees. Planters will feature drought tolerant plants such as sage, rosemary, yucca, agave, and bougainvillea. The proposed mixed use, residential, and restaurant buildings are regarded as consistent with *The Secretary of the Interior's Standards*. They are compatible with the architecture of the surrounding historic buildings, while being sufficiently differentiated and would not cause a significant impact to any of the nearby historical resources.

The landscape, streetscape, and gathering spaces cohesively connect the Forester & El Camino Project elements to create a vibrant and varied complex of new buildings, set amongst the area's historic center, that will complement the existing historic buildings in the area.

The Forster & El Camino Project includes the removal of an inoperable fountain at APN 124-160-52. The fountain and the surrounding plaza were constructed in c. 1966 with the Birtcher-Pacific Building on Forster Street. The property was evaluated in 2011 and was not found eligible for historical significance. The building was demolished in 2017, but the fountain and plaza remain. As the associated building is no longer extant, the plaza and fountain are not considered significant as historical resources and are not eligible for listing under NRHP, CRHP, or the IHCL. The removal of the fountain would not constitute the loss of a significant historical resource.

Proposed PAC Project

The Proposed PAC Project will be constructed at the site of the Historic Town Center Park and the Burruel Adobe Ruins. The Burruel Adobe built c. 1850s and demolished in the 1970s. The Burruel Adobe Ruins are listed on the San Juan Capistrano IHCL (No. P10); however, nothing remains of the adobe building. Construction of the PAC Project will alter the site of the Burruel Adobe Ruins from a public open space, with a small public restroom, to part of the proposed Performing Arts Center. As the associated building is no longer extant, the site of the Burruel Adobe Ruins is not considered significant as a built environment historical resource and is not eligible for listing under NRHP or CRHP criteria. Ground disturbing activities may unearth artifacts associated with the Burruel Adobe or the subsequent American-period hotel built at the site. The potential for impacts to archaeological resources should be assessed in an archaeological impact report. The PAC Project will not cause an impact to be built environment historical resource.

Proposed Offsite Disturbance Areas

Some offsite ground disturbance to roadways is anticipated for streetscape and landscaping improvements adjacent to the proposed amended specific plan. These paved streets would be restored to their current appearance and would continue to be in-use streets. The Proposed Project would not cause an impact to segments of El Camino Real (IHCL No. S2) or Camino Capistrano (IHCL No. S3).

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Forester & El Camino and PAC Projects have been reviewed for general conformance to *The Secretary of the Interior's Standards for Rehabilitation*. The prescriptive language within these documents provides a philosophical approach and principles to inform new construction at or adjacent to historical resources. Additionally, pursuant to CEQA Guidelines Section 15064.5 significant impacts resultant from a proposed project can be mitigated to a less-than-significant level of impact via consistency with *The Secretary of the Interior's Standards*.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. *The Secretary of the Interior's Standards for Rehabilitation* provide the highest level of flexibility for alterations, reuse or adaptive reuse, and new construction at or in close proximity to a historic property. Following are the ten rehabilitation standards by which proposed projects are analyzed for the purposes of design review and CEQA analysis.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

The Proposed Project generally complies with Rehabilitation Standards 1 and 2. The parcel identified as APN 124-160-08 is the site of the Casa de Esperanza/ Blas Aguilar Adobe, a NRHP/CRHP/IHCL site. The building will not be affected by the proposed project, and the construction will not alter its use. The building is not proposed for design changes as part of the Proposed Project, and accordingly, changes to the building's historic and character-defining materials, features, spaces, and spatial relationships of the building are not proposed. The Blas Aguilar adobe is roughly 78 feet north of the development impact boundary where physical work is proposed. The proposed project construction noise and vibration analysis, completed by Urban Crossroads in December 2023, concluded that noise and vibration to the Blas Aguilar Adobe location, indicated as the

Receiver 9 location in the study, do not exceed allowable thresholds and consequently, will not cause a significant impact. The Blas Aguilar Adobe will continue to be used as a museum space and the building is not a part of the nearby construction project. The adobe's setting within its own parcel will not be changed by the nearby construction on the adjacent parcels. The adjacent parcels will be developed with the construction of a performing arts center; however, the proposed performing arts center building will be set back at the rear of its parcel leaving the space immediately south of the Blas Aguilar Adobe as open space. The Adobe will continue to have open space at the south elevation as currently exists.

The Burruel Adobe Ruin at APN 124-160-12 is an IHCL site; however, there is nothing extant from the building. There are no remaining materials or features associated with the site. The spatial relationship of the associated parcel will be altered from a low-density part of a public park to a part of the proposed performing arts center. A thoroughfare road will be constructed immediately south of the parcel, with extensive landscaping completed on the parcel. The Proposed Project will alter the space identified as the Burruel Adobe Ruins; however, as nothing of the building is extant, it is not considered a loss of a historic resource.

The property historically featured several residences, a hotel, and commercial spaces, all of which have been removed except the Casa de Esperanza/Blas Aguilar Adobe.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The Proposed Project complies with Rehabilitation Standard 3. The project site involves two historical resources: one extant adobe building, and an IHCL site where the building is no longer extant. The Blas Aguilar Adobe will be retained, with no alterations to the building. The Burruel Adobe Ruin site does feature any physical features. Introduction of new buildings and site circulation elements is focused set back from Forster Street and El Camino Real. The Proposed Project elements do not create a false sense of historical development and do not call for conjectural features or elements from other properties. The Proposed Project will result in infill development in eight parcels. The project will result in a physical change to the property, but the architecture of the new buildings will be clearly differentiated from the existing. The extant historic resource will continue to convey a physical record of early California history while introducing new, complimentary uses to the surrounding parcels.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

The Proposed Project complies with Rehabilitation Standard 4. The project site involves one extant historical resource, the Casa de Esperanza/Blas Aguilar Adobe. The building was altered in the historic era with a large rear expansion during the period of significance. Other alterations occurred c. 1930s, such as window and door replacement, porch removal, and roof replacement. These changes were completed in order to ensure the building was habitable in the modern age. The Proposed Project does not include any alterations to the historic adobe building. The adobe will be preserved as it currently exists.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

The Proposed Project complies with Rehabilitation Standard 5. The Casa de Esperanza/Blas Aguilar Adobe is

the only historically significant building within the project area. It will not be affected by construction. It will continue to be an example of an early California adobe building.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

The Proposed Project complies with Rehabilitation Standard 6. The proposed project does not call for any alterations to the one extant historic building in the project area, the Casa de Esperanza/Blas Aguilar Adobe. The building is currently in good condition and in use; the proposed project calls for the building to be maintained in its current form.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The Proposed Project complies with Rehabilitation Standard 7. No specific chemical treatments are proposed for the historic resources on the property.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

The proposed project has and will continue to comply with archaeological and cultural resource requirements imposed by the City of San Juan Capistrano including preparation of an Archaeological Survey Reports (ASR) and implementation of any mitigation-monitoring programs that may be required by the City.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The Proposed Project area generally complies with Rehabilitation Standard 9. It involves construction of a new restaurant building, a new three-story mixed-use building, a new four-story residential building, a new clubhouse/leasing office building, and a new performing arts center. Other new features include circulation / site and landscape elements. Upon completion of the Proposed Project, the site will continue to feature the Casa de Esperanza/Blas Aguilar Adobe.

The new buildings will not destroy any of the historic materials or features on the site. The only extant historic structure is the Blas Aguilar Adobe; construction will avoid the adobe and it will not be physically affected by the proposed project. The project is generally comprised of infill development. The new buildings will be constructed in a contemporary Mission style that is complementary to the surrounding historic environs. The buildings will have clean stucco exteriors with wood accents and red tile roofing. The buildings will range from one to four stories in height and will be clearly discernable from the historic adobe building and the other historic properties in the surrounding area.

In the past, the project area was the site of historic-era residences and commercial properties that have since been removed. The historic spatial arrangement was altered in 1966 with the construction of the Bircher-Pacific

Building, which has since been demolished. Only the Casa de Esperanza/Blas Aguilar Adobe and the fountain and plaza at APN 124-160-52 remain. In 2017, three commercial properties were demolished within the parcels identified as APNs 124-160-37, 124-160-52, and 124-160-51. The new residential building will, in general, be constructed within this same footprint, however, the new restaurant will be developed on a parcel that is currently occupied by the plaza and fountain. The construction of a new building on this corner, which is bordered to the north and south by historical buildings, will alter the spatial and visual characteristics that have existed at that location since ca. 1966 when the fountain and plaza were built, and since ca. 2017 when the prior commercial properties at APNs 124-160-37, 124-160-52, and 124-160-51 were demolished. The two historic buildings, the Esslinger Building (to the north) and the Judge Richard Egan House (to the south), are not within the development impact area or within the proposed specific plan boundary and work is not proposed at the buildings under the Project. The Esslinger and Egan properties pre-date the ca. 1966 fountain and plaza campaign at APN 124-160-52 and beyond being sited on adjacent / nearby parcels, have no specific intentionally designed spatial relationship with APN 124-160-52, nor did they feature a specific spatial relationship with the commercial properties demolished in ca. 2017 from APNs 124-160-37, 124-160-52, and 124-160-51. The proposed restaurant building is designed to be a one-story building, minimizing the visual impact of the new construction at the previously under developed parcel. The residential and mixed-use buildings are proposed to be set back as far as possible from the historic buildings, minimizing the disturbance to the spatial relationship within the area.

Planned related new construction includes the construction of the performing arts center, which will alter the spatial relationship of the parcels identified as APN Nos. 124-160-11 and 124-160-12. However, the performing arts center building is designed to be set back at the far east side of the property, leaving the west side of the property, fronting El Camino Real, as open space. This will preserve the existing spatial relationship and characteristics of the Blas Aguilar Adobe within its own parcel and in relation to the nearby park / open space.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Proposed Project is consistent with Rehabilitation Standards 10. The proposed project does not include any alterations to the one extant historic building within the project area. The Casa de Esperanza/Blas Aguilar Adobe is an early California adobe building located on APN 124-160-08. It will not be affected by the proposed construction. Because the proposed construction will be detached and separated from the historic adobe, on separate parcels, the new improvements could be removed without impairing the essential form and integrity of the Casa de Esperanza/Blas Aguilar Adobe. The noise and vibration study commissioned for the Project concludes that the Blas Aguilar Adobe, approximately 78 feet north of the development impact area, would not be subjected to noise levels beyond acceptable thresholds and the location was not identified as one having significant vibration impacts resultant from proposed construction activities. Based on this analysis and using any prescribed mitigation or conditions relating to vibration buffers, one may assume that removal of the new construction at parcels near the Blas Aguilar Adobe would be completed in a manner that would not impair the essential form and integrity of the adobe.

VII. PROJECT IMPACTS ANALYSIS

DIRECT API

The proposed El Camino Specific Plan amendment involves extending the specific plan area to include eight additional APNs: 124-160-08, 124-160-10, 124-160-09, 124-160-11, 124-160-12, 124-160-37, 124-160-52, and 124-160-51. These eight parcels, plus two offsite disturbance areas, form the D-API.

Three built environment historical resources are sited within the D-API: the Casa de Esperanza/Blas Aguilar Adobe, El Camino Real, and Camino Capistrano.

The Casa de Esperanza/Blas Aguilar Adobe will not be materially impacted by the proposed specific plan amendment, or the two projects proposed for processing within the amendment parcels. The PAC Project will be built approximately 150 ft. southeast of the adobe; however, it will not be within the immediate viewshed that provides the setting for the building.

In October 2022, the northern portion of the specific plan area, approximately 1.68-acres on APNs 124-160-63, 124-160-57, 124-160-55, and 124-160-27, was approved for development of a 27,457 sq. ft. commercial building with a 2,607 sq. ft. retail space and a four-level parking structure. This development was previously approved and is not within the D-API.

The Forster & El Camino Project will be sited at the southern end of the expanded specific plan boundary within APNs 124-160-37, 124-160-52, 124-160-51 will not cause a direct material impact to an historical resource. The parcels do not include historical resources and the new construction proposed would not be physically attached to an existing historical resource.

The PAC Project will be located at APN 124-160-11, at the eastern edge of the City-owned Historic Town Center Park. The parcels associated with this project do not include built environment historical resources. The Burrue Adobe Ruins are associated with this project location; however, no built environment features exist. The potential for impacts to archaeological resources relating to the Burrue Adobe or subsequent American-period buildings, should be considered in the archaeological impacts report prepared as a companion to this separate HRAR,

There will be some offsite disturbance to El Camino Real (IHCL) during construction, but it will be restored to its current appearance and will retain integrity as an in-use road. The street improvement work proposed is consistent with *The Standards for Rehabilitation*.

INDIRECT AND VISUAL API

The Proposed Project may cause impacts on nearby historical resources simply through the act of developing the Project parcels according to modern development standards, however, the integration of compatible architectural details and forms that are distinguishable from the historical resources, pursuant to *The Standards for Rehabilitation*, ensures that visual impacts are less-than-significant under CEQA Guidelines §15064.5. Implementation of other prescribed mitigation measures to protect nearby resources from project-related construction activities is also intended to reduce significant impacts.

The Judge Richard Egan House at 31892 Camino Capistrano, a one-story Renaissance Revival-style building constructed in 1883, is adjacent to the Proposed Forster & El Camino Project. It is the only Renaissance Revival-

style residence in San Juan Capistrano. Relative to its architectural design and appearance, the Egan House will not be materially affected by the project as no work is proposed to the historic resource under the Project.

However, the December 2023 El Camino Specific Plan Noise and Vibration Analysis concluded that the Egan House, identified as Receiver 5 (R5) location, may be significantly impacted by project-related construction vibrations. Mitigation is required to ensure that vibration impacts to the Egan House are less-than-significant. The noise and vibration study has prescribed the following mitigation measure.

A 25-foot buffer setback mitigation measure is required which would restrict the use of large, loaded trucks, heavy mobile equipment greater than 80,000 pounds, jack hammers and vibratory rollers within 25-feet of receiver location R4, R5 and R7. Instead, small rubber-tired or alternative equipment, as well as soil compaction equipment shall be used during Project construction to reduce vibration effects on nearby structures and their occupants. Table 10-6 shows that with the 25-foot setback buffer, Project construction vibration levels will not exceed the 0.25 PPV(in/sec) construction vibration threshold.²⁹

Relative to visual impacts, the new one-story restaurant building (Building A) will be constructed immediately north of the Egan House, the four-story residential building (Building C) will be built in back of the Egan House, approximately 100 feet to the east, and the three-story mixed-use building (Building B) will be built approximately 150 feet to the northeast. While the proposed one-story restaurant is similar in size and massing to the Judge Richard Egan House and new landscaping is proposed to visually separate the new construction from the historic building, Buildings B and C will be clearly visible and **will** impact the setting of this historical resource. However, there will be no loss of or impact to its character-defining features. The Egan House will still retain integrity to its 1883-1923 period of significance, so the Proposed Project would not cause a significant visual impact to the Judge Richard Egan House.

The Esslinger Building at 31866 Camino Capistrano, a one-story Streamline Moderne-style office building constructed c. 1938, is adjacent to the Proposed Project. The building is an excellent example of a Streamline Moderne building and the only example in the San Juan Capistrano area. Relative to its architectural design and appearance, the Esslinger Building will not be materially affected by the project as no work is proposed to the historic resource under the Project.

However, the December 2023 El Camino Specific Plan Noise and Vibration Analysis concluded that the Esslinger Building, identified as Receiver 7 (R7) location, may be significantly impacted by project-related construction vibrations. Mitigation is required to ensure that vibration impacts to the Esslinger Building are less-than-significant. The noise and vibration study has prescribed the following mitigation measure.

A 25-foot buffer setback mitigation measure is required which would restrict the use of large, loaded trucks, heavy mobile equipment greater than 80,000 pounds, jack hammers and vibratory rollers within 25-feet of receiver location R4, R5 and R7. Instead, small rubber-tired or alternative equipment, as well as soil compaction equipment shall be used during Project construction to reduce vibration effects on nearby structures and their occupants. Table 10-6 shows that with the 25-foot setback buffer, Project construction vibration levels will not exceed the 0.25 PPV(in/sec) construction vibration threshold.³⁰

Relative to visual impacts, the new, one-story restaurant building (Building A) will be constructed immediately across Forster Street from the Esslinger Building. Improvements to the sidewalk and streetscape along Forster Street are included in the Proposed Project; these improvements will occur immediately adjacent to the building. The three-story mixed-use building (Building B) will be built slightly south of the viewshed that provides the setting for the Esslinger Building. As the proposed one-story restaurant will be adequately separated from the Esslinger Building by a road and related sidewalk and streetscape Improvements, the Proposed Project would not cause a significant visual impact to the Esslinger Building.

Mission San Juan Capistrano is the most important historical resource in the immediate vicinity of the Proposed Project. However, all proposed development is approximately one block southeast of the mission complex and separated by several streets and parcels. The Proposed Project would not cause a significant impact to Mission San Juan Capistrano.

The Proposed Project borders small segments of El Camino Real and Camino Capistrano. The new restaurant building (Building A) would be adjacent to Camino Capistrano. The building will have one story plan and will be comparable in size and massing to other nearby buildings. It would have only a minor effect on the historic streetscape.

Three other historical resources in the immediate vicinity—El Adobe Restaurant/Juzgado/Jose Antonio Yorba Adobe, Casa Manuel Garcia, and the Domingo Yorba Adobe—are located on the west side of Camino Capistrano, across the street from the Proposed Project. The setting of these properties will not be affected by the proposed development.

All existing NRHP, CRHR, and IHCL listed buildings in the immediate vicinity of the Proposed Project will retain integrity such that they qualify for continued recognition and listing on these local, state, and national registers.

CUMULATIVE IMPACTS TO HISTORICAL RESOURCES IN THE IMMEDIATE VICINITY

Impacts to historical resources are usually site specific. Cumulative impacts to historical resources occur when the Proposed Project and other Related Projects, as a whole, affect historical resources in the immediate vicinity, contribute to changes within a historic district, or substantially diminish the number of historical resources within the same context and theme as the historical resources within the Proposed Project area. The Proposed Project is not located within a historic district. Thus, the study area for cumulative impacts to historical resources includes all historical resources in the general vicinity (within approximately one-quarter mile) which reflect the same historic context or theme.

In addition to the Proposed Project, there are three other Related Projects in the vicinity of the Proposed Project. These include the Oyharzabal Property Project, a 77-room hotel; Heritage Barbecue, an expanded restaurant complex; and the El Camino Specific Plan (Approved) – Ortega Highway at El Camino Mixed Use, with 27,457 SF of mixed use, 7,391 SF of retail, 7,586 SF of restaurant space, 5,436 SF of medical office space, 7,044 SF of office space, and 216 parking spaces.

The Oyharzabal Property Project proposes to stabilize, repair, and rehabilitate two historic buildings, the Domingo Yorba Adobe and Casa Manuel Garcia, which face Camino Capistrano. Several large hotel buildings, up to three stories high, will be built behind the historic buildings. A historic barn that was located on the property will be reconstructed at the center of the development and rehabilitated for use as a restaurant. While efforts are being made to limit the visibility of new construction from the street, the increased height and density of the new buildings and the loss of open space will be evident.

The Heritage Barbecue Project involves expansion of an existing restaurant across the street from Mission San Juan Capistrano. The existing restaurant building was constructed as a service station in 1949 and has been used as a restaurant since 1966. The existing building is not a historical resource. A historic barn at the Oyharzabal Property will be relocated to an open parcel adjacent to the restaurant. While this project will not impact historical resources, the size and massing of the barn will cause a visual change in the streetscape.

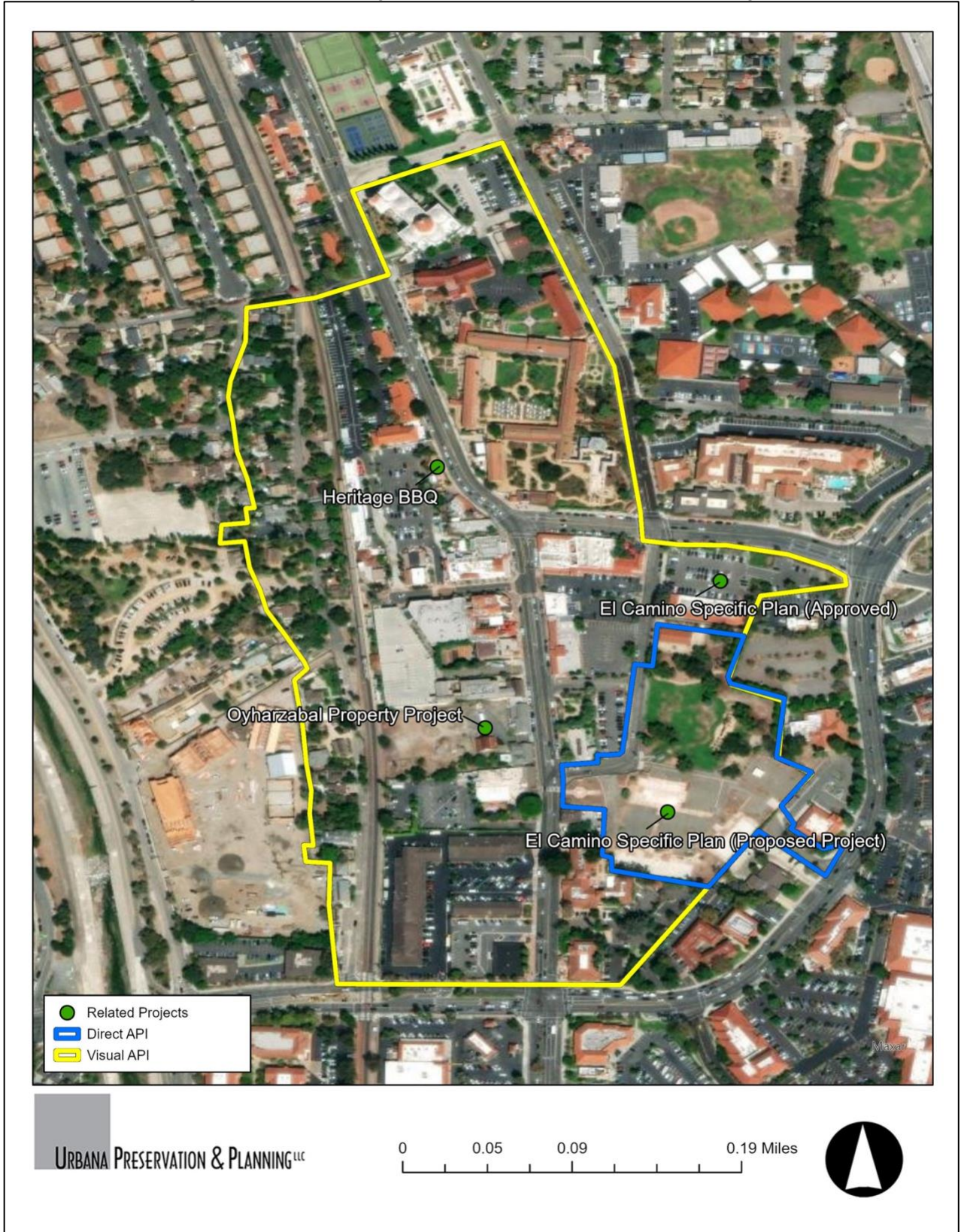
El Camino Specific Plan (Approved) Project on Ortega Highway at El Camino involves construction of two-story mixed-use buildings and a three-level parking garage across the street from Mission San Juan Capistrano. The new development will not directly intrude upon the setting of the mission complex. However, the construction of the parking Garage next to the Casa de Esperanza/Blas Aguilar Adobe will affect the setting of the historic building.

For all historical resources within the Visual API, the only aspects of integrity that new construction could potentially impact are setting and feeling. However, setting is not generally an essential factor in determining eligibility of historical resources.

According to CEQA, "[s]ubstantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired" (PRC Section 5020.1(q)). While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource's significance. The proposed El Camino Specific Plan Amendment would not demolish or alter the characteristics of a historical resource that convey its significance.

When considering the cumulative impacts of the Proposed Project along with other Related Projects in the area, it appears that there will be an impact on integrity of setting and feeling at historic properties and historic streetscapes in the area south of Mission San Juan Capistrano. However, the cumulative impacts to historical resources associated with the Proposed Project would be less than significant.

Figure 14. Related Projects in the vicinity of the Proposed Project.



VII. REGULATORY FINDINGS AND RECOMMENDATIONS

FINDINGS

The Proposed Project will not cause significant impacts to historical resources within the project boundary. Project-related construction vibrations may significantly impact two historical resources outside but adjacent to the Project. Mitigation is required to ensure that vibration impacts to the Judge Richard Egan House and to the Esslinger Building are less-than-significant. The Project noise and vibration study has prescribed the following mitigation measure.

A 25-foot buffer setback mitigation measure is required which would restrict the use of large, loaded trucks, heavy mobile equipment greater than 80,000 pounds, jack hammers and vibratory rollers within 25-feet of receiver location R4, R5 and R7. Instead, small rubber-tired or alternative equipment, as well as soil compaction equipment shall be used during Project construction to reduce vibration effects on nearby structures and their occupants. Table 10-6 shows that with the 25-foot setback buffer, Project construction vibration levels will not exceed the 0.25 PPV(in/sec) construction vibration threshold.³¹

The Proposed Project will cause limited visual impacts on nearby historical resources due to increased building heights and density in the vicinity of the resources in San Juan Capistrano's historic core; however, many of the resources in the area do not have viewsheds that are identified as character-defining and the setting aspect of integrity for these properties has changed through time as the area has evolved through phases of development. The Project will impact the setting of the Egan House as new construction will be in close proximity to the historic resource on neighboring parcels. However, there will be no loss of or impact to its character-defining features from the property's 1883-1923 period of significance. Consequently, visual impacts to the Egan House are less-than-significant.

RECOMMENDATIONS

The following mitigation measures are recommended.

1. Implement protective measures for the Casa de Esperanza/Blas Aguilar Adobe. This includes but is not limited to:
 - a. Installation and maintenance of protective fencing at the southern boundary of the Adobe property during all site development activities;
 - b. Retention of noise and vibration receivers at the building and regular monitoring during all site development activities to verify that the PAC Project remains within allowable thresholds for noise and vibrations; and
 - c. Preparation of a construction staging, circulation, and management plan that demonstrates how the Blas Aguilar Adobe will be avoided and protected during all phases of projects (the Forster & El Camino Project, the PAC Project, and unknown future projects that may be proposed) within the El Camino Specific Plan boundary.
2. Implement protective measures for the Esslinger Building. This includes but is not limited to:
 - a. Restrict the use of large, loaded trucks, heavy mobile equipment greater than 80,000 pounds, jack hammers and vibratory rollers within 25-feet of the Esslinger Building. Small rubber-tired or alternative equipment, as well as soil compaction equipment is allowable in the 25-foot zone during Project construction to reduce vibration effects;

- b. Retention of noise and vibration receivers at the building and regular monitoring during all site development activities to verify that the Forster & El Camino Project remains within allowable thresholds for noise and vibrations; and
 - c. Preparation of a construction staging, circulation, and management plan that demonstrates how the Esslinger Building will be avoided and protected during all phases of projects (the Forster & El Camino Project, the PAC Project, and unknown future projects that may be proposed) within the El Camino Specific Plan boundary.
- 3. Implement protective measures for the Judge Richard Egan House This includes but is not limited to:
 - a. Installation and maintenance of protective fencing at the north and east lot lines of the Egan House property during all site development activities;
 - b. Restrict the use of large, loaded trucks, heavy mobile equipment greater than 80,000 pounds, jack hammers and vibratory rollers within 25-feet of the Egan House. Small rubber-tired or alternative equipment, as well as soil compaction equipment is allowable in the 25-foot zone during Project construction to reduce vibration effects;
 - c. Retention of noise and vibration receivers at the building and regular monitoring during all site development activities to verify that the Forster & El Camino Project remains within allowable thresholds for noise and vibrations; and
 - d. Preparation of a construction staging, circulation, and management plan that demonstrates how the Egan House will be avoided and protected during all phases of projects (the Forster & El Camino Project, the PAC Project, and unknown future projects that may be proposed) within the El Camino Specific Plan boundary.

VIII. WORKS CITED

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- ² Zephyrin Englehardt, *The Missions and Missionaries of California: San Juan Capistrano Mission* (Los Angeles, CA: Standard Printing Company, 1922).
- ³ San Juan Capistrano Historical Society (SJCHS), “Los Rios Historic District,” National Register of Historic Places Inventory – Nomination Form, 1976; National Park Service, *National Register Travel Itinerary – Mission San Juan Capistrano*, <https://www.nps.gov/nr/travel/ca/ca8.htm>, accessed October 2022.
- ⁴ Samuel Armor, *History of Orange County, California, with Biographical Sketches of the Leading Men and Women of the County Who have been Identified with its Growth and Development from the Early Days to the Present* (Los Angeles: Historic Record Company, 1921), 83.
- ⁵ Englehardt, *The Missions and Missionaries of California: San Juan Capistrano Mission*, 140-142.
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- ⁸ HistoricAerials.com
- ⁹ Coastline Dispatch, 11 Mar 1970, Wed ·Page 14; Coastline Dispatch, 16 Dec 1976, Thu ·Page 13
- ¹⁰ Google Earth Aerials.
- ¹¹ Coastline Dispatch, 16 Dec 1964, Wed ·Page 4
- ¹² HistoricAerials.com
- ¹³ The Register, 25 Feb 1959, Wed ·Page 29
- ¹⁴ Camino Real Playhouse Department of Parks and Recreation form, 2012.
- ¹⁵ <https://www.thecapistranodispatch.com/camino-real-playhouse-president-announces-anticipated-switch-to-another-building/>
- ¹⁶ Camino Real Playhouse Department of Parks and Recreation form, 2012
- ¹⁷ National Register of Historic Places, Casa De Esperanza, 1990.
- ¹⁸ National Register of Historic Places, Casa De Esperanza, 1990.
- ¹⁹ “The Mendelson Inn,” Historic Placard, Dedicated 2001. Accessed December 2023.
- ²⁰ Bircher-Pacific Building and Plaza Department of Parks and Recreation form.
- ²¹ Google Earth Aerial Images, Accessed January 2024.
- ²² HistoricAerials.com
- ²³ Sun Post News, 20 Sep 1973, Thu ·Page 10; Sun Post News, 02 Apr 1974, Tue ·Page 3; Sun Post News, 06 May 1974, Mon ·Page 3; Sun Post News, 31 May 1974, Fri ·Page 3; Coastline Dispatch, 06 Jun 1974, Thu ·Page 9
- ²⁴ Google Earth Imagery
- ²⁵ HistoricAerials.com; 31882 Camino Capistrano LoopNet.com, accessed January 2024.
- ²⁶ Coastline Dispatch, 03 Jun 1976, Thu ·Page 11
- ²⁷ Coastline Dispatch, 06 Jun 1974, Thu ·Page 9
- ²⁸ Google Earth Imagery
- ²⁹ Urban Crossroads, *El Camino Specific Plan Amendment Noise and Vibration Analysis* (December 2023), 52.
- ³⁰ Ibid.
- ³¹ Ibid.

APPENDIX A. HISTORIC VIEWS OF THE API

Casa de Esperanza / Blas Aguilar Adobe





1941 Aerial of the Bircher-Pacific Building



31872 Camino Capistrano



31878 Camino Capistrano



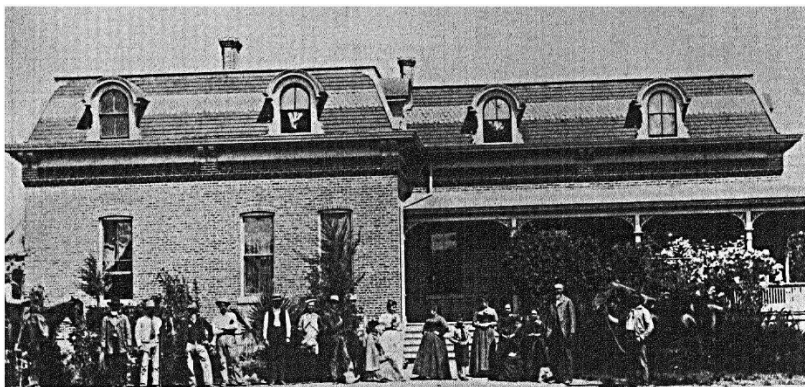
31882 Camino Capistrano



Burrell Adobe ca. 1930



Casa Grande and Forster Family, ca. 1885



Casa Grande, 1885c
Casa Grande and Forster Family

Mendelson Inn



APPENDIX B. HISTORICAL RESOURCES IN SAN JUAN CAPISTRANO

**BUILT ENVIRONMENT RESOURCES LISTED ON SHPO-CHRIS BERD & CITY OF SAN JUAN
CAPISTRANO IHCL**

Built Environment Resources in San Juan Capistrano Source Data: SHPO-CHRIS BERD & City of San Juan Capistrano IHCL							
Primary No. P-30-	IHCL No.	Construction Year(s)	Name	Identifier	Street Number	Street Name	Evaluation Info
		1947	San Juan Elementary School Bell		31642	El Camino Real	1CP, 10/01/2013, 30-0093
		1923	San Juan Elementary School Teacherage	ORA-SPHL-023^California PHI Nbr	31642	El Camino Real	1CP, 10/01/2013, 30-0093
		1923	GARAGE	WILLIAMS, ROGER Y., HOUSE^Other Name	29943	CAMINO CAPISTRANO	1D, 01/10/2007, NPS-06001237-0001
		1923	WATER TOWER	WILLIAMS, ROGER Y., HOUSE^Other Name	29943	CAMINO CAPISTRANO	1D, 01/10/2007, NPS-06001237-0002
			GREYSTONE VILLA QUONSET HUT GARAGE			SR 74	1D, 03/15/2002, NPS-02000151-0001 3D, 03/15/2002, 30-0046
			STONE DEER #1			SR 74	1D, 03/15/2002, NPS-02000151-0002 3D, 03/15/2002, 30-0046
			STONE DEER #2			SR 74	1D, 03/15/2002, NPS-02000151-0003 3D, 03/15/2002, 30-0046
30-160093	D5	1870	COMBS HOUSE		26720	VERDUGO RD	1D, 04/04/1983, NPS-83001216-0001
30-160094	D5	1918	DELLA RAMOS HOUSE		31752	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0002
30-160114	D5	1890	ANTONIO BECERRA HOUSE		31881	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0002
30-160095	D5	1921	YGNACIO SOTO HOUSE		31730	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0003
30-160096	D5	1922	FRANK VELASQUEZ HOUSE		31720	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0004
30-160097	D5	1910	CLARENCE LOBO HOUSE		31712	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0005
30-160098		1920	RAILROAD UTILITY BUILDING			LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0006
30-160099	D5	1908	CLIFF BLANK HOUSE #1		31600	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0007
30-160100	D5	1946	CLIFF BLANK HOUSE #2		31631	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0008
30-160101	D5	1887	LABAT HOUSE		31661	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0009
30-160102	D5	1900	OLIVARES-MESA HOUSE		31665	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0010
30-160103	D5	1925	STANFIELD HOUSE		31701	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0011
30-160104	D5	1910	TRULIS HOUSE		31711	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0012
30-160105	D5	1925	RODMAN HOUSE		31731	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0013
30-160107	P2 D5	1794	RIOS ADOBE		31793	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0015
30-160108	D5	1900	RIOS ADOBE UTILITY STRUCTURE			LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0016
30-160109	D5	1900	VICTOR OLIVARES HOUSE		31791	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0017
30-160110	D5	1935	OLIVARES ACCESSORY BUILDING		31791	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0018
30-160111	D5	1920	RIOS ADOBE UTILITY STRUCTURE		31781	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0019
30-160112	D5	1900	OYHARZABAL HOUSE		31851	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0020
30-160113	P4	1794	SILVAS ADOBE		31861	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0021
30-160115	D5	1920	RENAL BROWN HOUSE		31891	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0023
30-160116	D5	1890	BELLE REYES HOUSE		31901	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0024
30-160117	D5	1890	OLIVARES HOUSE #1		31911	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0025
30-160118	D5	1890	OLIVARES HOUSE #2		31921	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0026
30-160119	D5	1895	OLD SHED			LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0027
30-160120	P14	1894	SANTE FE DEPOT			LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0028
30-160121	P18	1880	PRYOR HOUSE		31831	LOS RIOS ST	1D, 04/04/1983, NPS-83001216-0029 7W, 08/21/1998, 30-0040
30-160106	P3	1894	MONTANEZ ADOBE		31735	LOS RIOS ST	1D, 04/14/1983, NPS-83001216-0014 1S, 04/21/1975, NPS-75000450-0000
			CONGDON, JOEL R., WATER TOWER		32701	ALIPAZ ST	1D, 07/22/2002, NPS-02000801-0001
	P40	1916	WILLIAMS, ROGER Y., HOUSE SWANNER HOUSE	SWANNER HOUSE^Other Name WILLIAMS, ROGER Y., HOUSE^Official Historic Name	29943	CAMINO CAPISTRANO	1S, 01/10/2007, NPS-06001237-0000 1S, 10/27/2006, 30-0077
30-160130	P15	1883	JUDGE RICHARD EGAN HOUSE, Harmony Hall	Egan, Richard, House^Official Historic Name Harmony Hall^Other Name JUDGE RICHARD EGAN HOUSE^Other Name NPS-SG100000460-0000^National Register	31879	CAMINO CAPISTRANO	1S, 01/17/2017, NRHP, 2015, Egan_House_0037 3S, , 2675-0014-0000 3S, 12/19/1988, 619.0-HP-88-30-008
30-160127	P9 P11	1860-1840	DOMINGO YORBA ADOBE CASA GARCIA ADOBE	CASA GARCIA ADOBE^Other Name DOMINGO YORBA ADOBE^Official Historic Name	31781	CAMINO CAPISTRANO	1S, 02/04/1982, NPS-82002222-0000
30-160123	D5		LOS RIOS STREET HISTORIC DISTRICT			LOS RIOS ST	1S, 04/04/1983, NPS-83001216-9999
		1917-1918	San Diego Gas & Electric Substation Building	RSI-5000570-000^National Register San Diego Gas and Electric San Juan Capistrano Substation^Official Historic Name San Diego Gas and Electric Substation^Other Name	31050	Camino Capistrano	1S, 04/12/2019, NRHP, 2013, San_Diego_Gas_a_0019 1S, 04/12/2019, NRHP, 2013, San_Diego_Gas_a_0019
30-161915	P31	1938	ESSLINGER BUILDING		31866	CAMINO CAPISTRANO	1S, 05/16/1988, NPS-88000557-0000
30-160129	P22	1876	CONGDON, JOEL R., RESIDENCE	NPS-02000801-0000^National Register	32701	ALIPAZ ST	1S, 07/22/2002, NPS-02000801-9999 3S, 03/29/2002, 30-0054 3S, 12/19/1988, 619.0-HP-88-30-007 7N, , 2675-0013-0000
30-160089		1905	HARRISON HOUSE		27832	SR 74	1S, 08/21/1979, NPS-79000515-0000 3S, 01/01/1979, 629.0-79-HPF-30-03
30-160088	P1	1776-1777	MISSION SAN JUAN CAPISTRANO	6th California Mission^unknown		CAMINO CAPISTRANO	1S, 09/03/1971, 2675-0001-0000 1S, 09/03/1971, NPS-71000170-0000 3S, 12/19/1988, 619.0-HP-88-30-009 7L, 06/20/1935, SHL-0200-0000
30-160090	P6	1841	PARRA, MIGUEL, ADOBE	NPS-79000515-0000^Historic Resources	27832	SR 74	1S, 09/11/1978, 1S, 09/11/1978, NPS-78000731-0000 3S, 01/01/1979, 629.0-79-HPF-30-01
30-160126	P17	1909	FRANK A. FORSTER HOUSE		27182	SR 74	1S, 09/11/1986, NPS-86002405-0000
30-160128	P8	1794	CASA DE ESPERANZA BLAS AGUILAR ADOBE	BLAS AGUILAR ADOBE^Other Name CASA DE ESPERANZA^Official Historic Name	31806	EL CAMINO REAL	1S, 10/01/1990, 2675-0012-0000 1S, 10/01/1990, 30-0005 1S, 10/01/1990, NPS-90001484-0000 3S, 12/19/1988, 619.0-HP-88-30-005
	P30	1927	CARL STROSCHEIN HOUSE THE LITTLE YELLOW HOUSE	CARL STROSCHEIN HOUSE^Official Historic Name THE LITTLE YELLOW HOUSE^Other Name	31682	EL CAMINO REAL	1S, 10/14/2009, NPS-09000823-0000 3S, 07/21/2008, 30-0084
		1915	GREYSTONE VILLA	NPS-02000151-0000^National Register		SR 74	1S, 11/09/1999, NPS-02000151-9999 3S, 11/09/1999, 30-0046
30-161806	P37		GOODWIN-ROSENBAUM HOUSE				2S2, 08/12/1987, DOE-30-87-0001-0000 2S2, 08/12/1987, FHWA07020A
			FRUIT STAND		32701	ALIPAZ ST	6X, 07/22/2002, NPS-02000801-0002
			STORAGE BARN		32701	ALIPAZ ST	6X, 07/22/2002, NPS-02000801-0003
			FARM WORKER HOUSING	EQUIPMENT SHED 1^Other Name	32701	ALIPAZ ST	6X, 07/22/2002, NPS-02000801-0004
			FARM WORKER HOUSING	EQUIPMENT SHED 2^Other Name	32701	ALIPAZ ST	6X, 07/22/2002, NPS-02000801-0005
			FARM WORKER HOUSING	EQUIPMENT SHED 3^Other Name	32701	ALIPAZ ST	6X, 07/22/2002, NPS-02000801-0006
		2004	Junipero Serra High School athletic fields		30500	Camino Capistrano	6X, 11/19/2015, 30-0075
30-162255		1917	SAN JUAN CREEK BRIDGE, AT&SF RR	SAN JUAN CREEK BRIDGE, ATCHINSON TOPEKA & SANTA FE RAILROAD^Other Name			6Y, 02/18/1994, COE931220C 6Y, 02/18/1994, DOE-30-93-0002-0000
		1932	ORTEGA HIGHWAY SEGMENT			SR 74	6Y, 02/19/2004, DOE-30-04-0002-0000 6Y, 02/19/2004, FHWA040112A
		1953			32152	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0001 6Y, 05/10/2005, FHWA050418D
		1953			32162	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0002 6Y, 05/10/2005, FHWA050418D

Built Environment Resources in San Juan Capistrano Source Data: SHPO-CHRIS BERD & City of San Juan Capistrano IHCL							
Primary No. P-30-	IHCL No.	Construction Year(s)	Name	Identifier	Street Number	Street Name	Evaluation Info
		1954			32172	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0003 6Y, 05/10/2005, FHWA050418D
		1950			32192	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0004 6Y, 05/10/2005, FHWA050418D
		1950			32212	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0005 6Y, 05/10/2005, FHWA050418D
		1953			32222	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0006 6Y, 05/10/2005, FHWA050418D
		1950			32232	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0007 6Y, 05/10/2005, FHWA050418D
		1953			32242	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0008 6Y, 05/10/2005, FHWA050418D
		1954			32262	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0009 6Y, 05/10/2005, FHWA050418D
		1950			32252	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0010 6Y, 05/10/2005, FHWA050418D
		1953			32282	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0011 6Y, 05/10/2005, FHWA050418D
		1953			32292	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0012 6Y, 05/10/2005, FHWA050418D
		1953			32302	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-0013 6Y, 05/10/2005, FHWA050418D
		1953			32122	AVENIDA LOS AMIGOS	6Y, 05/10/2005, DOE-30-05-0004-9999 6Y, 05/10/2005, FHWA050418D
30-176758			SR-74 Segment Ortega Hwy Hot Springs Road	Hot Springs Road Segment^Official Historic Name Ortega Hwy^Other Name	41516	SR 74	6Y, 05/22/2018, FHWA_2018_0321_001 6Y, 05/22/2018, FHWA_2018_0321_001
		1951			28241	SR 74	6Y, 06/13/2007, FHWA070308E
		1932			28281	SR 74	6Y, 06/13/2007, FHWA070308E
		1953			28341	SR 74	6Y, 06/13/2007, FHWA070308E
	P19	1884	HANKEY	ROWSE HOUSE^Other Name	30981	VIA CRISTAL	6Y, 06/13/2007, FHWA070308E
		1910	ERRACARTE HOUSE		30882	VIA ERRACARTE	6Y, 06/13/2007, FHWA070308E
		1954	12-ORA-74		28271	SR 74	6Y, 07/03/2019, FHWA_2019_0530_001
		1920-1964	SAN JUAN ELEMENTARY SCHOOL		31562	EL CAMINO REAL	6Y, 08/20/2007, DOE-30-07-0001-0000 6Y, 08/20/2007, FHWA070723A 7W, 12/01/2011, 30-0093
		1875	SPRING STREET			SPRING ST	6Y, 08/20/2007, DOE-30-07-0002-0000 6Y, 08/20/2007, FHWA070723A
		1971			26000	Avenida Aeropuerto #99	6Y, 09/07/2017, HUD_2017_0905_012
		1971			32302	Alipaz ST #149	6Y, 09/07/2017, HUD_2017_0905_013
		1970			26000	Avenida Aeropuerto #57	6Y, 09/07/2017, HUD_2017_0905_014
		1972			32302	Alipaz ST #74	6Y, 09/07/2017, HUD_2017_0905_015
30-162531		1887	AT&SF RR SURFLINE ROUTE SEGMENT				6Y, 10/29/2003, DOE-30-03-0015-0000 6Y, 10/29/2003, FHWA030815A
30-162530		1868	SAN JUAN CAPISTRANO MISSION CEMETERY			AVENIDA LOS CERRITOS	6Y, 11/13/1995, FHWA950809D
30-161993	D6	1922	Little Hollywood Historic District		31620	GANADO RD	6Y, 11/13/1995, FHWA950809D
30-161994	D6	1922	Little Hollywood Historic District		31342	RAMOS ST	6Y, 12/09/1992, HUD921102A
30-161995	D6		Little Hollywood Historic District		31362	RAMOS ST	6Y, 12/09/1992, HUD921102B
30-160124		1933	DE ANZA BRIDGE, BRIDGE #55-63		26604	MISSION ST	6Y, 12/09/1992, HUD921102C
30-160125		1929	SERRA BRIDGE, BRIDGE #55-64			SR 74	7N, 2675-0006-0000
30-162292		1827	SIEVERS ADOBE			SR 74	7N, 2675-0007-0000
30-160091		1933	BRIDGE #55-60		35565	SIEVERS CANYON RD	7P, 11/16/1984, SPHL-ORA-019
30-160092		1933	MACHADO BRIDGE, BRIDGE #55-62			SR 74	7R, 2675-0004-0000
						SR 74	7R, 2675-0005-0000
		1930	ORTEGA HWY	1.9 SEGMENT^Other Name HOT SPRINGS RD PM 1.0^Other Name		SR 74	7R, 09/03/2008, ST.AG.-2660-0004
	P5		Mission Kiln		31401	El Horno Street	5
	P10		Burrue Adobe Ruins			El Camino Real and Forster Street	5
	P12		Juan Avila Adobe		31831	Camino Capistrano	5
	P13		El Adobe Restaurant/Juzgado/Jose Antonio Yorba Adobe		31891	Camino Capistrano	5
	P16		Buddy Forster Residence (building)		31721	Los Rios Street (formerly 25642 Cam. Del Avion)	5
	P7		Pablo Pryor Adobe/Hide House		33751	Camino Capistrano	5
	P20		C. Russell Cook Barn		32222	Del Obispo Street	5
	P21		Hot Springs Dance Hall		32506	Paseo Adelanto	5
	P23		R. B. Cook House/Ocean Hills Community Church		32272	Del Obispo Street	5
	P24		Errecarte House		30882	Via Errecarte (formerly 28432 Ortega	5
	P25		Harrison Farmhouse		27762	Ortega Highway	5
	P26		English/Hardy House		26652	Ramos Street (formerly on Camino Cap	5
	P27		Old San Juan Capistrano Fire Station Complex			La Matanza and El Horno	5
	P28		Community Christian Church		31612	El Camino Real	5
	P29		Eyraud-Chabre-Lohrbach House		31382	El Camino Real	5
	P32				26822, 26832, 26842		5
			El Peon Complex/Ferris Kelly Buildings			Ortega Highway	
	P32				31752, 31754, 31762		5
			El Peon Complex/Ferris Kelly Buildings			Camino Capistrano	
	P33		Durnford/Marco Forster House		31319	Andres Pico Road	5
	P34		Ross Ranch House		31491	La Calera Street	5
	P35		Walter Congdon House (rear); C.C. McCary House (front)		31501	La Matanza Street	5
	P36		Albert Pryor Jr. House		31321	Andres Pico Road	5
	P38		Hugo Forster House #2		31341	Andres Pico Road	5
	P39		Arley Leck House (building)		31865	Los Rios Street	5
	D1		Mission Refuse Area			El Camino Real & El Horno	5
	D2		Mission Cemetery			Ortega Highway	
	D4		Capistrano Union High School Site/Stone Field (Serra Continuation High School)		31422	Camino Capistrano	
	D3		River Street (within the Los Rios Historic District)			portions of 121-160-17, -20, -21, -22, & -28	1D
	S1		Los Rios Street			Del Obispo Street to Mission Street	1D

Built Environment Resources in San Juan Capistrano Source Data: SHPO-CHRIS BERD & City of San Juan Capistrano IHCL						
Primary No. P-30-	IHCL No.	Construction Year(s)	Name	Identifier	Street Number	Evaluation Info
	S2		El Camino Real		La Zanja to Forster Street	5
	S3		Camino Capistrano		Ortega Highway to Del Obispo Street	5
	S4		Spring Street		El Camino Real to east terminus at I-5	

California Historical Resource Status Codes

Current as of 3/1/2020

1. Listed in the National Register (NR) or the California Register (CR):

- 1D:** Contributor to a multi-component resource like a district listed in the NR by the Keeper. Listed in the CR.
- 1S:** Individually listed in the NR by the Keeper. Listed in the CR.
- 1CD:** Contributor to a multi-component resource listed in the CR by the State Historical Resources Commission (SHRC).
- 1CS:** Individually listed in the CR by the SHRC.
- 1CL:** State Historical Landmark (CHL) numbered 770 and above, or an earlier CHL reheard by the SHRC and determined that it also meets CR criteria. Listed in the CR.
- 1CP:** State Point of Historical Interest (CPHI) nominated since 1998 that the SHRC also found CR eligible, or an earlier CPHI reheard by the SHRC and determined that it also meets CR criteria. Listed in the CR.

2. Determined Eligible for Listing in National (NR) or California (CR) Registers:

- 2B:** Determined eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district in a federal regulatory process. Listed in the CR.
- 2D:** Contributor to a multi-component resource determined eligible for NR by the Keeper. Listed in the CR.
- 2D2:** Contributor to a multi-component resource determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3:** Contributor to a multi-component resource determined eligible for NR by Part 1 Tax Certification. Listed in the CR.
- 2D4:** Contributor to a multi-component resource determined eligible for NR pursuant to Section 106 without review by the State Historic Preservation Office (SHPO). Listed in the CR.
- 2S:** Individually determined eligible for NR by the Keeper. Listed in the CR.
- 2S2:** Individually determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2S3:** Individually determined eligible for NR by Part 1 Tax Certification. Listed in the CR.
- 2S4:** Individually determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2CB:** Determined eligible for CR both individually and as a contributor to a CR eligible multi-component resource by the State Historical Resources Commission (SHRC).
- 2CD:** Contributor to a multi-component resource determined eligible for CR by the SHRC.
- 2CS:** Individually determined eligible for CR by the SHRC.

3. Appears Eligible for National (NR) or California (CR) Registers:

- 3B:** Appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.
- 3D:** Appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation.
- 3S:** Appears eligible for NR individually through survey evaluation.
- 3CB:** Appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation.
- 3CD:** Appears eligible for CR as a contributor to a CR eligible multi-component resource through survey evaluation.
- 3CS:** Appears eligible for CR individually through survey evaluation.

4. Appears Eligible for National Register or as State Historical Landmark through PRC§ 5024:

- 4CM:** State agency owned resource added to Master List - appears to meet criterion.

5. Recognized as Historically Significant by Local Government:

- 5B:** Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.
- 5D1:** Contributor to a multi-component resource that is listed or designated locally.
- 5D2:** Contributor to a multi-component resource that is eligible for local listing or designation.
- 5D3:** Appears to be a contributor to a multi-component resource that appears eligible for local listing or designation.
- 5S1:** Individually listed or designated locally.
- 5S2:** Individually eligible for local listing or designation.
- 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.

6. Not Eligible for or Removed from Listing or Designation as Specified:

- 6J:** State Historic Landmark (CHL) or State Point of Historical Interest (CPHI) determined ineligible for or removed by the State Historical Resources Commission (SHRC).
- 6L:** Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6R:** Resource listed more than once on the National Register (NR) that has had some, but not all listings removed by the Keeper. Still NR listed.
- 6T:** Determined ineligible for NR through Part 1 Tax Certification process.
- 6U:** Determined ineligible for NR pursuant to Section 106 without review by Office of Historic Preservation (OHP).
- 6W:** Removed from NR by the Keeper.

6X: Determined ineligible for NR by the SHRC or the Keeper.

6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing.

6Z: Found ineligible for NR, CR or local designation through survey evaluation.

6CR: Resource listed more than once on the California Register (CR) that has had some, but not all listings removed by the SHRC. Still CR listed.

6CW: Removed from CR by the SHRC.

6CX: Determined ineligible for CR by the SHRC.

6WM: Removed from Master List because no longer state owned.

6XM: Removed from Master List because of historic feature loss or further evaluation.

6YM: State agency owned resource determined ineligible for Master List.

7. Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers:

7J: Received by Office of Historic Preservation (OHP) for evaluation or action but not yet evaluated.

7K: Submitted to OHP for action but not reevaluated.

7L: State Historical Landmarks 1 through 769 that does not meet CR criteria.

7M: Submitted to OHP but not evaluated - referred to National Park Service.

7N: Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions.

7N1: Needs to be reevaluated (former status code 4) - may become NR eligible with restoration or other specific conditions.

7P: State Point of Historical Interest that does not meet CR criteria.

7R: Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated.

7W: Submitted to OHP for action – withdrawn or inactive.

PREVIOUS SITE RECORDS

30-160128

30-160128

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

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: Casa Esperanza2. Historic Name: Blas Aguilar Adobe3. Street or rural address: City: San Juan CapistranoZip: County: Orange4. Parcel number: 5. Present Owner: City of San Juan CapistranoAddress: City: San Juan CapistranoZip: Ownership is: Public6. Present Use: HomeOriginal Use: Home

DESCRIPTION

7a. Architectural style: Spanish Colonial7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This structure is a single story rectangular adobe house, with a low pitched red tile roof. The walls are thick and the windows are deeply recessed. An attached garage, constructed of wood, has been added to the building. The house is connected to utility services.

Ser. No. HABS HAER NR SHL Loc UTM: A B C D *prop. no. 039497*8. Construction date: 1794Estimated X Factual 9. Architect: 10. Builder: Mission San Juan Capistrano11. Approx. property size (in feet) 1500Frontage 30 Depth 50or approx. acreage 12. Date(s) of enclosed photograph(s) 1988

13. Condition: Good14. Alterations: Wooden addition to the rear15. Surroundings: Urban16. Threats to site: None known ☐ Private development ☒ Zoning ☒ Vandalism ☐Public Works project: ☒ Other: ☐17. Is the structure: On its original site? ☒ Moved? ☐ Unknown? ☐18. Related features: ☐

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This is the only 18th centry adobe structure still standing on El Camino Real. It represents the type of quarters built during the establishment of the Mission San Juan Capistrano. Don Blas Aguilar, an important civic leader, resided in this home during the second half of the 19th century.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

Architecture ☒ Arts & Leisure ☐
 Economic/Industrial ☒ Exploration/Settlement ☐
 Government ☐ Military ☐
 Religion ☐ Social/Education ☒

21. Sources (List books, documents, surveys, personal interviews and their dates).

Yorba, Alfonso, Libritos de Notas, San Juan Capistrano Historical Society, 1934.

Engelhardt, Fr. Zephyrin, Mission San Juan Capistrano, 1920.

22. Date form prepared: April, 1988

By (name): Stephen R. Van Wormer

Organization: LSA and Associates, Inc.
 1 Park Plaza, Suite 500
 Irvine, CA 92714
 (714) 553-0666



BLAS AGUILAR ADOBE
31806 EL CAMINO REAL

30-160128

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name CASA DE ESPERANZA

other names/site number

BLAS AGUILAR ADOBE

2. Location

street & number 31806 El Camino Real

N/A not for publication

city, town San Juan Capistrano

N/A vicinity

state Californiacode 06county Orangecode 59zip code 92675

3. Classification

Ownership of Property

☐ private☒ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

Noncontributing

1 buildings sites structures10 objects0 Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official Kathleen Guenther

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☐ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:)

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

vacant

7. Description

Architectural Classification

(enter categories from instructions)

Other: Early California Adobe

Materials (enter categories from instructions)

foundation concrete

walls adobe

roof tile

other wooden room addition

Describe present and historic physical appearance.

The Blas Aguilar Adobe as seen today retains much of its original integrity and mass when compared to early photographs. It is a larger than usual adobe structure and rather massive in appearance. The adobe is rectangular in shape with the short walls parallel to the street. The walls are approximately two feet thick, typical for single story adobe construction. Today, the building is stuccoed and painted a warm beige. The windows, tile roof, and interior appointments are new.

It is said to be of very early construction, and nothing in the original materials observed on the site contradicts this belief. The interior underwent changes, installation of wooden cupboards and wall partitions, yet the interior adobe walls remain, and it is possible that removal of obviously modern materials would suggest the configuration which was detailed in a 1936 WPA report called Adobes of Orange County by C. E. Roberts. Adobe brick is very hard to demolish; very likely most of the original adobe is still in place. A recent survey by Gilbert Sanchez and Associates supports this. In his preliminary report, Mr. Sanchez states that the larger front part dates back to the late 1790s and the walls on the rear portion were added approximately in the 1840s. When Gilbert Sanchez and Associates examined the former exterior east wall of the adobe, which is now an interior wall, they found a window which was filled in when the rear portion was added in the 1840s. According to Gilbert Sanchez and Associates, it was customary when a property changed hands that the new owner would make some changes. In the case of Blas Aguilar, it is very likely that he added the rear portion in 1841 to the original adobe. See Map by Gil Sanchez.

The Blas Aguilar Adobe is located at 31806 El Camino Real in San Juan Capistrano. It was built as a single large adobe and stood next to a slightly smaller adobe structure, the "Casa Tejada". When Blas Aguilar purchased the two adobes, he incorporated the two structures as wings for the "Hacienda Aguilar Estate". The Blas Aguilar Adobe, also known as Casa de Esperanza, was the north wing and Casa Tejada the south wing. The Casa Tejada was demolished in 1930, and only the north wing, the "Casa de Esperanza/Blas Aguilar Adobe", remains. During the early days of 1795 and the time of Blas Aguilar, the two adobes looked much the same -- both were larger structures with rough outer adobe walls and the traditional tile roofs which were handmade in the Mission.

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Section number 7 Page 2

The adobe faces west onto El Camino Real. It is detached, measuring 33' x 75'. The entire lot size is 6,100 sq. ft. The setbacks of the adobe are 14' on the west side along El Camino Real, 30' on the north side to accommodate the gravel driveway, 28' on the east side, and 18' on the south side. The entire building is stuccoed and painted. The walls have a distinctive crooked appearance that is highly visible even through the stucco. The doors and the windows are deeply recessed. The red tile roof has a low pitched front facing gabled-shape. A matching shed-style porch roof runs across the front. On the north and south sides the roof is a slight overhang. The tiles seem to be set on concrete, and this roof is not the original one.

When the adobe was built in 1794, it had a tile roof just like the adjacent Casa Tejada. Photograph #8 shows this type of tile roof. Sometime after 1890, the tile roof of the Casa Esperanza fell into disrepair and was recovered with a thin shingle roof -- see Photograph #9. This same photograph also shows the Casa Tejada on the left side with its original tile roof intact. The same pictures show us the courtyard/patio between the two adobes and the adobe wall that ran along the west side of the property with the large gate facing El Camino Real. A bill for tarpaper and other materials from the local lumber company in 1938 and a letter from Alfonso Yorba thanking the Historical Society of Southern California for their donation tell us that the entire roof and the porches on the north and west sides were recovered. Photographs #10 through #14 show this new roof.

The Archdiocese of Orange purchased the Casa de Esperanza/Blas Aguilar Adobe from the Aguilar family approximately 1940. It was at that time that changes occurred on the outside and the interior of the adobe to accommodate two families. The exterior walls were stuccoed and painted, new contemporary windows and doors replaced old ones. The present tile roof was installed and the porch on the north side removed. The porch on the west side facing El Camino Real remained, was painted, and new tile roofing installed as well as a cement slab that replaced the former wood floor which is 33' in length and 5' wide. The wooden rear addition as seen on Alfonso Yorba's 1938 sketch was converted into a garage.

Comparing the floor plan of Alfonso Yorba of 1938 to the existing interior layout as seen today, one notices certain changes. The former 50' sala was partitioned off to make room for a kitchen. The former tile floor as mentioned by Yorba is cemented over. The adobe walls still exist as depicted in the sketch of 1938, especially the interior center wall. See map by Gil Sanchez.

The earliest existing picture, Photograph #8, taken prior to 1885 shows the south side with rough adobe brick and a traditional "horno" (oven) under a shingled overhang. Photographs #10 through #14 taken in the 1930s show the

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west and north sides stuccoed or heavily whitewashed while also showing that the former adobe wall facing El Camino Real and the gate are no longer there. The south side still has the adobe bricks exposed. See Photographs #10 and #11 taken from the roof of Casa Tejada looking into the former patio. In the same pictures, one notes that the large overhang and the horno are missing. Photograph #10 taken from the roof of the Casa Tejada shows that the rear portion of the roof on the Casa de Esperanza is somewhat lower and the wall built of adobe while Photograph #14 of the north side shows wood siding in the same rear area. The bill of the lumber company states that the wall at the rear of the adobe was part wood and part adobe. Today, that area serves as a double garage. Garage doors have replaced the wooden wall on the north side and the roof is of uniform height.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☒ B ☐ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Settlement

1790-1885

NA

Government

Cultural Affiliation
N/A

Significant Person

AGUILAR, Don Blas

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Casa de Esperanza is significant in the settlement history of San Juan Capistrano under Criterion A as one of the oldest adobes in the community, dating to the period when Mission San Juan Capistrano was under construction. It is the only adobe that remains from a row of large single story adobes built at the turn of the 18th century on El Camino Real and fronting the now developed Mission Plaza. The building is also significant in the governmental history of the community under Criterion B for the association with Don Blas Aguilar who enlarged and lived in the house from 1841 until his death in 1885. Aguilar was the last Alcalde in San Juan Capistrano under Mexican rule and the first Justice of the Peace under American rule. Aguilar was much respected as Justice of the Peace and he symbolizes the transition from Mexican to American government.

On April 21, 1990, OHP staff visited the site to assess the overall integrity of the building, which in photographs appears low. The site visit proved the building has not suffered a loss of integrity in terms of location, design, setting, feeling, and association. When seen in its setting on El Camino Real in view of the Mission, the significance of Casa de Esperanza as an early secular building outside the Mission compound and later as the residence of an important individual is easily conveyed.

When the Mission of San Juan Capistrano was established in 1776, the earliest buildings on the Mission grounds were a temporary chapel and a dwelling to house the missionaries and their domestics. When construction of the large stone church was begun in 1794, the area outside the immediate Mission grounds experienced a building boom. Indian neophytes, under the supervision of the Padres, constructed several large adobe buildings fronting the Mission Plaza for the purpose of housing the military guards and soldiers stationed at the Mission.

☒ See continuation sheet

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Section number 8 Page 2

Recent excavations by LSA Associates in the immediate area of the Casa de Esperanza uncovered several foundations of large buildings. Archeological studies of the cobble foundations state 1795 as the date of construction. Early Mission records mention adobe construction in that area between 1794 and 1803. The existence of the adobes is also confirmed by Alfred Robinson during his visit to San Juan Capistrano in 1829. The WPA report by C. E. Roberts dates these early adobes to the 1790s.

In the early 1900s, the adobes along El Camino Real and the immediate vicinity fell either into disrepair or were removed to make room for downtown development. The Casa de Esperanza/Blas Aguilar Adobe is the only one remaining of all the adobes that once stood along El Camino Real, and on May 2, 1988, LSA Associates, Inc. of Irvine conducted a survey for the City of San Juan Capistrano and stated that the Blas Aguilar Adobe is a good candidate to be nominated to the National Register of Historic Places.

It is believed that the first occupant of the Casa de Esperanza was Isidro Aguilar, a half-Aztec stone mason from Culiacan, Mexico. Isidro Aguilar superintended the building of the Stone Church at the Mission from 1799 until his death in 1801. He never saw the completion of the Stone Church which was in 1806.

Right next to the Casa de Esperanza stood another adobe, the Casa Tejada. It was located on the south side and ran parallel to the Casa de Esperanza. With the decline of the Mission under the reign of the new Republic of Mexico with its uncertain Mission policy, the Casa Tejada came into the possession of the last Indian Chanter of the Mission named Zeferino Taroge. The neighboring Casa de Esperanza became the property of Madalena Amador.

In 1841, Zeferino Taroge sold the Casa Tejada to the newly arrived Don Blas Aguilar and his wife Maria Antonia Guiterrez y Cota. Shortly after, Don Blas Aguilar also purchased the Casa de Esperanza from Madalena Amador. The Casa de Esperanza and the Casa Tejada became known as the Hacienda Aguilar. After the purchase of the two adobes, Blas Aguilar constructed some smaller buildings on the east side of the property. They probably served as storage areas, and he also added a long adobe wall with a large entrance gate on the west side running parallel with El Camino Real. Photograph #9 shows the inner courtyard/patio with tile floor, the well in the center, and the gate opening on to El Camino Real.

Don Blas Aguilar was born February 3, 1811, son of Don Rosario Aguilar, a Spanish corporal stationed at the Presidio in San Diego. In Father Engelhart's book San Juan Capistrano Mission, he states that Don Rosario was Alcalde (magistrate) in San Juan Capistrano in 1843-1844. According to Alfonso

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Yorba's 1938 account, Don Blas Aguilar was the last Alcalde in San Juan Capistrano under Mexico until 1846 and the first Justice of the Peace under the United States.

Blas Aguilar was the legal head of the pueblo. An Alcalde, according to W. W. Robinson in Lawyers in Los Angeles enacted, adjudicated, and executed local laws... "was judge of the first instance, justice of the peace, notary public, recorder, escrow agent in land transactions, boss of the ayuntamiento (council), jack of all trades, and probably the town's most useful citizen."

Unfortunately, in the first part of the 19th century, public records were poorly kept, and we are unable to specifically list what Blas Aguilar's contributions and accomplishments were to San Juan Capistrano. We do know that holding the position of an Alcalde, especially the last one under Mexico, and being the first Justice of the Peace of the United States were very important positions in any community.

The Hacienda Aguilar was well known throughout the land for its elegance and beauty. Don Blas was a very gracious host to many, and he was much respected as the Justice of the Peace. After Don Blas died in 1885, his wife continued living in the Hacienda Aguilar. Upon her death, her son Don Jesus Aguilar became the owner. He in turn signed over the Casa Tejada to his sister Dona Lorenza Aguilar de Manriques while he maintained the Casa de Esperanza as his own home. During the 1890s, the buildings on the east side of the property fell into disrepair as did the wall and central gate on the west side facing El Camino Real. Don Jesus Aguilar, after his marriage to Dona Baldineda Ruiz y Canedo de Aguilar, left the Casa de Esperanza to live in his wife's adobe. Records indicate that the Casa Tejada stayed in good repair but that the roof of the Casa de Esperanza had fallen in.

Don Juan Aguilar, son of Don Jesus Aguilar, took over the Casa de Esperanza in 1910, and together with his father and his brothers Francisco and Blas II started to restore the Casa de Esperanza. Old newspaper accounts tell that after restoration, Don Juan converted the adobe into a very fine private museum that housed a large collection of family heirlooms and books. Don Juan worked for Monseigneur O'Sullivan as a guide and assistant manager at the Mission and was much involved with the restoration of the Mission.

Don Juan Aguilar was also widely read and acquainted with famous authors whose autographed books filled the walls in the Casa de Esperanza. He himself wrote a manuscript of Don Marcos Forster y Pico. He died in 1936 leaving the adobe to his brother Blas II. Don Blas Aguilar II continued living in the adobe until his death in 1937 when it became the property of the youngest brother Don Francisco Aguilar. The untimely death of Don Francisco in 1938 left the

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

adobe to his sole heir Juan Aguilar II who was 14 years old at the time. In 1940, the Archdiocese of Orange bought several properties along El Camino Real, among them the Casa de Esperanza or Blas Aguilar Adobe. It was at that time the adobe received the stucco, tile roof, paint, and the garage on the rear north side.

From 1900 to the present, El Camino Real underwent dramatic changes. Of the numerous adobes that once stood there, many had already disappeared prior to the turn of the century. The 1930s saw additional destruction of buildings take place and marked the end of the Casa Tejada when it was torn down.

Records show that by 1850 the town of San Juan Capistrano was built around a central plaza which was bounded by the Mission on the north. Adobe buildings lined the east and west sides of the plaza. The east side contained the homes of Jose Canedo, Jose Parra, and the estate of Blas Aguilar. Today the only one left of all the adobes that once fronted the Mission Plaza is the Blas Aguilar/Casa de Esperanza.

Other adobe structures can be found in San Juan Capistrano. In the Los Rios Historic District there are four small two-room structures dating to 1800. Close to the Mission on Camino Capistrano are two adobes dating to 1840, and some distance from the Mission, on the Ortega Highway, is the Miguel Parra Adobe, another two-room structure, dating to 1850.

9. Major Bibliographical References

Bancroft, Hubert Howe: HISTORY OF CALIFORNIA, History of California, San Francisco, 1884-1890.

Bandini, Helen Elliott: HISTORY OF CALIFORNIA, American Book Co., 1908.

Engelhardt, Zephyrin: SAN JUAN CAPISTRANO MISSION, Los Angeles, 1922.

Hallan, Pamela: DOS CIENTOS ANOS EN SAN JUAN CAPISTRANO, Irvine, 1975.

Yorba, Alfonso: Notes and accounts on the Blas Aguilar Family, 1938. "Old San Juan - Last Stronghold of Spanish California," Orange County News Magazine, February, 1965.

Archives of the Mission San Juan Capistrano.

☐ See continuation sheet

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

Assessors Map, Book 124, Page 16, County of Orange, Block 10, #008 (124-160-008)

10. Geographical Data

Acreage of property .14 acre (6,100 sq. ft.)

UTM References

A

1	1	4	3	8	6	4	0	3	7	0	6	8	4	0
Zone		Easting				Northing								

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone		Easting				Northing								

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

☐ See continuation sheet

Verbal Boundary Description

On the west side facing El Camino Real the lot is 63 feet in length. The north side runs 98.64 feet to the east side which is 61.05 feet in length. The south side is 91.98 feet long.

☐ See continuation sheet

Boundary Justification

The boundary includes the entire city lot the building sits on.

☐ See continuation sheet

11. Form Prepared By

name/title Ilse M. Byrnes

organization _____ date 2/28/90 - 6/20/90

street & number P.O. Drawer 1029 telephone 714/493-4222

city or town San Juan Capistrano state CA zip code 92693

Revised 7-5-90 by OHP

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Continuation Sheet

PHOTOGRAPHS

Section number _____ Page _____

This information is the same for all photographs listed.

BLAS AGUILAR ADOBE/ CASA DE ESPERANZA
San Juan Capistrano, California
Ilse M. Byrnes
August 1988, January 1989
P.O. Drawer 1029, San Juan Capistrano, Ca 92693

- # 1. View of front of the Blas Aguilar Adobe facing West onto El Camino Real, taken from El Camino Real.
- # 2. Same view as # 1, frontview of the Blas Aguilar Adobe, West side, taken from El Camino Real.
- # 3. Southside of the Blas Aguilar Adobe taken in August 1988 before removal of gardenshed.
- # 3 A. Same view as # 3, Southside of the Blas Aguilar Adobe taken in January 1989 after removal of shed and after all the windows were boarded up.
- # 4. North/West view of the Blas Aguilar Adobe taken from the El Camino Real.
- # 5. Northside of the Blas Aguilar Adobe. On right side of photograph is the North/West corner of building.
- # 6. Northside of the Blas Aguilar Adobe, left side of photograph is the North/East corner of building. Photographs 5 & 6 can be matched up for a complete view of the entire Northside of the adobe.
On the left hand side is the present double garage.
- # 7. Eastside of the Blas Aguilar Adobe. The left portion of the wall is solid adobe. The right side is wood and plaster, partially visible is the garagedoor.
- # 8. Blas Aguilar Adobe-photograph taken in 1880 shows the South/East corner with an "Horno" (Oven) under lean-to. Kneeling woman grinding on "metate" is Maria Antonia Guiterrez y Cota who was Don Blas Aguilars wife.
The man chopping wood is Cervantes a handyman.
- # 9. Blas Aguilar Adobe on right side, Casa Tejada on the left. This photograph was taken from the Eastside of the property (rear) facing West onto El Camino Real. This is a view of the inner patio of "Hacienda Aguilar" with the well in the center. On the far side is the adobe wall with the large main gate opening unto El Camino Real which Blas Aguilar built approx. 1845. Date of photograph: approx. 1890.
- # 10. Southside of the Blas Aguilar Adobe taken from the roof of Casa Tejada. Note exposed adobe brick with minimal whitewash. The roof appears to

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Continuation Sheet

PHOTOGRAPHS:

Section number cont. Page 2

have been recently tarpapered. Visible is the height difference of the roofline to the rear of the adobe. This shows the room addition by Blas Aguilar in the 1840's. Photograph taken in the 1930's.

- # 11. Southwall of the Blas Aguilar Adobe. Early 1930's.
- # 12. South/West corner of the Blas Aguilar Adobe taken from El Camino Real. The Westside is partially stuccoed or whitewashed. The Southside shows exposed adobe brick.
The former adobe wall- ref. photograph # 9 -no longer exists when this photograph was taken approx. 1935.
- # 13. North/West corner of the Blas Aguilar Adobe taken from El Camino Real. On the right side of photograph is the Casa Tejada before its destruction. Photograph taken approx. 1935.
- # 14. Closeup of the North/West corner of the Blas Aguilar Adobe, approx. 1935
- # 15. Closeup of ^otw windows on the Northside of the Blas Aguilar Adobe, adjacent to the garage. before they were boarded up.
- # 16. Closeup of two windows on the South side taken January 1989.

Casa De Esperanza
31806 El Camino Real
San Juan Capistrano, CA
Orange County

The Blas Aguilar Adobe
Existing Condition 1990
Floor Plan

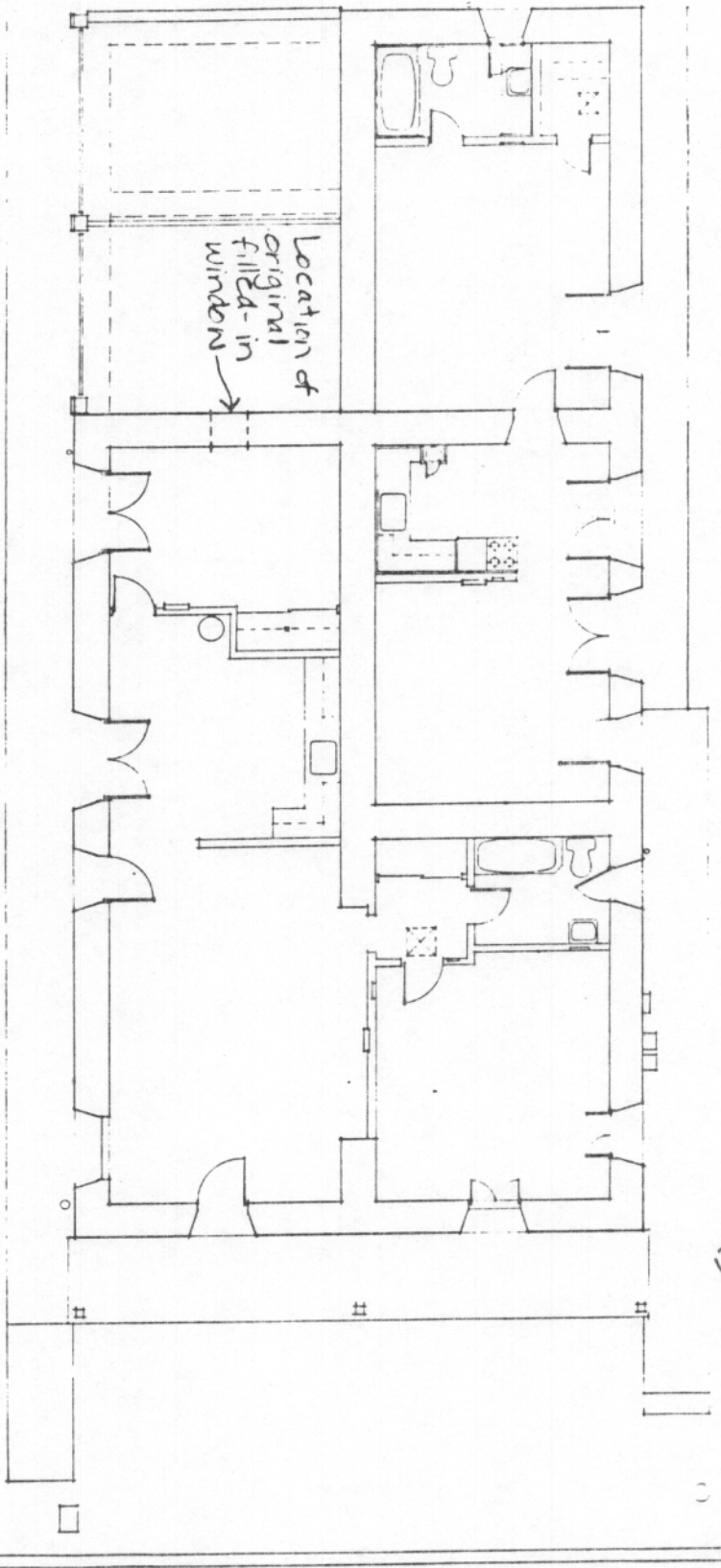
No scale

Wall extending above ceiling line is crudely plastered and not whitewashed. Walls below are plastered and whitewashed w/ a very rough finish.

Extremely fine mud plaster with whitewash can be seen on wall above attic. Pink and yellow washes can be seen on early mud plastered walls.

1840s portion

1790s portion



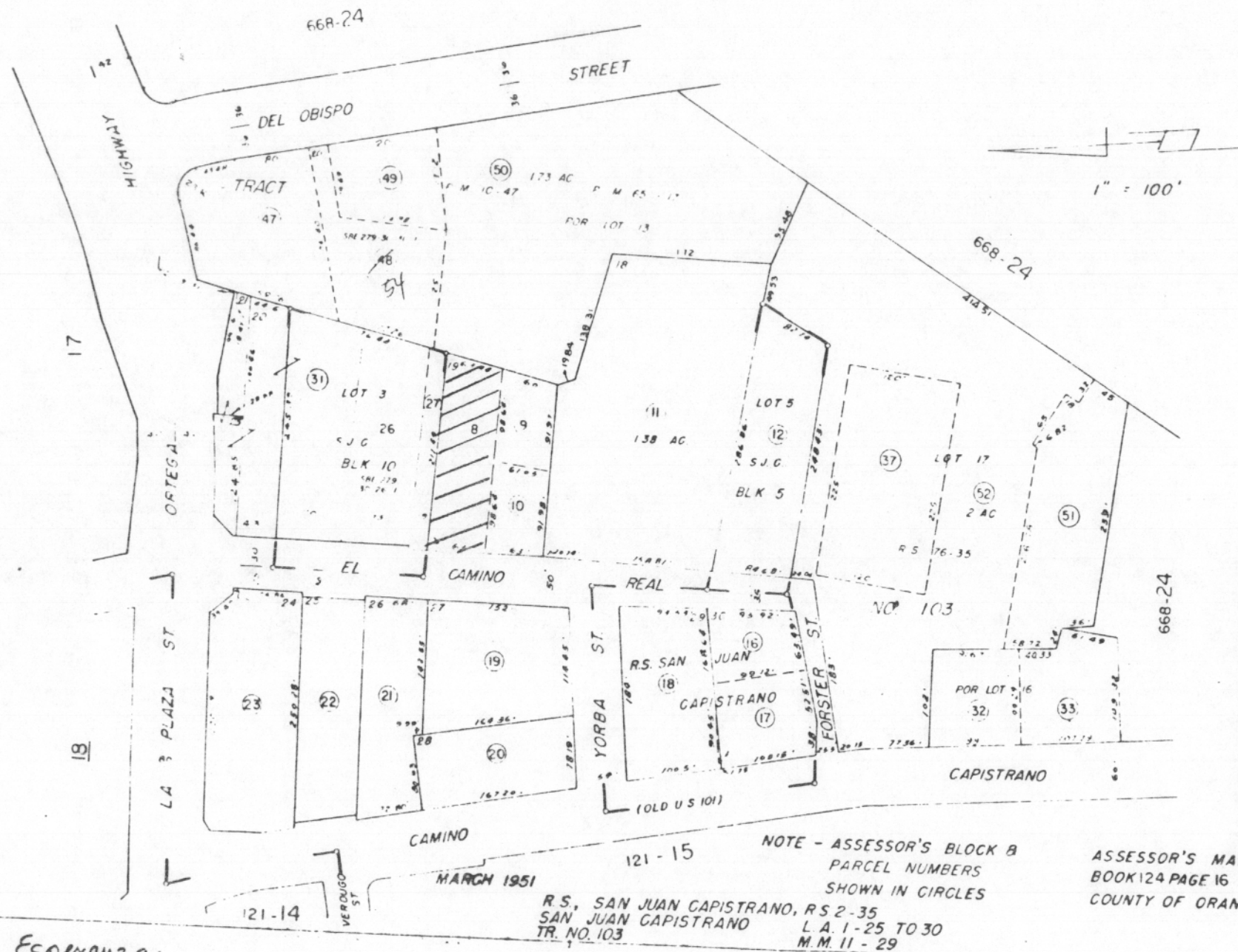
BLAS AGUILAR ADOBE

SAN JUAN CAPISTRANO, CALIFORNIA

GILBERT ARNOLD SANCHEZ, INCORPORATED
ARCHITECTURAL
SANTA ANA, CALIFORNIA



THIS FLOOR PLAN IS A REPRODUCTION OF THE ORIGINAL FLOOR PLAN OF THE BLAS AGUILAR ADOBE, A HISTORIC STRUCTURE LOCATED AT 31806 EL CAMINO REAL, SAN JUAN CAPISTRANO, CALIFORNIA. THE FLOOR PLAN IS A REPRODUCTION OF THE ORIGINAL FLOOR PLAN OF THE BLAS AGUILAR ADOBE, A HISTORIC STRUCTURE LOCATED AT 31806 EL CAMINO REAL, SAN JUAN CAPISTRANO, CALIFORNIA.



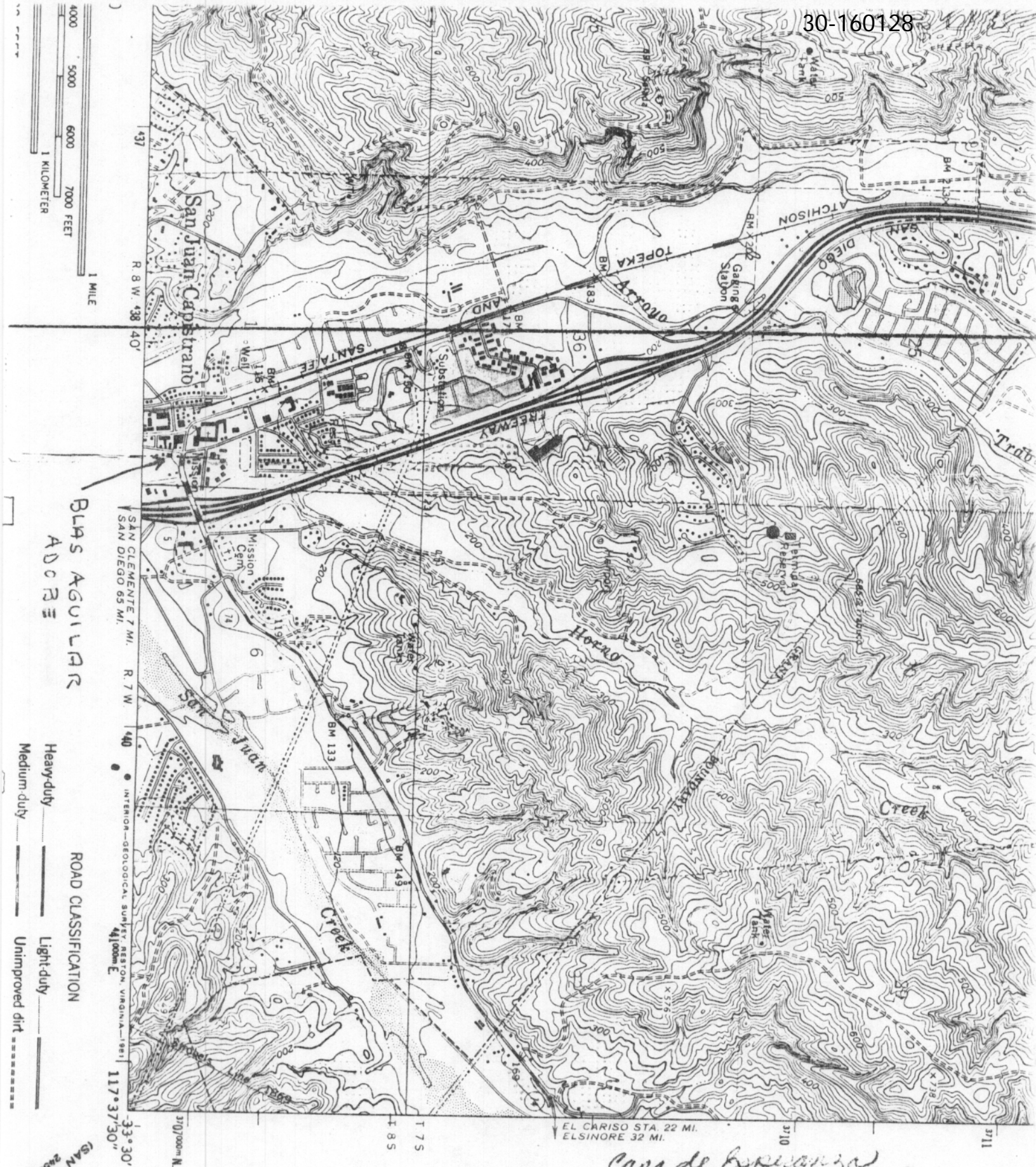
Casa de Esperanza
31806 El Camino Real
San Juan Capistrano, CA
Orange County

Blas Aguilar Adhe 75' x 33'

Frontage: 63'
Depth: 311'

30-160128

30-160128



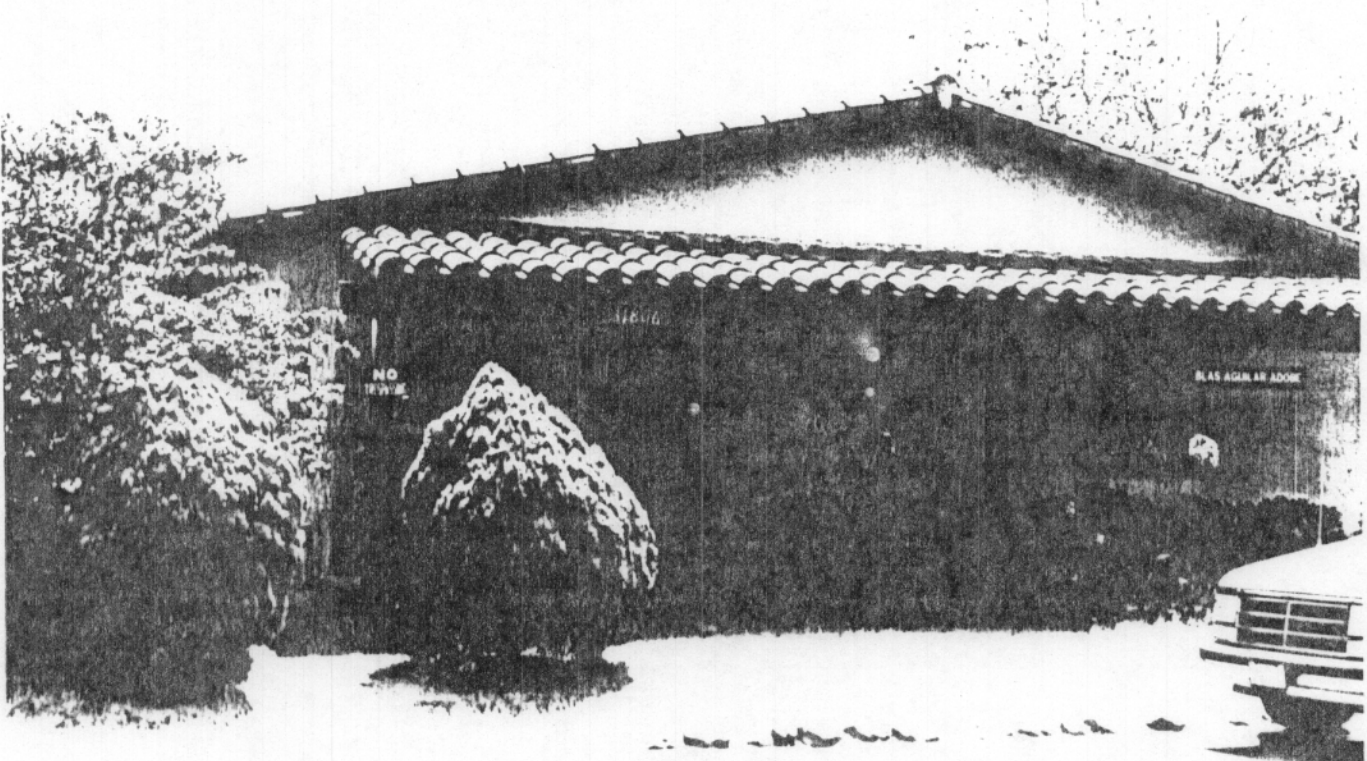
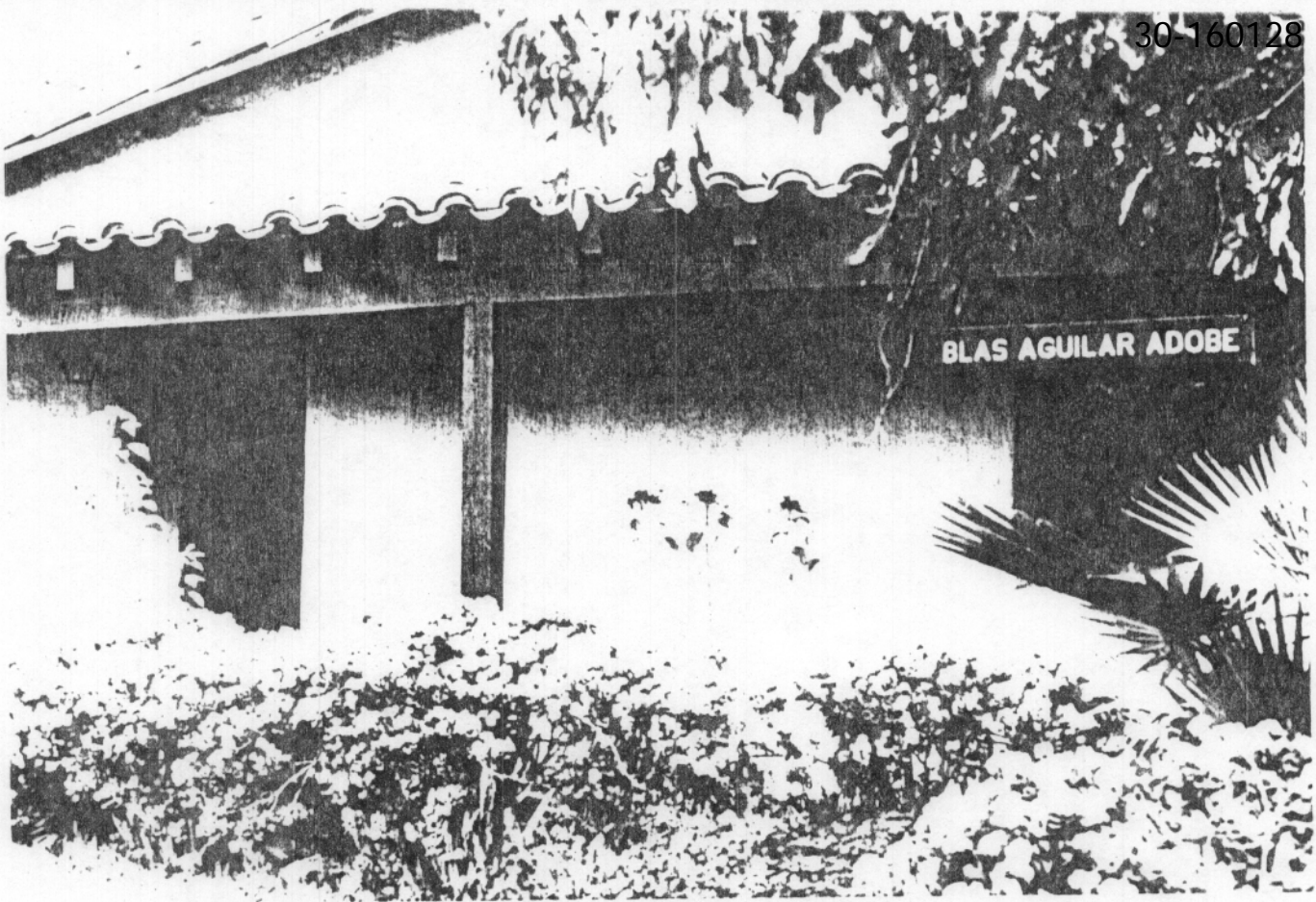
BLAS AGUILAR
ADCR

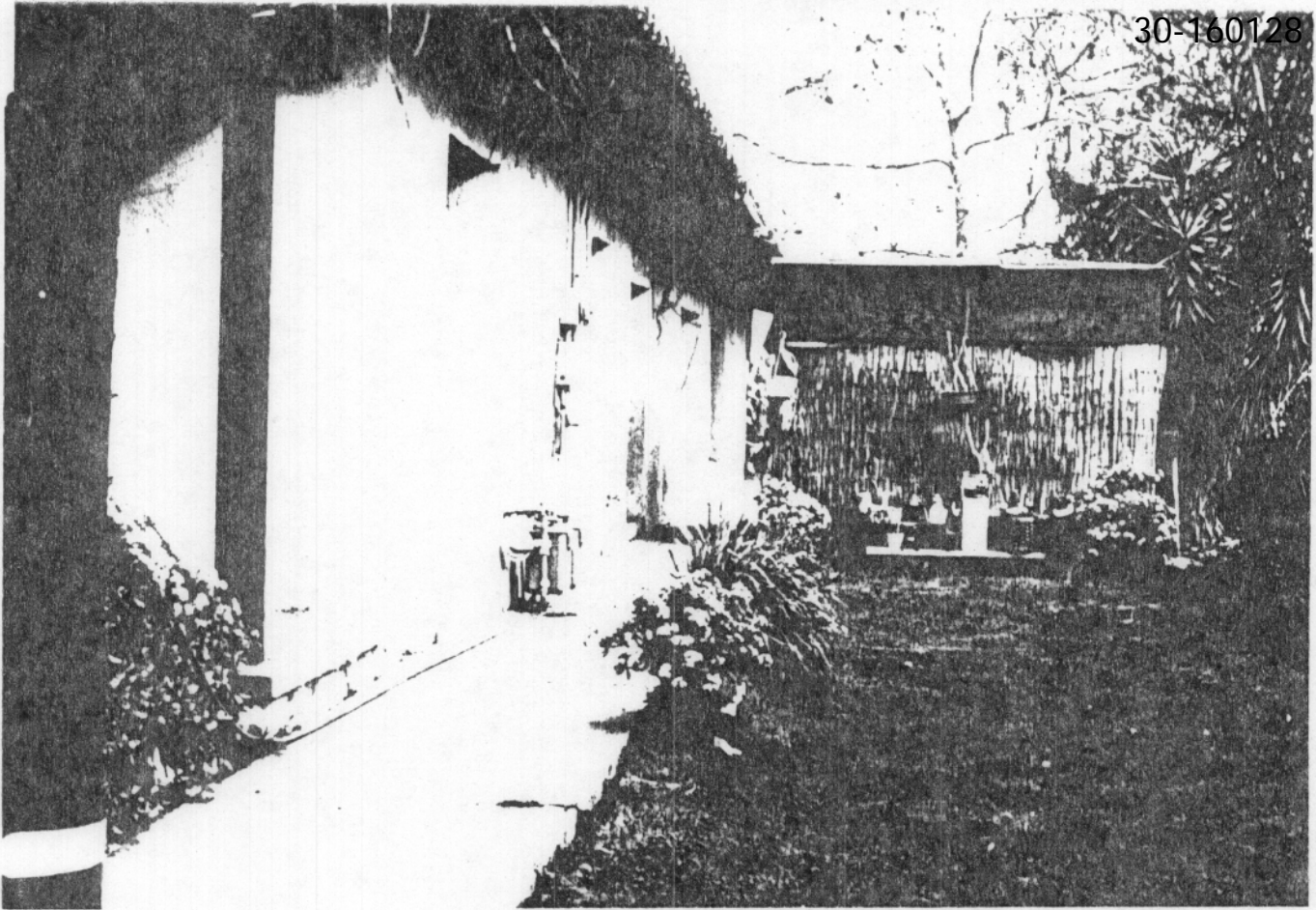
ROAD CLASSIFICATION

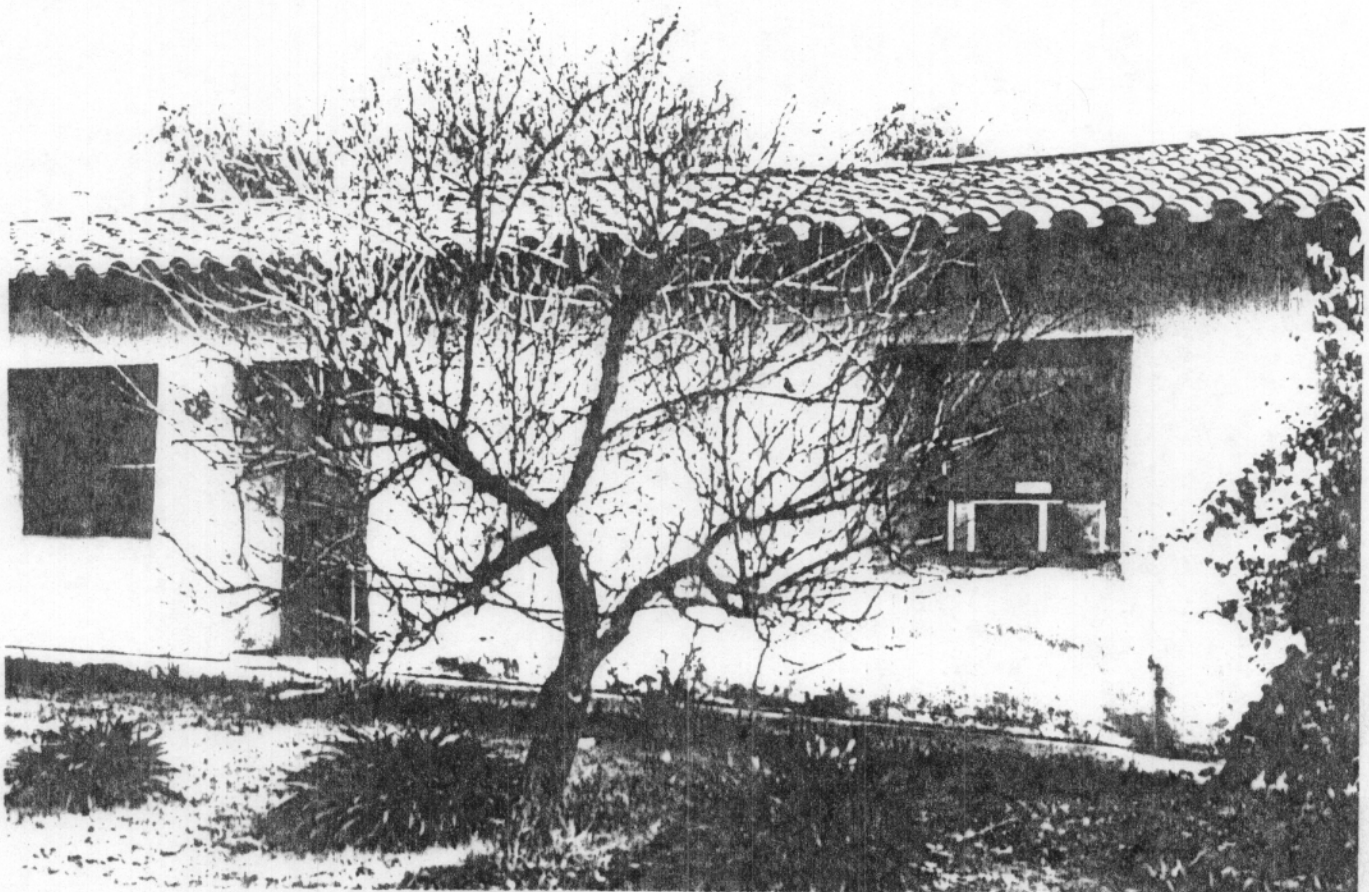
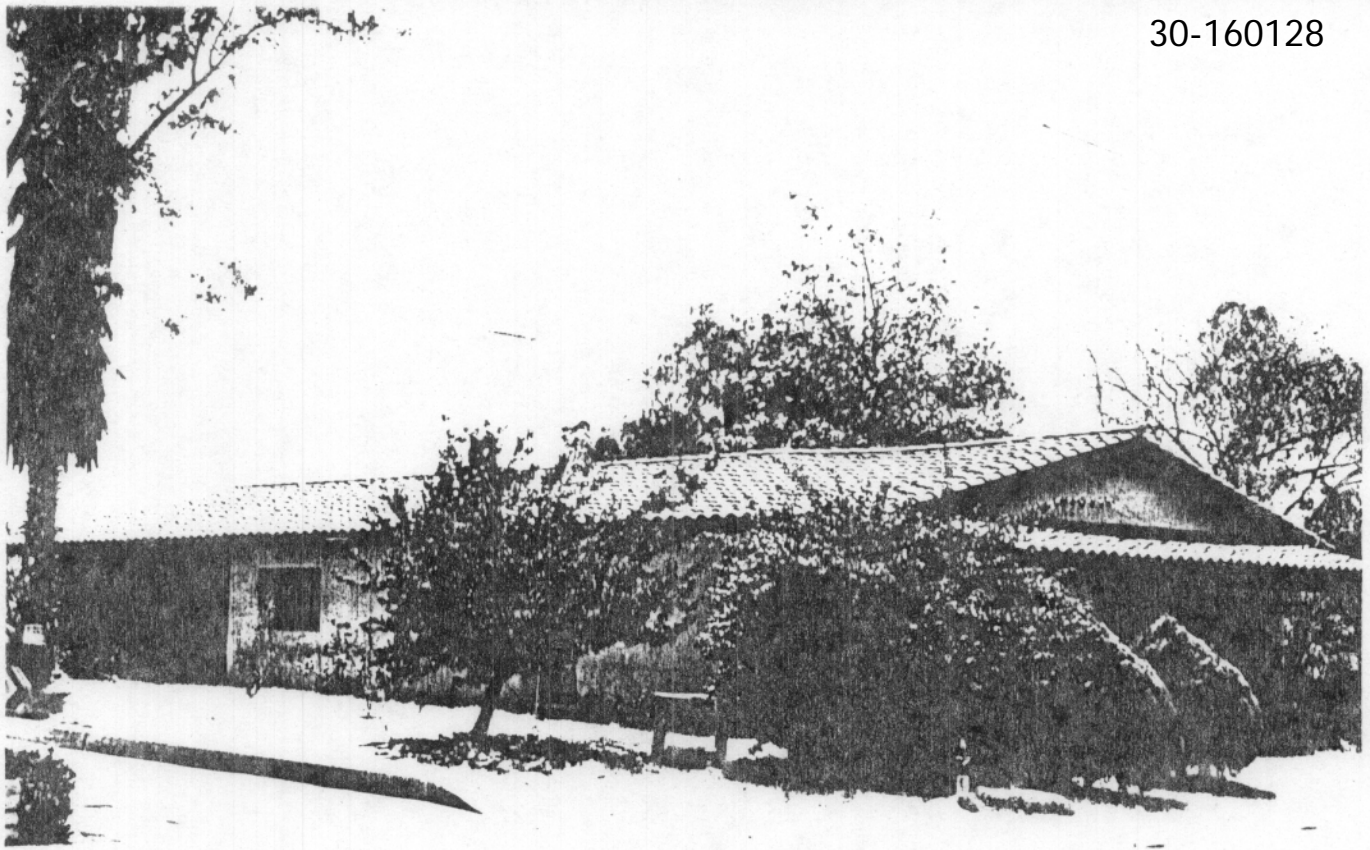
Heavy-duty ———
Medium-duty ———
Light-duty ———
Unimproved dirt ———

Casa de Esperanza
31806 El Camino Real
San Juan Capistrano, CA
Orange County

UTM

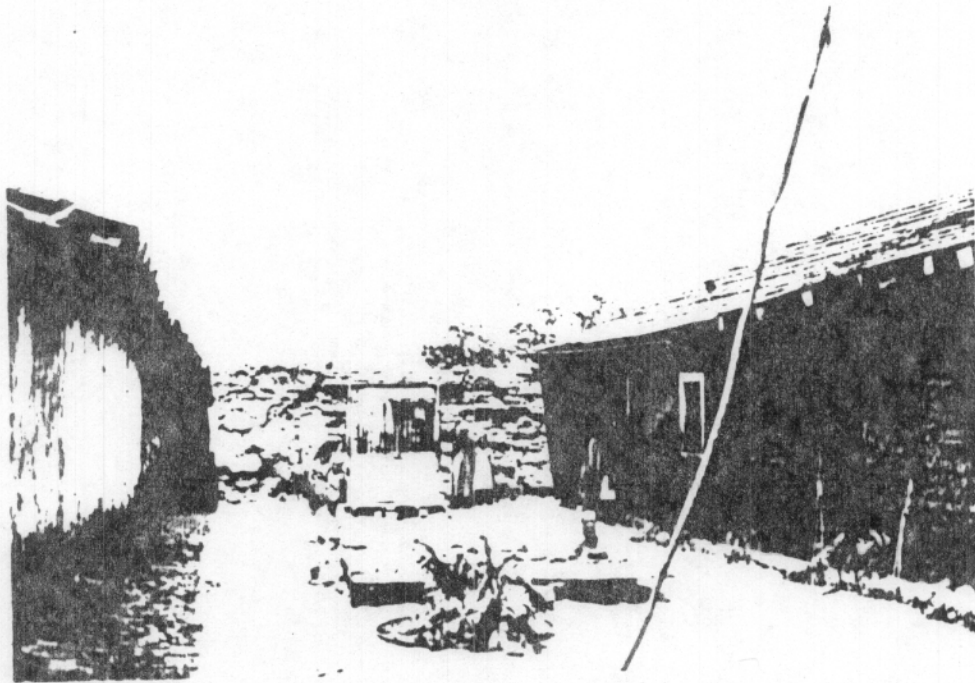
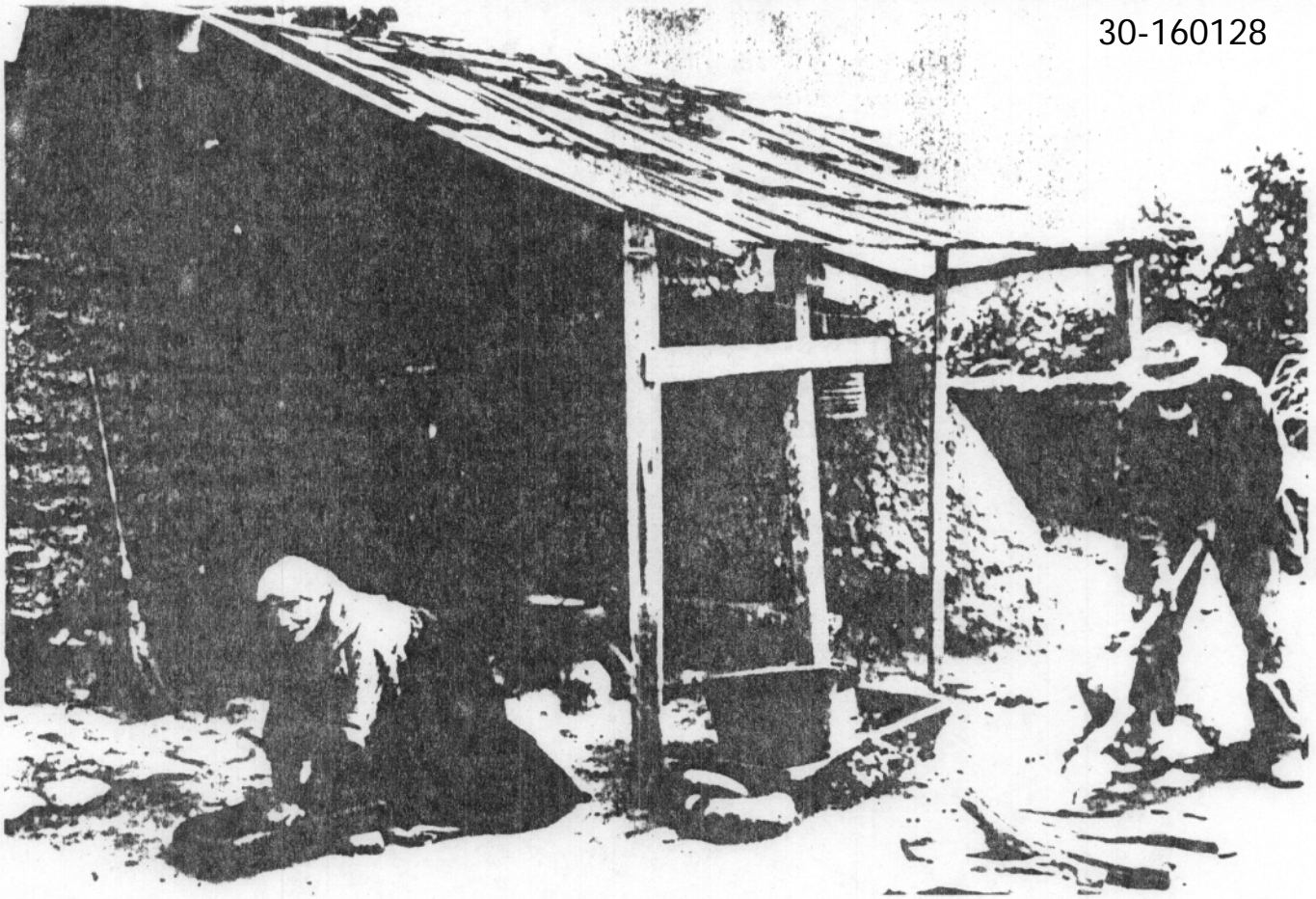


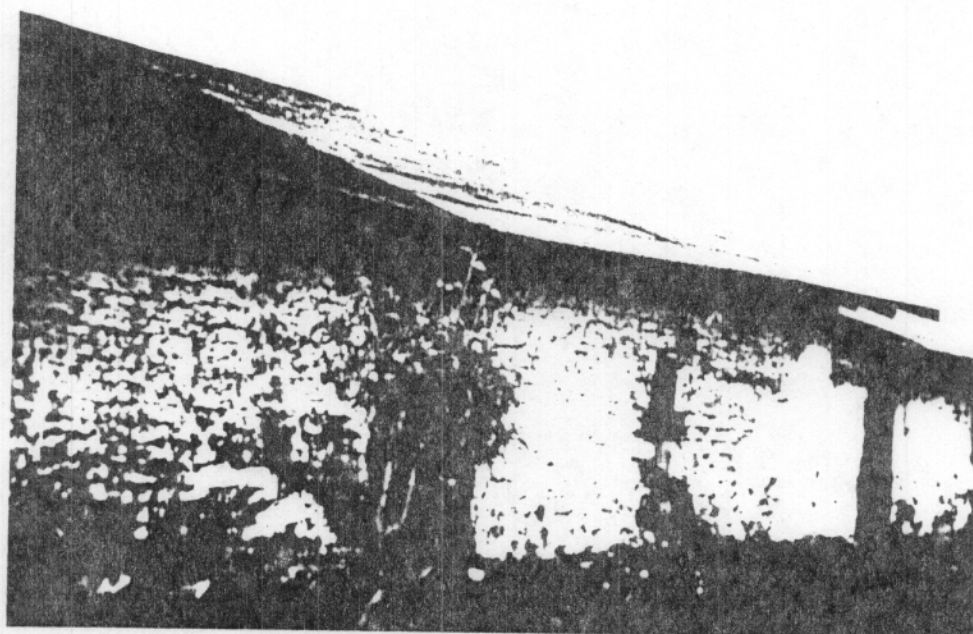
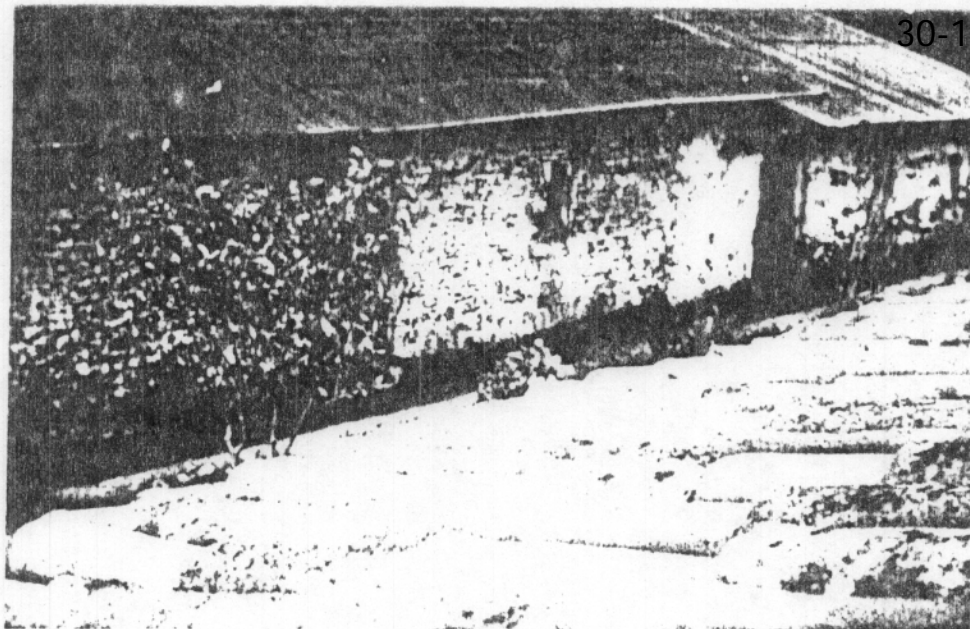


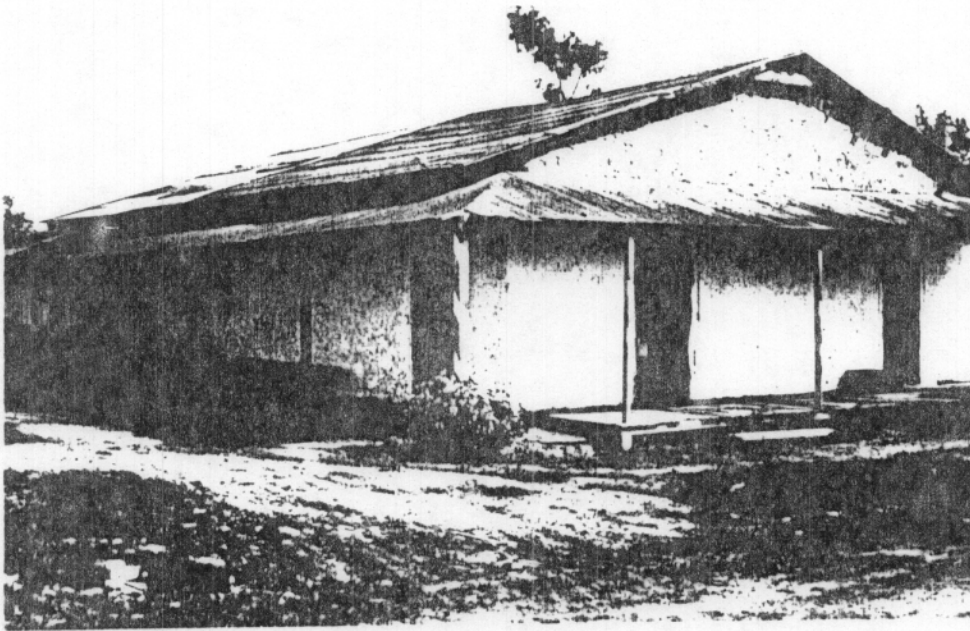
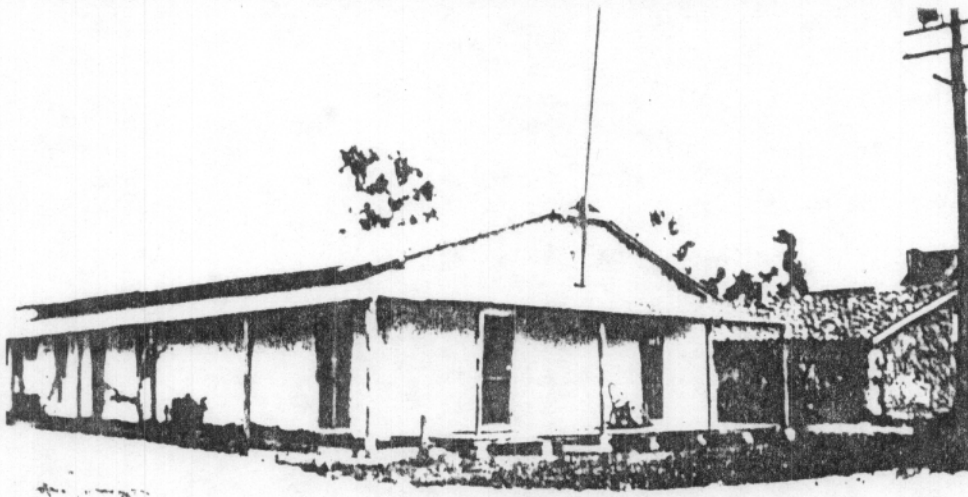


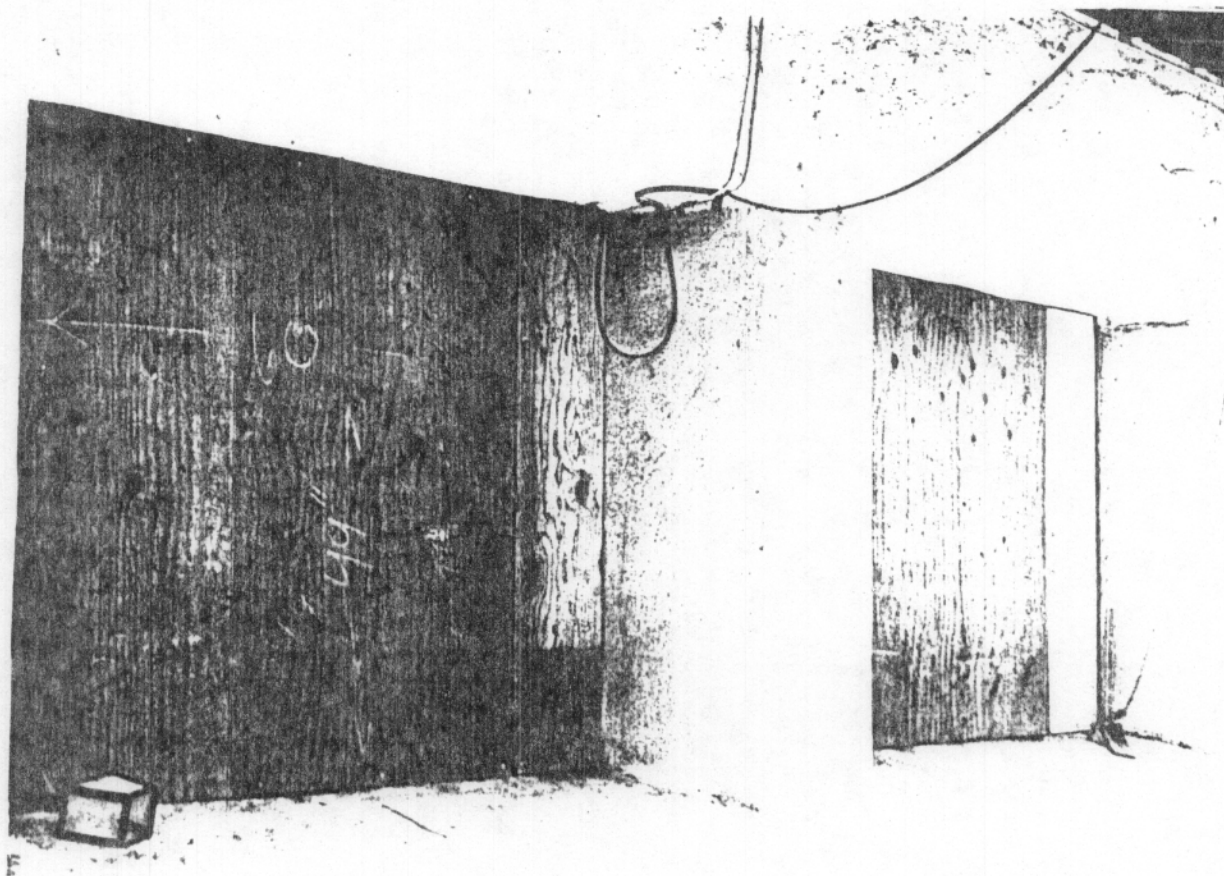
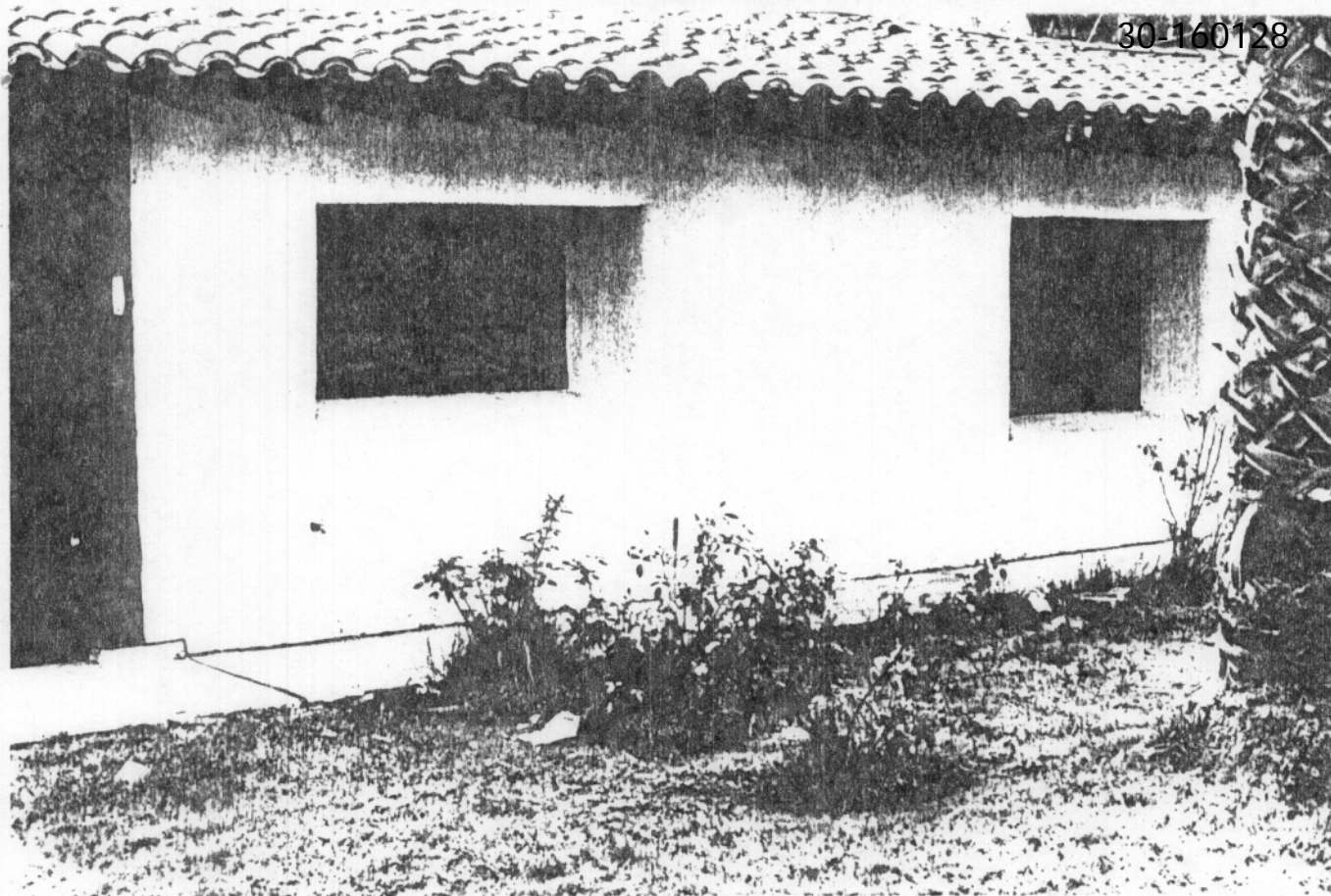
30-160128











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

Primary # 30-160128

HRI #

Trinomial

NRHP Status Code

Page 1 of 1

Other Listings
Review Code

Reviewer

Date

P1. Temporary Number/Resource Name:** Case De Esperanza/Blas Aguilar AdobeP2. Location: a. County:** Orange☒ Not for Publication☐ Unrestricted**b. USGS 7.5' Quad:** Dana Point**Date** 1968, photorev. 1975

T 8S; R 8W; SE 1/4 of SE 1/4 of Section 1

c. Address: 31806 El Camino Real, San Juan Capistrano, CA 92675

SB B.M.

d. UTM: NAD 27, Zone 11;

438620 mE /

3706830 mN

e. Other Locational Data: From the intersection of Ortega Highway (SR 74) and El Camino Real in San Juan Capistrano, travel south on El Camino Real 300 feet. Adobe is on right (east) side of street just north of Historic Town Center Park. UTM's are for NW corner of structure.***P3a. Description:** The adobe is a standing well-maintained structure. Originally built in 1794, this structure was once used as the mayor's home. Currently the adobe is being used as the Juaneño Acjachamen Cultural Center.***P3b. Resource Attributes:** (List attributes and codes) HP 44: Adobe Building***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other:***P5a. Photograph or Drawing:**
SJC-RJL-03-dm-030.***P5b. Description of Photo:** North
face view to southeast.***P6. Date Constructed/Age:**☐ Prehistoric☒ Historic☐ Both***P7. Owner and Address:*****P8. Recorded By:****Updated By:** Robert J.

Lichtenstein

Applied EarthWorks, Inc.

1391 W. Shaw Ave., Suite C

Fresno, CA 93711

P9. Date Recorded:*Date Updated:** 26 Nov 2007***P10. Survey Type:**☐ Intensive☒ Reconnaissance☐ Other**Describe:** Site assessment for City of San Juan Capistrano Non-Domestic Recycled Water System***P11. Report Citation:**

Lichtenstein, Robert J., Barry A. Price, and David H. Price

2009 *Cultural Resources Inventory and Site Assessment for the Proposed Non-Domestic/Recycled Water Master Plan Update, City of San Juan Capistrano, Orange County, California.* Applied EarthWorks, Inc., Fresno, California. Prepared for ESA | Water, Los Angeles, California.***Attachments:** ☒ NONE☐ Building, Structure,
and Object Record☐ Photograph Record☐ Location Map☐ Archaeological Record☐ Milling Station Record☐ Other (list):☐ Site/Sketch Map☐ District Record☐ Rock Art Record☐ Continuation Sheet☐ Linear Feature Record☐ Artifact Record

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

Primary # 30-177426

HRI #

Trinomial

NRHP Status Code 6Z

Other Listings

Review Code

Reviewer

Date

4-20-2012

Page 1 of 3 *Resource Name or #: Birtcher-Pacific Bldg and Plaza

P1. Other Identifier: site of former Casa Grande

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Orange and

*b. USGS 7.5' Quad SJC Date 1968 T 8S; R 8W; SE 1/4 of SE 1/4 of Sec 1; San Bernardino B.M.

c. Address 31872 Camino Capistrano City San Juan Capistrano Zip 92675

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

e. Other Locational Data: actually located east of junction of Forster and El Camino Real

APN 124-160-37

*P3a. Description: Modern brick commercial building constructed in 1966 along with the fountain plaza due west of the building. Designed by Corona Del Mar architects Richard Henry Pleger and Harold Bernard Zook. Originally occupied by a Bank of America, it is now occupied by an architectural firm.

Prior to 1966, this site was the location of Casa Grande, home of Marcos "Tom" Forster. Casa Grande was constructed in 1882-3 in Second Empire style. In the early 20th century, the home became a hotel and restaurant called Las Rosas. In the 1940s the restaurant was popular with Hollywood stars such as Betty Davis, Victor Mature, Robert Young, Andy Devine, Edward G. Robinson and Anthony Quinn. The Casa Grande/Las Rosas building was demolished in 1965.

P5a. Photograph or Drawing

*P3b. Resource Attributes: HP6, Commercial Building, 1-3 stories

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

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

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric ☐ Both

1966, City of San Juan Capistrano Planning

*P7. Owner and Address:

*P8. Recorded by: Sherri Gust, Cogstone, 1518 W Taft Ave, Orange, CA 92865

*P9. Date Recorded: 7/25/11

*P10. Survey Type: Reconnaissance

*P11. Report Citation: Gust, S., M. Valasik & A. Glover

2011 Cultural Resources Assessment for the San Juan Capistrano Historic Town Center Master Plan Area, City of San Juan Capistrano, California

*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

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or # Birtcher-Pacific Bldg and Plaza

B1. Historic Name:

B2. Common Name:

B3. Original Use: Home

B4. Present Use: Business office

*B5. Architectural Style: Modern Brick

*B6. Construction History: Constructed in 1966.

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

*B8. Related Features:

Fountain Plaza due west of bldg., also 1966

B9a. Architect: Richard Henry Pleger and Harold Bernard Zook b. Builder: Birtcher-Pacific

*B10. Significance: Theme 20th Century; Mid-Century Commercial

Area: San Juan Capistrano

Period of Significance: 1966

Property Type: Commercial

Applicable Criteria: N/A

Modern brick commercial building constructed in 1966 along with the fountain plaza due west of the building. Designed by Corona Del Mar architects Richard Henry Pleger and Harold Bernard Zook. Originally occupied by a Bank of America, it is now occupied by an architectural firm. This building is not considered eligible for CRHR but may merit local planning consideration. The parcel may contain archaeological resources that might contribute new information to history and is considered as potentially eligible under CRHR criterion 4.

Prior to 1966, this site was the location of Casa Grande, home of Marcos Forster. Casa Grande was constructed in 1882-3 in Second Empire style (see continuation sheet). In the early 20th century, the home became a hotel and restaurant called Las Rosas. In the 1940s the restaurant was popular with Hollywood stars such as Betty Davis, Victor Mature, Robert Young, Andy Devine, Edward G. Robinson and Anthony Quinn. Casa Grande/Las Rosas was demolished in 1965.

B11. Additional Resource Attributes: AH4

*B12. References:

Cultural Resources Assessment for the San Juan Capistrano Historic Town Center Master Plan Area, Cogstone 2011; A guide to Historic San Juan Capistrano, M.E. Tryon 2002; A Field Guide to American Houses, V & L McAlester 1986

B13. Remarks:

*B14. Evaluator: Sherri Gust, Cogstone

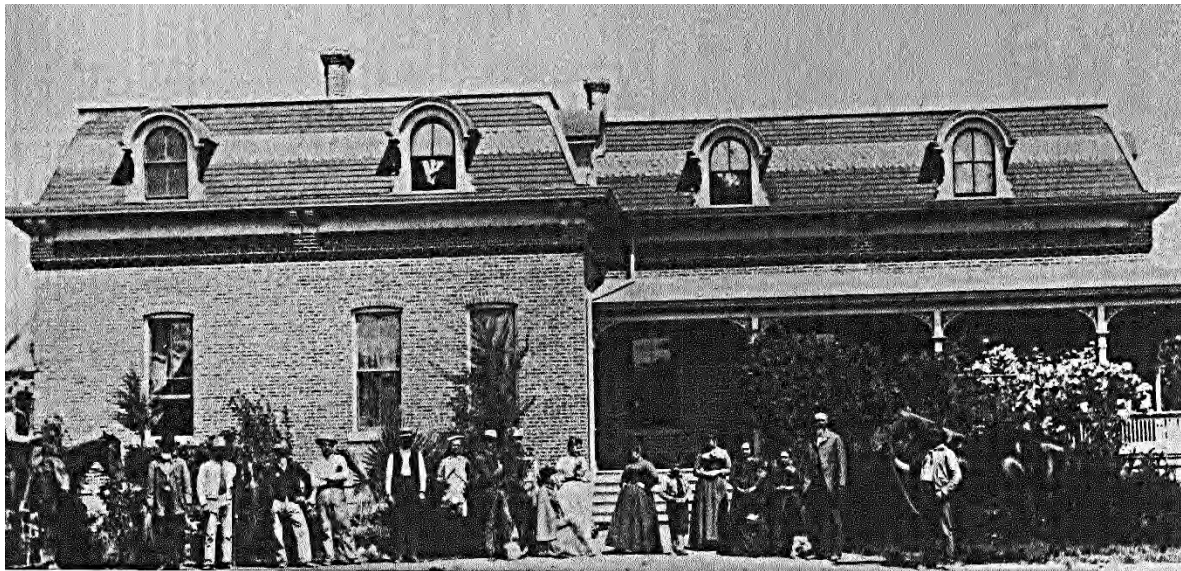
*Date of Evaluation: 7/25/11



(This space reserved for official comments.)

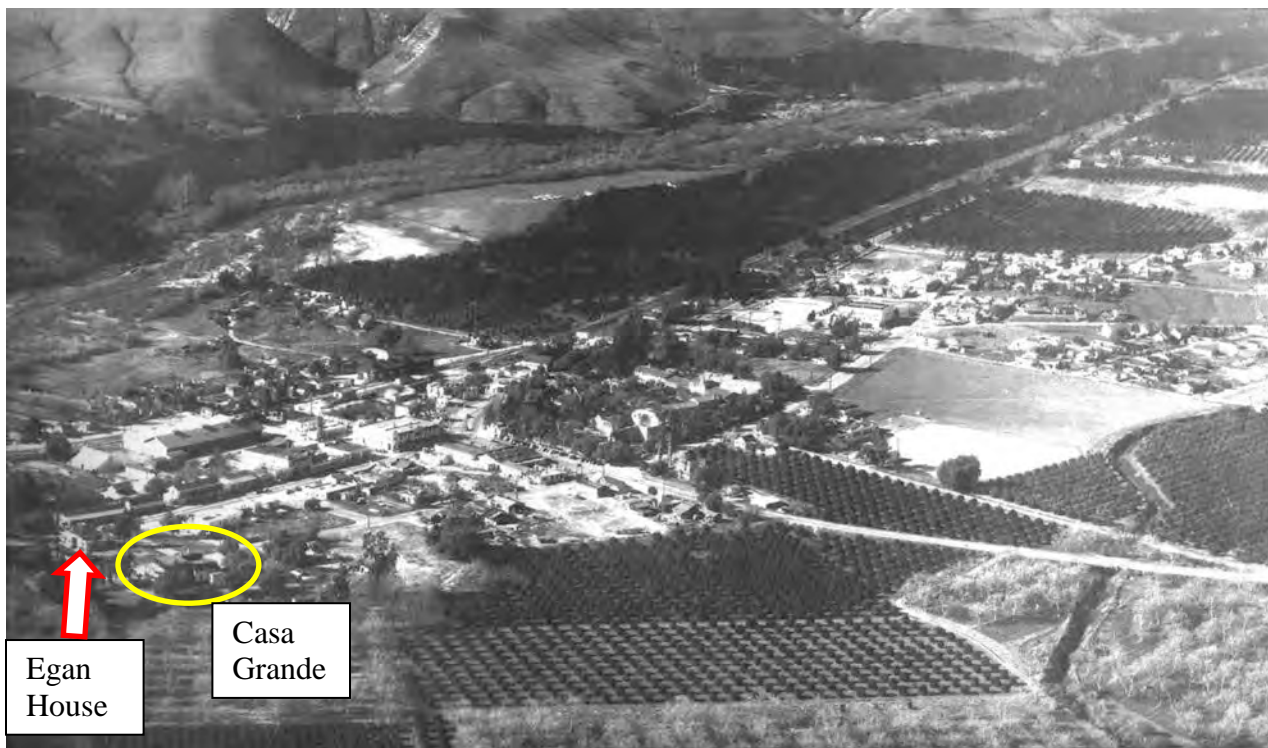
Page 3 of 3

Resource Name: Birtcher-Pacific Bldg & Plaza



Casa Grande, 1885c

Casa Grande and Forster Family



1941 aerial showing location of Casa Grande

Recorded by: Sherri Gust

Date: 7/25/2011

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received APR 7 1988

date entered MAY 16 1988

1. Name

historic Esslinger Building

and/or common same

2. Location

street & number 31866 Camino Capistrano

N/A not for publication

city, town San Juan Capistrano N/A vicinity of

state California

code 06

county Orange

code 059

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Edward C. Lohrbach

street & number 31866 Camino Capistrano

city, town San Juan Capistrano N/A vicinity of

state CA 92675

5. Location of Legal Description

courthouse, registry of deeds, etc. Orange County Courthouse

street & number 700 Civic Center Drive West

city, town Santa Ana

state California 92701

6. Representation in Existing SurveystitleGuide to Architecture in LA & So. Cal. has this property been determined eligible? ☐ yes ☒ no

date 1977

☐ federal ☒ state ☐ county ☐ local

depository for survey records N/A

city, town

state

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The Esslinger Building is a long, low streamline moderne one-story office building in a mixed residential and commercial section of urban San Juan Capistrano. In the rear of the property is a two-car garage with an upstairs apartment, detached as a structure but attached to the front office building by a flat roof that connects the two buildings. A patio area is located behind the main building and the garage is completely walled in. This gives the whole property a rectangular shape. The front building, garage, and upstairs apartment are 3,775 sq. ft. in total. The foundation of both buildings and the walks are concrete. The exterior and interior of the structures and the wall surrounding the patio are smooth stucco over reinforced concrete. The roofs of both buildings are flat tarpaper with gravel. In the center of the main office building is a domed skylight approximately 50' long. Integrity of the buildings is moderately high. A remodeling/rehabilitation took place in 1982 but has not damaged the basic original appearance of the structures.

The east side front of the main office building consists of three parts. To the left is the main entrance which is recessed with a marquee and curved corners; the wooden door is plain with a circular glass window/porthole. The marquee has a 4-band molded trim and is 6" wide. The center part of the building is 70' long. The entire length of the center part has a 4' high glass block wall with 6 16" by 16" window openings. Each glass block measures 8" by 8". The end of the glass block wall curves to join the third segment of the building. This section is plain with two windows. Above the glass block wall is a marquee with 4-band molded trim. A stucco planter box with 4-band molded trim runs the length of the center part and curves the same as the glass block wall. The 4-band molded trim encircles the entire front building along the rim of the flat roof.

On the south side, Forster Street, the two structures are visible. To the left is the end of the main building and to the right is the two-story garage with an upstairs apartment. In the center is the recessed entrance to the patio area.

The south section of the main building has two corner windows and in the center a recessed entry with a glass paneled door and a curved marquee with 4-band molded trim. The patio door is set back from the front of the two buildings. Affixed to the wall of the garage and the front building are two decorative 8" wide stairstep-type walls for potted plants. The door is plain wood with a circular glass window.

A flat roof covering the walkway between the buildings, structurally connecting them, is a 1982 addition. The length of the roof runs the length of the garage building and has six glass panels serving as skylights. The same 4-band molded trim is used in front and back of the roof edge.

On the garage/apartment structure the original garage door has been replaced in the recent remodeling by a paneled window that covers the entire original opening. It now serves as office space. A marquee is above the window of the former garage door and has the 4-band molded trim. The cement staircase leading to the upstairs apartment is unaltered. The railing before renovation was iron and has been replaced by a solid cement wall which became part of the barbecue area downstairs. The landing is small, and the apartment contains two rooms and a small bathroom. There are three corner windows and over the entrance is a marquee with 4-band molded trim. The roof is encircled by a 4-band molded trim. In 1982 the barbecue area was added, with a curved low wall enclosing the barbecue serving as a counter. The present owner installed a paneled window in the extended garage wall that opens into the barbecue area and counter. A marquee is over that area with rounded corners and 4-band molded

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 6 Page 1

Representation in Existing Surveys:

City of San Juan Capistrano Cultural Resources Inventory

Date: In progress

Depository: Will be at Office of Historic Preservation, Sacramento, CA

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

trim.

The back (east) side of the main building has three exits and windows partially covered by a marquee with rounded corners and 4-band molded trim. The north side of the main building has four large paneled windows and a plain facade except for the roofline trim.

The patio area is completely walled in. On the east side, starting at the garage, the wall extends the length of the main building. It is 7' high. In the center is a brick/stucco fireplace 10' high. The original fireplace had Spanish overtones. In 1982 the fireplace was cemented over to follow the streamline theme of the patio wall and the buildings. On the northeast corner of the property the wall turns west to connect with the front building. The 4-band molded trim runs on both sides of the top of the wall and encircles the rim of the fireplace.

The interior of the main office building consists of eleven suites of various sizes. All gain entrance from the center hallway. This hallway is illuminated by the added domed skylight. Walls are plain, corners often rounded and the only decoration is the 4-band molded trim at the ceiling/wall joints. In the area of the main entrance is a glass block softly-curved partition -- an addition -- that repeats the design of the exterior southwest glass block wall corner.

In 1982 the present owner completely restored the main and rear buildings. Alterations were done to the center part of the roof of the front building by installing the domed skylight and a flat roof connecting front and rear buildings, also with skylights. These alterations can hardly be noticed either from Camino Capistrano in front or El Camino Real in back.

The wooden garage door has been replaced by a paneled window and the garage converted into office space which includes the former storage room in back. This change is very compatible. The apartment above serves as additional office space and has all of the original windows.

Hardwood floors were installed throughout the front building over existing cement slab. Hardwood floors were also installed in the former garage and the upstairs apartment. Some of the glass blocks had to be replaced with the same type block.

All exterior doors had to be replaced. The owner used the same type of doors with circular window inset for the porthole effect.

Resource count: 2 contributing buildings

8. Significance

Period	Areas of Significance—Check and justify below				
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)	

Specific dates 1938-9 **Builder/Architect** Dr. Paul H. Esslinger

Statement of Significance (in one paragraph)

The Esslinger Building represents a classic example of Streamline Moderne architectural design. The outstanding feature is the overall curved aerodynamic form and the use of a 70' glass block front. It is the only one of its kind in the San Juan Capistrano area. Other structures of various architectural styles nearby include the Mission of San Juan Capistrano to the north, a number of adobes, structures in the Spanish Colonial Revival mode, and some modern buildings of pseudo-Spanish style. Because of its rarity in San Juan Capistrano, and because of the high quality of design, the Esslinger Building, just slightly less than 50 years old, appears to be exceptionally significant when viewed in the local context.

A trip to Buenos Aires in 1937 influenced Dr. Paul Esslinger to design his future medical office in San Juan Capistrano in the Streamline Moderne style. Buenos Aires, at that time had a large German population. Many of its buildings were the design of German architects in the moderne style.

Construction for the medical building started in September 1938. When completed in 1939, Esslinger's clinic was a veritable emergency hospital. Among its 23 rooms were those for surgery, examination, diathermy, X-ray, and laboratory, plus a complete dental suite and quarters for an eye-ear-nose specialist.

The interior had an acoustical ceiling of "celotex," which deadened 78% of the sound, silent light switches, and hollow glass block which acted as insulation while admitting 92% of the outside light. All of these features were quite advanced for the time.

California's noted architectural historian David Gebhard has noticed this unusual and well executed example of the moderne in his book, A Guide to Architecture in Los Angeles and Southern California:

"One would not expect to encounter a strong exercise in the Streamline Moderne in this Mission town, but here it is. Everything is correct — curved walls, glass bricks, and the original signing." (p. 431)

In conclusion, this building is particularly valuable to the San Juan Capistrano area because of its rarity and its fascinating and dramatic design incorporating a 70' glass block wall. Although San Juan Capistrano originally had another Streamline Moderne building, the High School, that structure has been substantially altered over the years and does not maintain its design integrity. The Esslinger Building, although it also has been subject to alteration, still retains much of its original 1930s appearance.

9. Major Bibliographical References

Please see continuation sheet.

10. Geographical Data

Acreeage of nominated property Less than 1 acre

Quadrangle name San Juan Capistrano

Quadrangle scale 1:24000

UTM References

A

1	1
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4	3	8	5	8	0
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3	7	0	6	7	1	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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Verbal boundary description and justification

Assessor's Map Book 124, page 16. Assessor's Block 8, Parcel 17. County of Orange
This parcel is the historic lot for the property.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code

11. Form Prepared By

name/title Ilse M. Byrnes

organization Historical Society of San Juan Capistrano date May 20, 1987

street & number P.O. Drawer 1029 telephone (714) 493-4222

city or town San Juan Capistrano state CA 92693

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Kathryn Gualtieri

title State Historic Preservation Officer

date

3/31/88

For NPS use only

I hereby certify that this property is included in the National Register

Carol O'Shull

date

5-16-88

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Major Bibliographical References:

American Institute of Architects, Orange County Chapter, Letter, Jan. 30, 1987.

Coastline Dispatch, Feb. 4, Aug. 26, Sept. 2, 9, Oct. 7, 1938.

Gebhard, David and Robert Winter, A Guide to Architecture in Los Angeles and Southern California, Santa Barbara & Salt Lake City, 1977.

San Juan Capistrano Cultural Resources Inventory

Smith, Marilyn Esslinger, oral interview, April 1987.

Sleeper, James, Orange County Historian, oral interview, March, 1987.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 1

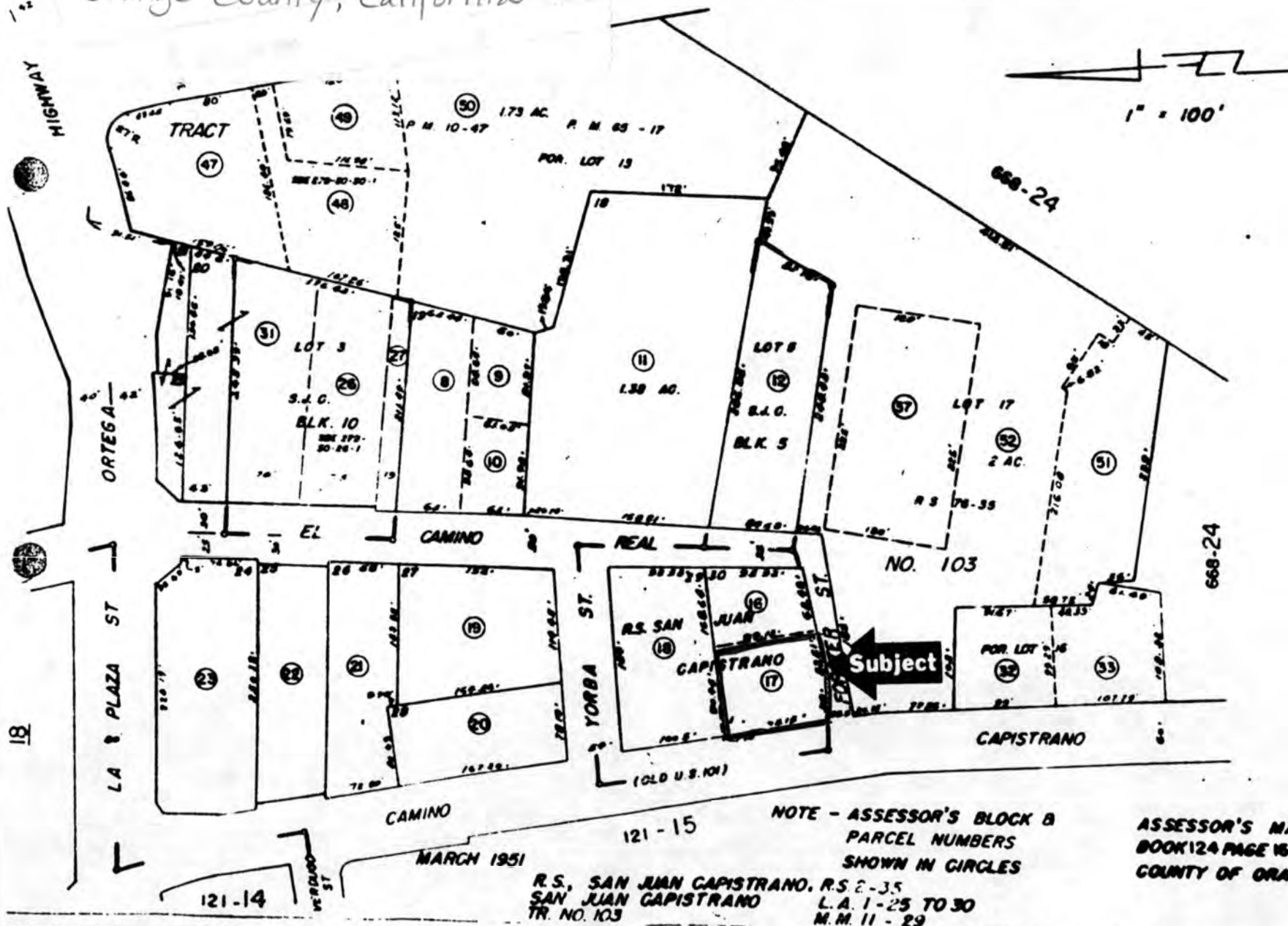
Photo information: Esslinger Building
31866 Camino Capistrano
San Juan Capistrano, CA 92675
Orange County

Photographer: Ilse Byrnes

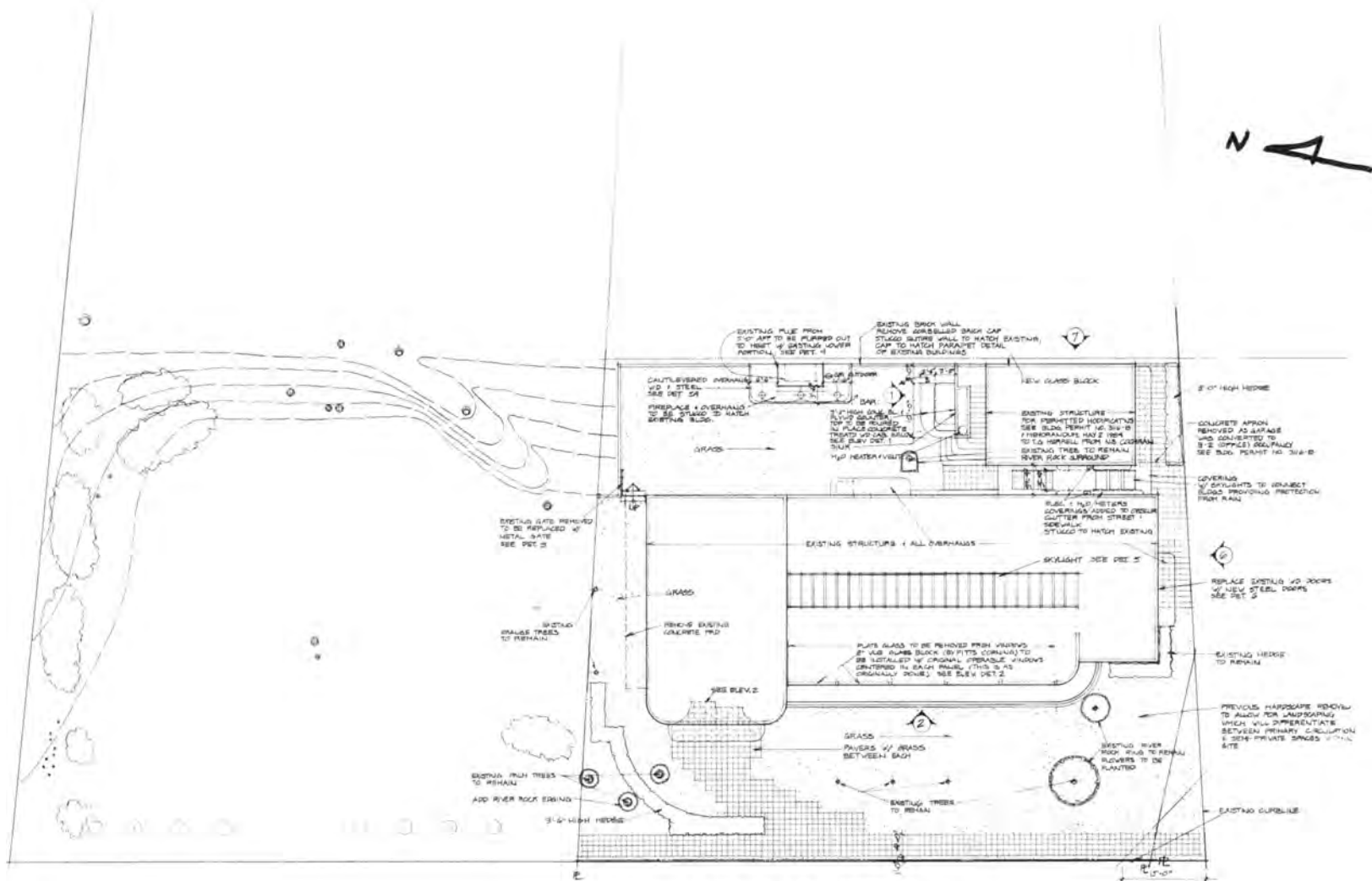
Date: May 1987, except for Photo #5 which is 1939

Negative: P.O. Drawer 1029
San Juan Capistrano, CA 92693

- #1 Camino Capistrano Street facade, Photographer facing east
- #2 Close-up of Glass Brick Wall, on Camino Capistrano facade
- #3 Foster Street facade, Photographer facing north
- #4 Interior of main building showing skylight addition
- #5 1939 view of Camino Capistrano Street facade



ASSESSOR'S MAP
BOOK 124 PAGE 15
COUNTY OF ORANGE



31866 CAMINO CAPISTRANO
SCALE: 1/8" = 1'-0"

Esslinger Building
31866 Camino Capistrano
San Juan Capistrano
Orange County, California

HARRIS GSB

job
5-17-94 date
BGP drawn
checked



1/8" = 1'-0"

sheet number
1
of 3 sheets

88000557

L50

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Esslinger Building
Orange County
CALIFORNIA

Working No. APR - 7 1988
Fed. Reg. Date: 2/7/89
Date Due: 5/5/88 - 5/22/88
Action: ☒ ACCEPT 5-16-88
☐ RETURN
☐ REJECT
Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☒ NR decision

Reviewer's comments: *The Esslinger Building is architecturally eligible for the National Register as the only example of the Streamline Moderne style in a community where Spanish Mission style buildings predominate. Although technically a less than 50 year old property based on its 1938-39 construction dates, the building's significance and rarity as a type qualify it for National Register listing.*

Recom./Criteria Accept - C
Reviewer Noble
Discipline Historian
Date 5/13/88
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name _____

2. Location _____

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property _____

5. Location of Legal Description _____

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ applicable criteria
- ☐ justification of areas checked
- ☐ relating significance to the resource
- ☐ context
- ☐ relationship of integrity to significance
- ☐ justification of exception
- ☐ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title date

13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

REQUEST FOR DECISION ON PROPERTIES ACHIEVING SIGNIFICANCE WITHIN THE LAST 50 YEARS

Names of Nominated Properties:

Esslinger Building

Recommendation:

Accept

Others (see attached): yes no x

Explanation of recommendation:

 attached to this sheet

X attached to individual property evaluation/return sheet

 attached to MRA/Theme cover evaluation/return sheet

Additional Comments:

Construction of the Esslinger Building began in 1938 and ended in 1939. Located in San Juan Capistrano, CA, a town where Spanish Mission style architecture predominates, the Esslinger Building is unique as the only example of Streamline Moderne architecture in the community. Originally operated as a medical building, Dr. Paul Esslinger was inspired to adopt this particular design style following a trip to Buenos Aires where German immigrant architects had popularized the Streamline Moderne Style. Given the rarity of this architectural type within the local context area, and given that the resource is only slightly less than fifty years old, the property appears to clearly qualify for listing on the National Register.

This resource is being nominated to the National Register in conjunction with a tax certification project.

Reviewer:

Bruce Noble

Date:

May 13, 1988





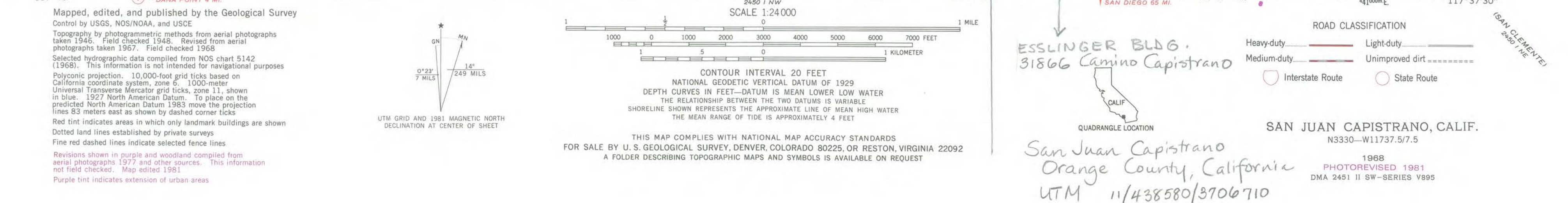






MEDICAL BLDG

PEACE ON EARTH GOOD WILL TO ALL



OFFICE OF HISTORIC PRESERVATION

DEPARTMENT OF PARKS AND RECREATION

POST OFFICE BOX 942896
SACRAMENTO, CALIFORNIA 94296-0001
(916) 445-8006



April 1, 1988

Mr. Jerry Rogers, Keeper
National Register of Historic Places
National Park Services
U.S. Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Mr. Rogers:

We are submitting the ESSLINGER BUILDING for nomination to the National Register of Historic Places. The property is located in San Juan Capistrano, Orange County, California.

This property has been determined eligible for tax certification under the tax certification process.

Sincerely,


Kathryn Gualtieri
State Historic Preservation Officer

Enclosures

APR 7 1988

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

Primary # 30-177428
HRI #
Trinomial
NRHP Status Code 6

Other Listings
Review Code

Reviewer

Date 4-20-2012

Page 1 of 3

*Resource Name or #: Camino Real Playhouse

P1. Other Identifier: El Peon

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and

*a. County: Orange

*b. USGS 7.5' Quad: San Juan Capistrano Date: 1968, photorevised 1982 T8S; R8W; SE¼ of SW¼ of Sec 1; S.B. B.M.

c. Address: 31776 El Camino Real City: San Juan Capistrano Zip: 92675

d. UTM:

e. Other Locational Data: APN#: 124-160-55 Elevation: 194'

*P3a. Description: The front portion of the building was constructed in 1959 as the local Pacific Bell telephone office in Spanish Eclectic style. A major commercial addition was constructed in 1967. Pacific Bell occupied the building until 1987 and the Playhouse has occupied it since 1992.

*P3b. Resource Attributes: HP6

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

P5a. Photo or Drawing



P5b. Description of Photo: to North East showing front of building, 7/25/2011

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both
1959, City of San Juan Capistrano

*P7. Owner and Address:

City of San Juan Capistrano, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675

*P8. Recorded by: Sherri Gust, Cogstone, 1518 W. Taft Ave, Orane, CA 92865

*P9. Date Recorded: 7/25/2011

*P10. Survey Type: Reconnaissance

*P11. Report Citation: Cultural Resources Assessment for the San Juan Capistrano Historic Town Center Master Plan Area, City of San Juan Capistrano, California. Gust, S., M. Valasik & A. Glover 2011

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6

Page 2 of 3

*Resource Name or # Camino Real Playhouse

B1. Historic Name: Pacific Bell Bldg.

B2. Common Name:

B3. Original Use: Retail

B4. Present Use: Retail

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: Built 1959; major expansion 1967

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

*B8. Related Features: Non-historic landscape

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme 20th Century, Early

Area: San Juan Capistrano

Period of Significance: 1960s

Property Type: Commercial

Applicable Criteria: none

The front portion of the building was constructed in 1959 as the local Pacific Bell telephone office in Spanish Eclectic style. The building had a side gabled roof and recessed doorways. See aerials on continuation sheet.

A major commercial addition was constructed in 1967. It had a matching Spanish Eclectic facade with tile roof but the center of the roof is flat and without tiles. See aerials on continuation sheet.

Pacific Bell occupied the building until 1987 and the Playhouse has occupied it since 1992. This building is not considered eligible under CRHR criteria. However, the parcel may contain archaeological deposits that may contribute new information to history or prehistory and may be eligible under Criterion 4.

B11. Additional Resource Attributes: AH4

*B12. References: Teri Delcamp, City Historic Preservation Manager

B13. Remarks:

*B14. Evaluator: Sherri Gust

*Date of Evaluation: 7/25/11

(This space reserved for official comments.)





Circa 1960 aerial



Circa 1980 aerial

APPENDIX C. CURRENT PHOTOGRAPHS OF THE API

26874 Ortega Highway | APN: 124-160-56/124-160-57



31776 El Camino Real | APN: 124-160-55



31806 El Camino Real / 31796 El Camino Real | APN: 124-160-08/124-160-09/124-160-10









31872 Camino Capistrano / 31878 Camino Capistrano / 31882 Camino Capistrano | APN: 124-160-37/124-160-52/124-160-51





31892 Camino Capistrano | APN: 124-160-32





31866 Camino Capistrano / 31800 El Camino Real | APN: 124-160-17/124-160-16



31872 Camino Capistrano | APN: 124-160-18



31792 Camino Capistrano | APN: 124-160-20





31782 Camino Capistrano | APN: 124-160-21



31766 Camino Capistrano / 26832 Ortega Highway | APN: 124-160-22/124-160-23







31891 Camino Capistrano | APN: 121-150-13



31871 Camino Capistrano / 31841 Camino Capistrano | APN: 121-150-29/121-150-28



APPENDIX D. PROPOSED PROJECT DRAWINGS

PROJECT DRAWINGS

Please contact the City of San Juan Capistrano Development Services Department at 32400 Paseo Adelanto, San Juan Capistrano, CA 92675 for a complete set of the Project drawings.

PHOTO SIMULATIONS



EL CAMINO-SP
VIEW SIMULATION LOCATIONS



VIEW 1



VIEW 1



BEFORE

VIEW 2



AFTER

VIEW 2



BEFORE

VIEW 3



AFTER

VIEW 3



BEFORE

VIEW 4



AFTER

VIEW 4



BEFORE

VIEW 5



AFTER

VIEW 5



VIEW 6



VIEW 6



BEFORE

VIEW 7



AFTER

VIEW 7

APPENDIX E. PREPARER QUALIFICATIONS



Wendy L. Tinsley Becker, RPH, AICP, Principal
Architectural Historian + Urban / Preservation Planner
wendy@urbanapreservation.com

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

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

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

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

EDUCATION

Master of City Planning,
Preservation & Urban Design Emphasis
San Diego State University

—
Bachelor of Arts – History
San Diego State University

REGISTRATIONS

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

EXPERIENCE

2005-present: Founding Principal
Urbana Preservation & Planning, LLC

—
2012-present: Faculty Lecturer
San Diego State University
City Planning Graduate Program

—
2006-2017: Faculty Instructor
University of California, San Diego
Urban Planning & Development Program

—
2002-2005: Historian / Planner
Architectural Resources Group

—
2001-2002: Historian / Planner
Historic Research Services

—
2000-2001: Historian
Office of Marie Burke Lia, Esq.

—
1996-1999: Asst. Coordinator +
Researcher:
SHPO/CHRIS
South Coastal Information Center

PROJECT EXPERIENCE*

In-Progress	<i>Post Rock Resources of Kansas National Register Nominations; Lincoln, Mitchell, Rush, and Russell Counties, KS.</i>
In-Progress	<i>USACE Santa Fe Dam Evaluation; Los Angeles, CA.</i>
2021	<i>City of Laguna Beach Preservation 101 Workshop – Staff Training, Laguna Beach, CA.</i>
2021	<i>Post Rock Resources of Kansas Survey and MPDF; Lincoln, Mitchell, Rush, and Russell Counties, KS.</i>
2021	<i>Historic Resource Research Report: 3800 University Ave; San Diego, CA.</i>
2021	<i>860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.</i>
2021	<i>Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.</i>
2021	<i>Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.</i>
2021	<i>Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.</i>
2021	<i>Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.</i>
2021	<i>528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.</i>
2021	<i>4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.</i>
2021	<i>Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.</i>
2021	<i>East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.</i>
2021	<i>5265 N. 4th Street Historical Resource Summary; Irwindale, CA.</i>
2021	<i>Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.</i>
2021	<i>Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.</i>
2021	<i>Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.</i>
2021	<i>1033 Pandora Drive Historic Designation; La Mesa, CA.</i>
2021	<i>7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.</i>
2021	<i>3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.</i>
2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.</i>
2020	<i>Historic Resource Research Report: Historic Designation & Mills Act Package, 1135 Devonshire Drive, San Diego, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.</i>
2020	<i>Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation & Mills Act Package, 2275 Evergreen Street, San Diego, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation & Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.</i>
2020	<i>Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan & Tucker, LLP, Jurupa Valley, CA.</i>
2020	<i>Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.</i>
2020	<i>Red Fox Room Retroactive Review, JCG Development, San Diego, CA.</i>

BOARDS + COMMITTEES

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

SELECT AWARDS

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



- 2020 *Rancho Miramonte Section 106 Evaluation: Historic Property Survey Report, U.S. Army Corps of Engineers, Chino, CA.*
- 2020 *Historic Resource Technical Report: 2956 Roosevelt Street, Sterling Corporation, Carlsbad, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 4350 Nabal Drive, La Mesa, CA.*
- 2020 *4630 Date Street Historic Landmark Nomination, La Mesa, CA.*
- 2020 *Avo Theater Rehabilitation Tax Credit Consulting, JCG Development, Vista, CA.*
- 2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1025 Devonshire Drive, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, "The Muse" 1020 Prospect Street, La Jolla, CA.*
- 2020 *Historic District Nomination Package: Culverwell and Taggarts, City of San Diego, CA.*
- 2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*
- 2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*
- 2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*
- 2020 *Historic Property Survey Report :Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*
- 2020 *Historical Resource Analysis Report: Historic Designation and Mills Act Application 552 Rushville Street, San Diego, CA.*
- 2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.*
- 2019 *To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*
- 2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*
- 2019 *Church of God in Christ Bulletin 580 Package.*
- 2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*
- 2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*
- 2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*
- 2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*
- 2019 *Retroactive Historical Resource Research Report, 31st Street, San Diego, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*

RELATED EXPERIENCE

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

- 2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*
- 2019 *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*
- 2019 *City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.*
- 2019 *Historic Site Report, 10446 Russell Road, La Mesa, CA.*
- 2019 *City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.*
- 2019 *Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.*
- 2018 *California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.*
- 2018 *City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2017 *Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.*
- 2017 *Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.*
- 2017 *Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.*
- 2017 *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*
- 2017 *Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.*
- 2017 *Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.*
- 2017 *Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.*
- 2017 *Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.*
- 2017 *4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Research Report, 707 17th Street, San Diego, California.*
- 2017 *5064 Lotus Street, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Technical Report, 550 Sicard Street, San Diego, California.*

SELECT AWARDS (CONT.)

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

2017	<i>Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.</i>
2017	<i>6035 University Avenue, San Diego, California, Historical Resource Technical Report.</i>
2016	<i>Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego</i>
2016	<i>4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.</i>
2016	<i>4505 Park Boulevard, San Diego California, Historical Resource Technical Report.</i>
2016	<i>Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.</i>
2016	<i>NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.</i>
2016	<i>Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.</i>
September 2016	<i>City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.</i>
August 2016	<i>Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.</i>
June 2016	<i>Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.</i>
June 2016	<i>Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.</i>
May 2016	<i>Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.</i>
May 2016	<i>San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.</i>
March 2016	<i>Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.</i>
March 2016	<i>City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.</i>
March 2016	<i>Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.</i>
March 2016	<i>City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.</i>
February 2016	<i>City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.</i>
February 2016	<i>City of San Diego HRB No. 461 / Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.</i>
January 2016	<i>Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.</i>
December 2015	<i>Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.</i>
December 2015	<i>Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.</i>
November 2015	<i>Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.</i>
November 2015	<i>Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.</i>

RELATED EXPERIENCE (CONT.)

Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003

—

Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003

—

Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003

—

Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002

—

Invited Participant: *Second Natures, Redefining the Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)

—

Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)

—

Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999

COURSES CREATED & TAUGHT

BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)

—

BUSA 40515 - Fundamentals of City Planning (UCSD 2007)

—

BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)

—

BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)

—

ART 40436 - American Architectural History I & II (UCSD 2008-2014)

—

CP 670 - History of Urban Planning (SDSU 2012)



- October 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
- May 2015 *Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*
- March 2015 *Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
- 2014-2015 *Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*
- 2014 *Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
- 2013-2014 *Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
- November 2014 *Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
- November 2014 *Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
- November 2014 *Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
- October 2014 *Commercial Exchange Building, 416 W. 8th Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
- September 2014 *City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
- July 2014 *Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- May 2014 *Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
- May 2014 *City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*

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

- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
- September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*
- July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
- June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
- December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- November 2010 *Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
- August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
- April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- March 2010 *Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
- January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
- December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
- December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
- November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
- November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
- November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
- August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
- August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*

August 2009	<i>Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA</i>
August 2009	<i>CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA</i>
July 2009	<i>Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA</i>
July 2009	<i>City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA</i>
May 2009	<i>Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA</i>
May 2009	<i>Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA</i>
April 2009	<i>Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA</i>
April 2009	<i>Section 106 Review of the Fairfax Theatre, Oakland, CA</i>
March 2009	<i>National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California</i>
February 2009	<i>Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA</i>
February 2009	<i>San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA</i>
January 2009	<i>Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA</i>
October 2008	<i>Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA</i>
2007-2008	<i>Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms</i>
August 2008	<i>Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA</i>
July 2008	<i>California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA</i>
July 2008	<i>Historic Context Statement – Bean Springs Site, Rosamond, CA</i>
June 2008	<i>Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA</i>
May 2008	<i>Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA</i>
April 2008	<i>Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA</i>
April 2008	<i>Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA</i>
March 2008	<i>Lombardi Ranch CEQA Review, San Ardo, California</i>
February 2008	<i>Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA</i>
February 2008	<i>Foothill Ranch Historical Resource Review, Palmdale, CA</i>
January 2008	<i>Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA</i>
January 2008	<i>Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA</i>
November 2007	<i>Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA</i>
October 2007	<i>Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA</i>

- October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
- September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*
- September 2007 *SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
- August 2007 *USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
- July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*
- May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
- February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*
- January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
- December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
- November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
- September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
- September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
- August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
- June 2006 *Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA*
- May 2006 *Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
- May 2006 *Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA*
- April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
- March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
- March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*
- February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
- January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
- January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
- January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Boulevard, Fremont, CA 94555*
- December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
- December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
- November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
- November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
- October 2005 *Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818*
- September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
- September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*

August 2005	<i>Historical Resource Analysis Report – Somky Property/Thompson’s Soscol Ranch, Napa, CA 94558</i>
July 2005	<i>Walnut Creek Women’s Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA</i>
June 2005	<i>Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA</i>
May 2005	<i>Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA</i>
March 2005	<i>Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA</i>
March 2005	<i>University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)</i>
February 2005	<i>Hall Winery Historical Resource Analysis, St. Helena, CA</i>
January 2005	<i>Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA</i>
January 2005	<i>Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA</i>
December 2004	<i>San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)</i>
November 2004	<i>Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA</i>
October 2004	<i>Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA</i>
September 2004	<i>University of CA at Santa Cruz, Getty Campus Heritage Grant Application</i>
September 2004	<i>City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA</i>
August 2004	<i>Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA</i>
August 2004	<i>Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)</i>
July 2004	<i>Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401</i>
July 2004	<i>Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606</i>
July 2004	<i>Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)</i>
June 2004	<i>City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA</i>
June 2004	<i>City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117</i>
June 2004	<i>Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402</i>
May 2004	<i>Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402</i>
April 2004	<i>City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122</i>
April 2004	<i>City of Fresno Broadway Row Historical Resource Survey, Fresno, CA</i>
March 2004	<i>Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402</i>
March 2004	<i>Historical Evaluation of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721</i>
February 2004	<i>Crocker Bank Building Preservation Planning Considerations Memorandum</i>
January 2004	<i>Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070</i>
January 2004	<i>Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402</i>
January 2004	<i>Historical Evaluation of The Residence Located At 571 Valley Street, San Francisco, CA</i>
January 2004	<i>Historical Evaluation of the 3925 20th Street Residence, San Francisco, CA 94131</i>

- November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
- November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
- November 2003 *Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
- November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
- October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
- August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
- July 2003 *Historical Evaluation of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*
- June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)*
- May 2003 *Historical Evaluation of The Residence Located At 606 Dorchester Road, San Mateo, CA*
- March 2003 *Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Historical Evaluation of The Residence Located At 1015 South Grant Street, San Mateo, CA*
- February 2003 *8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
- February 2003 *Existing Conditions and Subdivision Design Alternatives for The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
- February 2003 *Historical Evaluation of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of the 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
- December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
- November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
- October 2002 *Historical Evaluation of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)*
- October 2002 *Historical Assessment of The St. Patrick's Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104*
- September 2002 *Historical Assessment of The Building Located At 4257 Third Street, San Diego, CA,*
- April 2002 *Historical Assessment of The Building Located At 3567 Ray Street, San Diego, CA,*
- October 2001 *Historical Assessment of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
- September 2001 *Historical Review of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
- August 2011 *El Cortez Hotel Part 3 - Request for Certification of Completed Work*

August 2001	<i>Core Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented</i> (Prepared For Centre City Development Corporation)
August 2001	<i>Urbana Project Abstract Bibliography</i> (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)
July 2001	<i>Historical Assessment of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103</i>
July 2001	<i>Historical Assessment of The Building Located At 4230 Maryland Street, San Diego, CA, 92103</i> (With Kathleen A. Crawford)
June 2001	<i>Historical Assessment of the 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103</i>
May 2001	<i>Update of The November 1988 Historic Site Inventory of Centre City East for Centre City Development Corporation</i> (with Scott Moomjian)
April 2001	<i>East Village Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented</i> (Prepared for Centre City Development Corporation)
April 2001	<i>Update of The May 1989 Historic Site Inventory of Bayside for Centre City Development Corporation</i>
January 2001	<i>Historic Survey Report of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101</i> (with Scott Moomjian)
January 2001	<i>Historical Assessment of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101</i>
December 2000	<i>Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site</i>
November 2000	<i>Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites</i>
November 2000	<i>Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site</i>
October 2000	<i>The National Register of Historic Places Travel Itinerary; Old Town San Diego</i>
August 2000	<i>Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites</i>
July 2000	<i>Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA</i>
July 2000	<i>Historical Assessment of the 3658 Warner Street Residence, San Diego, CA 92106</i>
July 2000	<i>Historical Assessment of the 367 Catalina Boulevard Residence, San Diego, CA 92106</i>
July 2000	<i>Historical Assessment of the 906 West Lewis Street Residence, San Diego, CA 92103</i>
May 2000	<i>Historical Assessment of the 501-503, 507 and 509 14th Street Residences, San Diego, CA</i>
May 2000	<i>The San Diego Flume Company System Redwood Pipeline, San Diego County, CA</i>
March 2000	<i>Historical Assessment of The Society for Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113</i>

*Visit www.urbanapreservation.com for project profiles and additional information.

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Senior Associate Historian / Preservation Planner
scott@urbanapreservation.com

Scott Solliday holds a Master of Arts in United States History / Public History from Arizona State University, and a Bachelor of Arts in History from Arizona State University. Scott meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards in the disciplines of History, Historic Preservation, and Architectural History*. He has been a professional historian for more than 30 years, completing an array of projects in community history, historic preservation and cultural resource management. Scott has solid foundational experience in all aspects of historic preservation: research, field documentation, assessment, mitigation, and the appropriate application of the criteria of the National Register of Historic Places. His portfolio of work spans a broad range of studies supporting environmental planning, city planning, and private development, with a proven track record of working effectively to meet the requirements of clients, the State Historic Preservation Office, and the National Park Service. Areas of specialization include history of Arizona and Maricopa County, Mexican Americans, Native Americans, agriculture and irrigation engineering, and post-World War II America.

Mr. Solliday started his career teaching Arizona history and anthropology in college and community-based programs, including the Mesa Southwest Museum (now Arizona Museum of Natural History), Mesa Arts Center, and Western International University. He was a museum curator for 13 years, and was responsible for research, collections management, exhibits and public programs. Since 2000 Scott has worked in historic preservation and cultural resource management. Professional experience includes historic property surveys and inventories, National Register of Historic Places nominations and eligibility assessments, HABS / HAER documentation, historic context studies and historic preservation planning documents, assessing project effects on historic properties and ensuring compliance with historic preservation regulations and stipulations, and Section 106 consultation with state and federal agencies, municipalities, and tribes. Scott has worked with private, municipal, state, and federal agencies within the relevant regulatory frameworks including projects requiring clearance under the National Environmental Policy Act and Section 106 of the National Historic Preservation Act. He is well versed in coordination with the State Historic Preservation Office, programmatic agreements and memoranda of understanding, archaeological field survey and construction monitoring. He has extensive recent experience completing Historic Property Surveys and Eligibility Assessments for the Arizona Department of Transportation. During his tenure as adjunct faculty at Chandler Gilbert Community College, he taught courses in U.S. History, Arizona History, and the History of the Southwest.

PROJECT EXPERIENCE

In-Progress	<i>Pascua Yaqui Pueblo Historic Property Survey; Pima County, AZ.</i>
In-Progress	<i>Three Way Intersection HAER Report; Greenlee County, AZ.</i>
In-Progress	<i>Queen Creek Viaduct HAER Report; Gila County, AZ.</i>
In-Progress	<i>Valley Metro Capitol Extension Cultural Resource Inventory and Evaluation; Phoenix, AZ.</i>
In-Progress	<i>Underground Railroad Resources in the U.S. - A National Historic Landmarks Theme Study; National Park Service.</i>
2023	<i>Roosevelt Irrigation District Centennial History; Buckeye, AZ.</i>
2023	<i>229 Avenida Del Mar Historic Resource Analysis Report; San Clemente, CA.</i>
2023	<i>222 W Mariposa Street Historic Resource Analysis Report; San Clemente, CA.</i>
2023	<i>Apache Trail/Old US Route 60 Historic Assessment Survey Report; Mesa, AZ.</i>
2022	<i>Cottonwood State Route 89A Historic Property Survey; Cottonwood, AZ.</i>

EDUCATION

Master of Arts
United States History / Public History
Arizona State University
—
Bachelor of Arts
History
Arizona State University

PROFESSIONAL EXPERIENCE

Senior Associate Historian /
Preservation Planner: Urbana
Preservation & Planning, LLC
(San Diego, CA) 2021 – present
—
Historian: Independent Consultant
(Mesa, AZ), 2000-2021
—
Senior Architectural Historian:
AZTEC Engineering Group
(Phoenix, AZ), 2011-2021
—
Senior Historian, Archaeological
Consulting Services
(Tempe, AZ) 2007–2010
—
Curator of History, Tempe
Historical Museum
(Tempe, AZ), 1991–1999
—
Curator, Chandler Museum
(Chandler, AZ), 1986-1991



2022	<i>USACE Santa Fe Dam Evaluation</i> ; Los Angeles County, CA.
2022	<i>161 Marquita Historic Resource Analysis Report</i> ; San Clemente, CA.
2022	<i>Glen Canyon Post-1955 Housing Survey and MPDF</i> ; Page, AZ.
2022	<i>3120 Sterne Street Historic Resource Research Report</i> ; San Diego, CA.
2021	<i>Mule Pass Tunnel Historic Evaluation and Inventory Form</i> ; Bisbee, AZ.
2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report</i> , Los Angeles County, CA.
2021	<i>Southern California Edison Company Transmission Line Rating & Remediation Project, Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report</i> , Kern, Inyo, and Los Angeles counties, CA.
2021	<i>Documentation of the Salome Emergency Airfield, Harquahala Valley, AZ.</i>
2021	<i>Treat Avenue Bicycle Boulevard Historic Property Survey and National Register Eligibility Assessment</i> ; Tucson, AZ.
2021	<i>Presentation: The Barrios of Tempe, South Mountain, South Phoenix and Guadalupe – Different Histories, Different Outcomes</i> ; paper presented at the Mesa Community College Conference on the Historical Presence of Marginalized Populations in Arizona.
2020	<i>Sage Memorial Hospital Master Plan Historic Property Survey and National Register Eligibility Assessment</i> ; Ganado, AZ.
2020	<i>Avenida del Yaqui Historic Property Survey</i> ; Guadalupe, AZ.
2020	<i>San Pedro Bridge Historic American Engineering Record Report (HAER AZ-98)</i> ; Benson, AZ.
2020	<i>San Pedro Bridge National Register Eligibility Assessment</i> ; Benson, AZ.
2019-2020	<i>B-Line Extension Project Historic Property Survey and National Register Eligibility Assessment</i> ; Bloomington, IN.
2019	<i>Granite Reef Diversion Dam Gatekeeper's House Assessment, Mesa, AZ.</i>
2019	<i>Historic Property Survey of Properties in the Vicinity of Indian School Road between 19th Avenue and 31st Avenue</i> ; Phoenix, AZ.
2018	<i>State Route 30 (East): SR 303L to SR 202L Historic Property Survey Update</i> ; South Phoenix, Avondale, Goodyear, and Buckeye, AZ.
2018	<i>Jokake Inn Main Building HABS Report (HABS No. AZ-232)</i> , Phoenix, AZ.
2016-2018	<i>US Route 60 Pinto Creek Bridge National Register Eligibility Assessment and Project Effects Assessment, Section 4(f) Evaluation, HAER Report (HAER AZ-97)</i> ; Gila County, AZ.
2016-2017	<i>Historic Property Assessments and Historic Properties Management Plan for Redevelopment of the Community Noise Reduction Program (CNRP) Project Area</i> ; Phoenix, AZ.
2015-2016	<i>Charles Hayden House Historic American Building Survey Report (HABS No. AZ-228)</i> , Tempe, AZ.
2014	<i>Date Palm Manor Historic District National Register Nomination</i> ; Tempe, AZ.
2014	<i>Tomlinson Estates Historic District National Register Nomination</i> ; Tempe, AZ.
2010-2013	<i>Interstate 10/State Route 303L Traffic Interchange reports documenting the Waddell Ranch, U.S. Soil Conservation Service Windbreaks, and the Roosevelt Irrigation District Canal System</i> ; Goodyear and Buckeye, AZ.
2013	<i>Interstate 19/Ajo Way Traffic Interchange Historic Property Survey</i> ; Tucson, AZ.
2012	<i>State Route 30 (East): SR 303L to SR 202L Historic Property Survey</i> , South Phoenix, Avondale, Goodyear, and Buckeye, AZ.

PROFESSIONAL TRAINING

Beyond Compliance: Historic Preservation in Transportation (Section 106 Workshop), National Highway Institute, 2013
Section 4(f) Workshop, Arizona Department of Transportation, 2013
Traditional Cultural Places Workshop, Arizona Preservation Conference, 2013
Categorical Exclusion Workshop, Arizona Department of Transportation, 2013
Section 404, Clean Water Act & Section 106, National Historic Preservation Act Consultant Workshop, City of Phoenix, 2012
Natural and Cultural Resource Regulatory Compliance Workshop, City of Phoenix, 2012
Section 106 Workshop, Arizona Preservation Conference, 2004

- 2012 South Mountain Transportation Corridor Historic Property Survey and Project Effects Assessment, Phoenix, AZ.
- 2011 *Energy Savings Program Historic Property Survey*; Fort Irwin National Training Center, CA.
- 2011 *WACH Hospital and 11th ACR Headquarters Replacement Historic Property Survey*; Fort Irwin National Training Center, CA.
- 2011 *Avenida Rio Salado/West Broadway Road Survey of Historic Industrial Properties*, Phoenix, AZ.
- 2009-2010 *Jefferson Park Historical Review Survey Report and National Register Nomination*; Tucson, AZ
- 2009 *Cultural Resources Survey of 793 Acres for the Goodyear Airport Improvements Project*; Goodyear, Arizona.
- 2009 *A Cultural Resource Survey of the Tony Ranch Homestead in Haunted Canyon*, Pinal County, Arizona.
- 2009 *A Class I Cultural Resources Literature Review and Historic Building Inventory Survey for the Broadway Road Streetscape Plan*, Tempe, Maricopa County, Arizona.
- 2009 *A Historic Context for Roosevelt Irrigation District Zanjero Houses, State Route 85, Buckeye, Maricopa County, Arizona*.
- 2008 *Roosevelt Addition Historic District National Register Nomination*, Tempe, AZ.
- 2008 *A Cultural Resource and Historic Building Survey for a remedial investigation/feasibility study at the Iron King Mine/Humboldt Smelter Superfund Cleanup Site, Dewey-Humboldt, Yavapai County, Arizona*.
- 2008 Presentation: *Mill Workers, Mill Families*. Paper presented for the Historic Architecture and Historic Preservation Planning of the Hayden Flour Mill session. Arizona Preservation Conference, Rio Rico, Arizona.
- 2008 *Homesteading and Ranching in the Vicinity of Lake Pleasant Regional Park, Maricopa and Yavapai Counties, Arizona*.
- 2008 *Cultural and Environmental Synthesis of the East Range, Fort Huachuca Military Reservation, Cochise County, Arizona*.
- 2007 *Hayden Flour Mill: Landscape, Economy, and Community Diversity in Tempe, Arizona, Vol. 1: Introduction, Historical Research, and Historic Architecture*. ACS Cultural Resources Report No. 143.
- 2007 *A National Register Eligibility Assessment for a Roosevelt Irrigation District Zanjero House, State Route 85, Milepost 153.2, Buckeye, Maricopa County, Arizona*.
- 2007 *Phoenix Asian American Historic Property Survey*, City of Phoenix Historic Preservation Office.
- 2006 *Phoenix Community Noise Reduction Program Supplemental Survey*, City of Phoenix Historic Preservation Office.
- 2006 *Historical Overview of the Tunon Homestead in The Mission Ranch Archaeological Project: Investigations at the Antonio Tunon Homestead, Site AZ AA:2:223 (ASM), Casa Grande, Pinal County, Arizona*, by Thomas E. Wright; Archaeological Research Services, Tempe, AZ.
- 2006 Presentation: *Undocumented Settlers: Mexican and Native American Development of Agriculture in the Salt River Valley*; paper presented at the Annual Meeting of the American Association for State and Local History, Phoenix, Arizona.

MEMBERSHIPS

- Tempe Historic Preservation Commission, 2012-2018
—
- Board of Directors, Coordinating Committee for History in Arizona, 2015-2017
—
- Board of Directors, Friends of Arizona Archives, 2000-2006
—
- Museum Management Planning Committee, Gilbert Historical Society, 2004
—
- Tempe Tardeada Planning Committee, City of Tempe, 1998-2001
—
- Board of Directors, Tempe Hispanic Heritage International, 1998-1999
—
- Grant Review Panel, Institute of Museum and Library Services, 1998
—
- Grant Review Panel, Arizona Humanities Council, 1996
—
- Rittenhouse School Preservation Committee, San Tan Historical Society, 1994
—
- Board of Directors, Central Arizona Museum Association, 1989-1992

FELLOWSHIPS

- National Endowment for the Humanities Fellowship, 1999:
Mexico/Arizona Biographical Survey—Investigation of Mexican-American Settlement and Economic Development in the Arizona Territory from 1848-1912



- 2005 *Historic and Architectural Overview of the Arizona Biltmore Hotel*; Arizona Biltmore Hotel Villas Condominium Association, Phoenix, AZ.
- 2005 *Phoenix Madison Square Garden Historic Site Documentation*; National Government Properties, Phoenix, AZ.
- 2005 *History of the Sotelo Addition in La Plaza y La Cremería: Archaeological Investigations in Part of AZ U:9:165 (ASM), a Multicomponent Site in Tempe, Maricopa County, Arizona*; Archaeological Research Services.
- 2005 Exhibit: *Arizona Constitutional Convention of 1910* (preliminary script); Arizona State Capitol Museum.
- 2004 *Tempe (Hayden) Butte & Environs Archaeological & Cultural Resource Study*; City of Tempe Development Services Department, Tempe, AZ.
- 2004 Presentation: *Documenting Arizona's Invisible Pioneers: the Mexico/Arizona Biographical Survey*; paper presented at the Annual Arizona History Convention, Safford, Arizona.
- 2003 Presentation: *North, South, East, and West: The Sudden Rise of Suburban Tempe in the Mid-20th Century*; paper presented at the Annual Arizona History Convention, Tempe, Arizona.
- 2002 Presentation: *An Archive of the Barrios*; paper presented at the Annual Conference of the American Historical Association, Pacific Coast Branch, Tucson, Arizona.
- 2002 Presentation: *Invisible Minority: Sonorans and the Development of Territorial Arizona*; lecture presented at Arizona State University, Downtown Phoenix.
- 2001 *Post World War II Subdivisions, Tempe Arizona: 1945-1960; Neighborhood and House-type Context Development*; City of Tempe Development Services Department.
- 2000 *History, Photographs, and Drawings of the Roosevelt Water Conservation District Canal*; Salt River Project, Mesa and Gilbert, AZ.
- 2000 Presentation: *E. W. Hudson: The Man Who Leveled the Salt River Valley*; paper presented at the Annual Arizona History Convention, Yuma, AZ.
- 2000 *Southeast Phoenix Land Use History: Historic Overview of the Golden Gate, Cuatro Milpas, Hollywood Barrios, the Jefferson Neighborhood, and Sacred Heart Parrish*; History International, Inc. / Phoenix Sky Harbor Airport, Phoenix, AZ.
- 1999 Exhibit: *La Familia*; Tempe Historical Museum.
- 1997 Presentation: *Hispanic Genealogy in Central Arizona*; lecture presented at Researching Hispanic History Workshop, Arizona State University, Tempe.
- 1997 Exhibit: *Rio Salado: Putting Water Back in the Salt*; Tempe Historical Museum.
- 1997 Exhibit: *The Cactus League: Fifty Years of Spring Training in Arizona*; Tempe Historical Museum.
- 1996 Exhibit: *Doors to the Past: Preserving Tempe's Historic and Architectural Heritage*; Tempe Historical Museum.
- 1996 *Chandler, Pioneer City of the New West*; Chandler Historical Society.
- 1995 Exhibit: *Buffaloes, Bulldogs, and Bowl Games: One Hundred Years of Football in Tempe*; Tempe Historical Museum.
- 1994 Exhibit: *Cotton Futures: The Rise and Fall of Tempe's First Big Industry*; Tempe Historical Museum.
- 1993 Exhibit: *Baseball on the Desert: Spring Training and the Cactus League*; Tempe Historical Museum.



- 1993 Presentation: *Journey to Rio Salado: Hispanic Pioneers in Central Arizona*; Paper presented at the Annual Arizona Historical Convention, Tempe, Arizona.
- 1993 *The Journey to Rio Salado: Hispanic Migrations to Tempe, Arizona*; Master's thesis, Arizona State University.
- 1992 Exhibit: *The Barrios*; Tempe Historical Museum.
- 1992 Exhibit: *River Crossings*; Tempe Historical Museum.
- 1991 Wright's First Desert Adventure; *Frank Lloyd Wright Quarterly* 2:8-11.
- 1991 *Goodyear Townsite Historic Property Survey*; Chandler Historical Society, Chandler, AZ.
- 1991 Exhibit: *On the Homefront: Posters from World War II*; Tempe Historical Museum.
- 1990 Exhibit: *Frank Lloyd Wright in Chandler*; Chandler Museum.
- 1989 Exhibit: *The City Beautiful: Early City Planning and Architecture in Chandler*; Chandler Museum.
- 1989 *San Marcos Plaza Historic Property Survey*; Chandler Historical Society, Chandler, AZ.
- 1988 Exhibit: *Main Exhibit Hall Permanent Exhibits*; Chandler Museum.