Historical Resource Analysis Report

Meredith Financial Centre

17772, 17862, 17782, 17852, & 17822 17th Street

Tustin, CA 92780

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EXECUTIVE SUMMARY

This Historical Resource Analysis Report (HRAR) was prepared by Urbana Preservation & Planning, LLC (Urbana) to evaluate the subject property at 17772, 17862, 17782, 17852, and 17822 17th Street in Tustin, California. The property may be subject to future discretionary projects, and consequently, has been evaluated for significance and eligibility under the City of Tustin Local Register (Local Register) and California Register of Historical Resources (CRHR) to determine if the property qualifies as an historical resource pursuant to the California Environmental Quality Act (CEQA). The subject property and Proposed Project site comprise roughly 8.57 acres located on Orange County Assessor's Parcel Numbers (APN) 401-401-12, 401-401-13, 401-401-14, 401-401-15, and 401-401-16 and includes five historic-era buildings: one four-story building and four two-story buildings. For clarification purposes, in this HRAR, "historic-era" means at least 45 to 50 years old (built earlier than 1978) but not necessarily evaluated as significant. A "contemporary period" property is one that was built after 1978 or is less than 45 to 50 years old.

The subject property, located at the corner of 17th Street and Prospect Avenue, was originally part of unincorporated Orange County, set between the cities of Santa Ana and Tustin. The property, like much of the surrounding area, was originally developed as agricultural farmland. The property had been developed with some type of structure by 1896. By 1931, a single-family residence had been constructed at the northeast corner of the property, along 17th Street. The property was acquired by prolific developer Eddy Meredith in 1958. The property continued to operate as agricultural land until the development of the Meredith Financial Centre in 1972. "Center" is the correct spelling in American English, while in British English, "centre" is correct. Meredith used the British spelling in his promotional literature for the property. The property features five buildings dating to 1972-1973 and is currently known as the Tustin Financial Plaza. Urbana prepared the HRAR to provide an evaluation of the property to assess whether the property is eligible for designation and listing under the criteria of the Local Register and CRHR.

Report preparers are Alexandrea Baker, MCP, Douglas Kupel, Ph.D., RPA, Senior Historian and Principal Investigator, and Wendy L. Tinsley Becker, RPH, AICP, Principal / Manager. All Urbana personnel meet The Secretary of the Interior's Professional Qualifications Standards in the disciplines of history and architectural history. Site work and field survey activities were completed in July 2024. Background research and reporting occurred between July and August 2024.

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This HRAR was prepared to comply with the requirements of the City of Tustin Municipal Code Historic Preservation Ordinance (§9252.d) and the CEQA Guidelines. As part of this HRAR, the subject property at 17772, 17862, 17782, 17852, and 17822 17th Street, with five historic-era buildings, is opined eligible for designation or listing on the Local Register and the CRHR. The property is found eligible under Local Criterion 3 and 4, and CRHR Criterion 3 as an example of the New Formalism architecture style and as an example of the work of notable architect Leason Pomeroy III. Refer to Sections V and VI for additional information.

The following is appended to this HRAR: Historic and current maps, showing the project location, are included in **Appendix A**; Building Records are included in **Appendix B**; Ownership and occupancy data is included in **Appendix C**; Historic and current views of the property are included in **Appendix D**; Department of Parks and Recreation (DPR) 523 series forms are included in **Appendix E**; and preparer qualifications are included in **Appendix F.**

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I. INTRODUCTION

This HRAR was prepared by Urbana to evaluate the subject property at 17772, 17862, 17782, 17852, and 17822 17th Street in Tustin, California. The property may be subject to future discretionary projects, and consequently, has been evaluated for significance and eligibility under the City of Tustin Local Register and CRHR to determine if the property qualifies as an historical resource pursuant to CEQA. The subject property and Proposed Project site comprise roughly 8.57 acres on Orange Assessor's Parcel Numbers (APN) 401-401-12, 401-401-13, 401-401-14, 401-401-15, and 401-401-16. The property is bound by 17th Street (to the north), Prospect Avenue (to the west), and residential developments to the east and south. The larger setting includes low density residential and commercial properties dating to the 1960s through 2000s. Project location maps, historic and current, are included in **Appendix A**.

Methodological Approach and Report Organization

The methodological approach undertaken for this HRAR consisted of three major tasks – contextual and property specific research, a site visit and field survey, and technical analysis. The technical analysis for the subject property is included in this HRAR Section VII Significance Evaluation.

Research

Contextual and property-specific historical research included a review of Orange County regional newspapers from the California Digital Newspaper Collection at the University of California Riverside and via Genealogy Bank and Newspapers.com; biographical and genealogical research on the property and past owners and occupants via Ancestry.com; review of maps, aerial imagery and photographs via National Environmental Title Research HistoricAerials.com, UC Santa Barbara FrameFinder, the University of Southern California Photo Collection, and Calisphere, as well as building permits and other land records for the subject property obtained from the City of Tustin. The previous evaluation (2024) of the subject property by ARG was also referenced. Building records are included in **Appendix B**. Ownership and occupancy data is included in **Appendix C**.

Site Visit and Field Survey

Urbana's Alexandrea Baker conducted the site visit in July 2024. The purpose of the site visit was to observe and photograph all buildings and structures at the property and the surrounding environs in order to understand and identify the architectural styles and character-defining features present, building alterations

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and development patterns associated with the parcel and its environs. Historic and current views of the property are included in **Appendix D**.

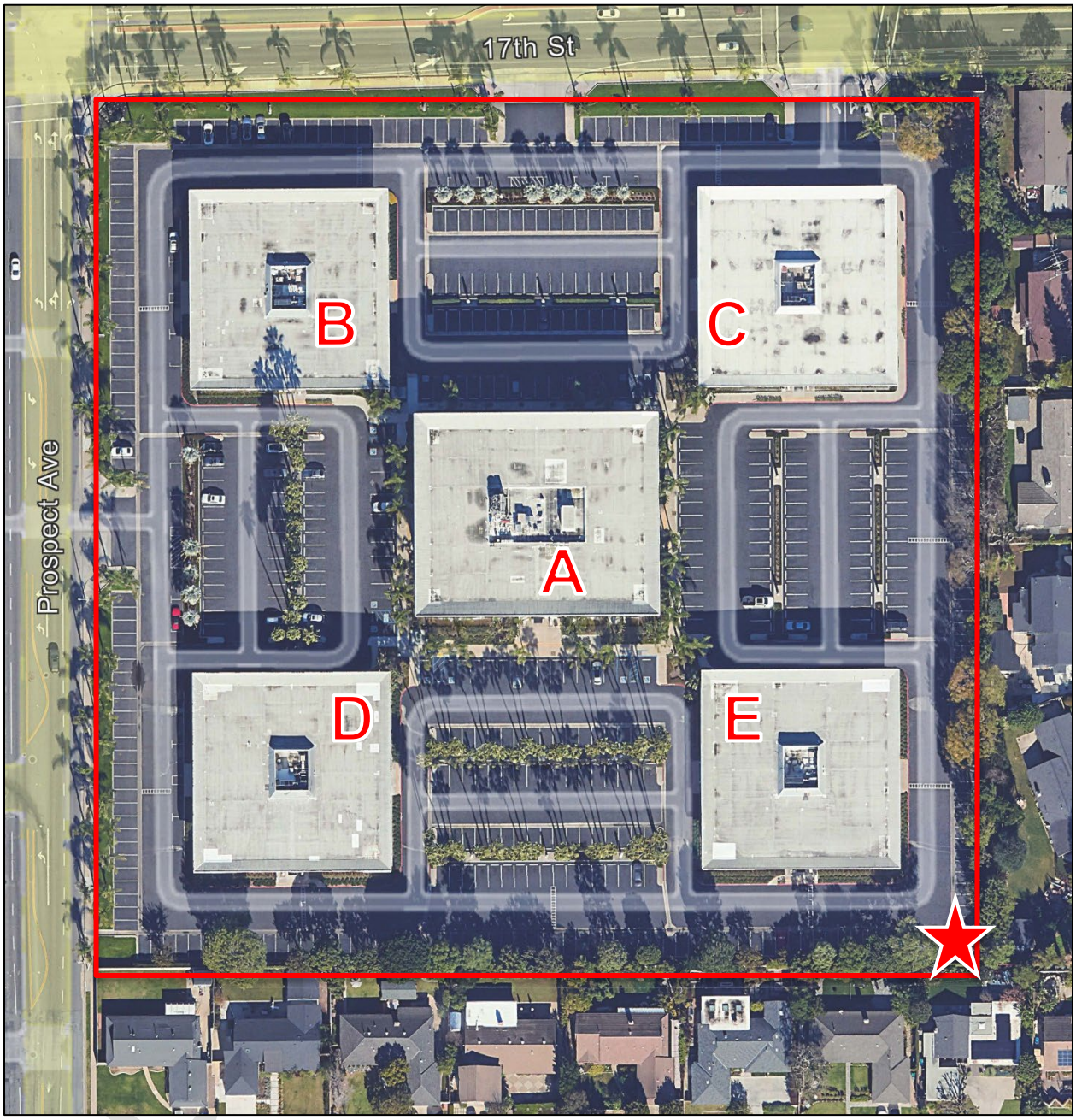
Technical Analysis

The purpose of this HRAR is to evaluate the subject property for eligibility under the criteria of the Local Register and the CRHR, and to assist the project applicant and city staff in the decision-making process related to future proposed discretionary projects at the Meredith Financial Centre/Tustin Financial Plaza property. This report was prepared pursuant to the City of Tustin Municipal Code Historic Preservation Ordinance (§9252.d) and CEQA Guidelines. Accordingly, this HRAR includes a discussion of the subject property – its history, the architectural origins and current appearance of the buildings and structures, an evaluation of significance under the eligibility criteria of the Local Register and CRHR, and a historical resource impacts analysis and regulatory conclusion under CEQA. Department of Parks and Recreation (DPR) 523 series forms, with a CRHR status code assigned, are included in **Appendix E**.

Report preparers are Alexandrea Baker, M.C.P., Douglas Kupel, Ph.D., RPA, Senior Historian and Principal Investigator, and Wendy L. Tinsley Becker, RPH, AICP, Principal / Manager. All Urbana personnel meet *The Secretary of the Interior's Professional Qualifications Standards* in the disciplines of history and architectural history. Personnel resumes are included in **Appendix F**.

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Figure 1. Study Area Location



Building A: Central Building, 17822 17th Street
Building B: North Building, 17772 17th Street
Building C: East Building, 17862 17th Street
Building D: West Building, 17782 17th Street
Building E: South Building, 17852 17th Street
Break Area: ★
Property Boundary: ▭

II. PRESERVATION PLANNING REGULATORY FRAMEWORK

Following is an overview of the historic preservation regulatory framework and eligibility criteria relative to future actions proposed within the Proposed Project boundaries.

California Environmental Quality Act (CEQA) & Historical Resources

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

Historical resources are defined as "a resource listed or eligible for listing on the California Register of Historical Resources" (CRHR) (Public Resources Code, Section 5024.1; 14 CCR 15064.5). Under CEQA Guidelines Section 15064.5(a), the term "historical resources" includes the following:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1). This is regarded as a "Mandatory Resource".
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant. This is regarded as a "Presumptive Resource".
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. This is regarded as a "Discretionary Resource". Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code Section 5024.1) including the following:

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1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in California's past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1.

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

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

Integrity and the California Register

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for

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listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

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

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

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City of Tustin Historic Preservation Ordinance

Contained within Tustin City Code §9252, the Historic Preservation Ordinance establishes procedures and guidelines to protect and preserve historical and culturally significant resources within the City of Tustin. The ordinance includes seven eligibility criteria for designation of individual historic landmarks or grouping of historic properties as an historic district.

1. It exemplifies of reflects special elements of the City's cultural, architectural, aesthetic, social, economic, political, artistic, engineering and or architectural heritage; or
2. It is identified with persons, a business use or events significant in local, state, or national history; or
3. It embodies distinctive characteristics of style, type period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
4. It is representative of the notable work of a builder, designer, or architect; or
5. Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood, community or the City; or
6. Its integrity as a natural environment or feature strongly contributes to the wellbeing of residents of the City or the wellbeing of a neighborhood within the City; or
7. It is a geographically definable area possessing a concentration or continuity of site, buildings, structures or objects as unified by past events or aesthetically by plan or physical development.[2]

To be found eligible for designation as a cultural resource, in addition to satisfying at least one of the above criteria, a property must retain sufficient integrity to convey its historical significance. The Tustin Historic Preservation Ordinance does not contain local integrity guidance. Accordingly, best practice is to utilize National Register of Historic Places and CRHR integrity guidance including analysis of the property under the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

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III. HISTORICAL THEMES ASSOCIATED WITH THE PROPOSED PROJECT AREA

The subject property is in the City of Tustin, in Orange County, California. The property was examined for historical eligibility under the themes of city history, New Formalism architecture, the work of architect Leason Pomeroy III and engineer L.A. Bivens.

City of Tustin

The City of Tustin is in Orange County in the Santa Ana Valley region, and is bordered to the north by the City of Orange, to the west by the City of Santa Ana, to the south by the City of Irvine, and to the east by the Santa Ana Mountains. Located approximately 35-miles from Downtown Los Angeles, Tustin encompasses 11.12 square miles and is situated on a largely flat alluvial plain, south of the area's major watershed, the Santa Ana River. The river originates from the San Bernardino Mountains and extends west into Riverside County and Orange County, terminating at the Pacific Ocean. The city is characterized as a fully developed suburban community, with planned residential, commercial, and institutional-use properties throughout, and industrial-use properties located towards the south end of the city boundaries. Three major transportation corridors intersect the city and provide regional access between the Cities of Los Angeles, Orange, and San Bernardino. Interstate 5 intersects the city in a northwest-southeast orientation, California State Route 261 intersects the city in a southwest-northeast orientation, and California State Route 55 intersects the city in a north-south orientation. Major arterial routes that intersect that city include Irvine Blvd., Tustin Ranch Road, Jamboree Road, Newport Ave., and Red Hill Ave.

The city is named after Columbus Tustin, a carriage maker originally from Philadelphia, who relocated west with his family in the mid-1830s. In 1868, Tustin and his partner Nelson O. Stafford acquired 1,359-acres of the former Rancho Santiago de Santa Ana land grant. The former Mexican rancho was approximately 63,400-acres and encompassed the present-day cities of Santa Ana, Orange, Tustin, Costa Mesa, and parts of Irvine. The rancho was previously owned by the Yorba and Peralta family and later acquired by Jonathan E. Bacon and Isaac Johnson in 1866. Following the transaction, Tustin took control of 840-acres and relocated to the area from Sacramento with his wife Mary and five children in 1870. He developed approximately 100-acres roughly near the present-day area of Old Town, and formally established "Tustin City." The town featured 300 sq. ft. blocks that were divided into 50 x 150 ft. lots.[3] Streets were laid out in a north-south, east-west orientation, with an average width of 66-feet. Mr. Tustin worked hard to ensure the

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success of the new townsite and marketed Tustin City as a "semi-tropical paradise," along the future corridor of the Southern Pacific Railroad. However, the new townsite failed to develop as Tustin had anticipated. Development was slow and eventually free lots were offered to encourage settlement in the area. In 1878, the new town experienced yet another blow when the Southern Pacific Railroad chose the town of Santa Ana as its new terminus. As a result, most of Tustin City's already-few commercial operations and residents relocated to Santa Ana where the railroad would guarantee continued growth and prosperity. In 1883, Tustin died at the age of 57 before he could see Tustin City transform into a thriving agricultural center.

Throughout the late 1880s and 1890s, Tustin City experienced several ups-and-downs that inhibited the town's continued success. In 1886, the Santa Ana, Orange, and Tustin Street Railway, a horse-drawn streetcar line, was established to provide a link between the Southern Pacific Railroad depot in Santa Ana to Tustin City. The new connection to the railroad was meant to encourage further development in the town, however, by the close of the 1880s, the railroad fare war between the Southern Pacific Railroad and the Atchison, Topeka, & Santa Fe (ATSF) ceased, making it difficult for the average rider to afford a train ticket. Despite its promising prospects and the boost provided with the establishment of Orange County in 1889, Tustin City found itself at a standstill. In 1894, the post office dropped the word "City" from its name and the following year streetcar operations ceased.

Beyond the fluctuations the area experienced, much of Tustin's early development lay within its burgeoning agricultural district which provided the city with a stable economic base. Although small-scale farming was one of the earliest activities to take root in Tustin, it took some time to expand into larger commercial operations. Everything changed for Tustin's local economy when the Southern Pacific and ATSF established new lines near Tustin, creating new opportunities to market and ship the area's produce. As a result, this allowed the agricultural development of the area to expand greatly. By 1901, Tustin had emerged as a booming agrarian society with a population of 800 with many of Tustin's residents associated with the agricultural industry. At this time, the city's growth was concentrated around the town center with the outlying areas cultivated for a variety of crops such as walnuts, apricots, olives, grain, hay, and alfalfa, in addition to the dominant citrus crop. Farmhouses were built in the Victorian-era styles and packing houses were constructed, prompting new agricultural organizations.

For much of the early 1900s, agriculture was the leading industry in Tustin which allowed the area to flourish. The townsite's commercial core began to reflect the predominant role of agriculture. In support of agricultural operations, the area's irrigation systems were expanded and updated so it could service

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approximately 18,000 acres in and around Tustin. The water was diverted from the Santa Ana River through a series of ditch or channel systems. Between 1914 and 1915, growth was further bolstered by improvements made to the main state highway system that intersected the area, Highway 101. Located halfway between Los Angeles and San Diego, with the advent of the automobile Tustin benefited from increased traffic through the area. As a result, the commercial core of the town began to grow, and residential development increased after World War I. By 1923, the automobile had become the predominant method of transportation. As a result, the Southern Pacific Railroad ceased operations of its passenger service in Tustin. Freight service would continue to serve the area for another 40 years. On September 21, 1927, Tustin was incorporated with a population that exceeded 900. Tustin embraced its new status as an autonomous new city with the drive for growth, only to be stunted by the Great Depression.

During the 1930s and early 1940s, Tustin experienced several issues that led to loss of the local agricultural industry. The Great Depression created a lack of demand for agricultural products and as a result prices decreased. Fruits were often left to rot on trees because the price of picking and packaging produce outweighed any profit. Labor unrest in many parts of the country culminated with a massive strike in 1936, as Mexican and Mexican-American workers demanded better pay. Towards the end of the decade, matters worsened as the area experienced extreme weather conditions, resulting in severe flooding, crop and infrastructure damage, and loss of life. Those who managed to make it through the Depression were impacted by yet another issue. During the 1940s, much of Southern California's citrus industry was devastated by the spread of the quick-decline disease. The Citrus Tristeza virus, which was spread by melon aphids, decimated Tustin's citrus groves and the area never fully recovered. By the late 1940s, Tustin's status as a sparse bucolic agricultural community began to shift to a suburban community.

The post-WW II period ushered in an era of unprecedented residential growth. Returning servicemen flocked to Orange County in search of the American Dream, including Tustin. Thousands of acres of agricultural lands were improved with local streets and infrastructure to accommodate development of single-family tracts, multi-family buildings, and commercial-use properties including suburban office parks and business plazas along main transportation corridors. The construction of the freeway system encouraged outward growth with each new mile providing access to areas that were once relatively inaccessible. The Santa Ana Freeway (Interstate 5) traversed south from Los Angeles reaching Tustin by 1955, alleviating congestion on old Highway 101. With the completion of the Newport Freeway (now State Route 55) in 1963, Tustin was fully linked into the regional transportation system. The result was a complete transformation of the city's rural character to residential and commercial uses. Today, the population of Tustin exceeds 80,000 and

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development continues to this day as the city transitions away from business plazas and office parks to construction of additional housing or mixed use projects.

Commercial Development, 1946-1980

The commercial development of Tustin exploded following World War II, as building resumed, and the burgeoning economy led to increased opportunities for businesses.[4] While it was initially slow to start, the completion of the freeway system ignited commercial development and altered existing development patterns within the city. Traffic that once traveled through the heart of the city along Highway 101 was now bypassed with the establishment of Interstate 5 in the 1950s.[5] As a result, many of the small businesses that existed along the historic route were impacted and left isolated from potential customers. Some business owners relocated along major feeder streets, such as 1st Street, Irvine Boulevard, Newport Avenue, and Red Hill Avenue, while others stayed and updated their building's main facades with larger windows, new cladding, and storefronts.

During the 1950s, new businesses that were established along major feeder streets were similar to the auto-oriented businesses that had once dominated along Highway 101.[6] Most of the commercial-use properties were stand-alone businesses of all kinds, which included tall over-the-top signage designed to attract passing drivers. Drive-through and drive-up restaurants, food stands and markets, became a common establishment during the 1950s, allowing customers to pick up orders without having to park. Commercial-use properties often exhibited simple restrained Late Moderne or Mid-Century Moderne characteristics, while others were constructed with dramatic structural elements, visible in Googie or New Formalism styles.[7] One notable example of an automobile-oriented business in Tustin is the Googie-style Alta Dena Dairy (1062 Irvine Blvd., extant).

By the 1960s, as commercial construction accelerated to keep up with the increased residential development, commercial-use properties increased in value attracting further development. More commercial-use buildings were added to major transportation corridors and included office buildings, retail strips, service stations, and restaurants.[8] Large shopping centers often featured large integral parking lots and were typically visible at nearly every major intersection. The Claude T. Gilbreath Jamestown Village (462-566 El Camino Real, extant) is one of the first shopping centers that was established in Tustin. By 1965, there were at least three major shopping centers located in the area.

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Into the contemporary period in the 1970s and 1980s, Tustin, Orange County, and the greater Southern California region experienced an uptick in development of suburban business parks and commercial office parks. A product of the country's post-WWII car culture that emerged in the decades prior, most of these office complexes were speculative for profit endeavors intended to house numerous tenants, both large 'anchor' companies and smaller sole-proprietor businesses offering goods or professional services. In this period, the city annexed surrounding lands to allow for the development of these commercial-use properties.

In addition to new commercial-use properties, the freeway system also encouraged different types of industries to establish themselves within the Tustin area. Major companies looking for larger properties at a lower cost began moving into Orange County in anticipation of the freeway's completion. New industries established in Tustin included the aircraft industry and tourist industry. As larger industries flourished in the city, smaller companies followed, transforming Tustin into a city with some of the most diverse industries in the county. To control the increased development that occurred, the city established industrially zoned areas which were filled in with warehouses, distribution centers, manufacturing facilities, and office parks. For the first time since the area's agricultural development, Tustin was fully autonomous and offered its residents a variety of goods, services, and jobs. The development of additional business caused a need for more housing and thus the cycle continued.

NEW FORMALISM ARCHITECTURAL STYLE

New Formalism emerged in the United States during the mid-1950s and flowered in the 1960s. The style was a response to the more ridged International style. New Formalism blended elements and design concepts of classicism with the new materials and technologies being used in the International style. Buildings designed in the style exhibited many Classical elements including strict symmetrical elevations, building proportion and scale, Classical columns, highly stylized entablatures and colonnades. Architects Edward Durrell Stone, Philip Johnson, and Minoru Yamasaki are considered the foremost architects of the style; they had gained recognition for their work within the International style but were interested in the use of new styles and materials. Stone's New Delhi American Embassy (1954), which blended the architecture of the east with modern western concepts, is regarded as the symbolic start of New Formalism architecture.

The style was used primarily for high-profile cultural, institutional and civic buildings. Within Southern California, the style was primarily used for museums, auditoriums, and college campuses. Examples of the style include the Los Angeles Music Center, the Century Plaza Hotel in Los Angeles, the Ambassador

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Auditorium in Pasadena, the Ahmanson Center in Los Angeles, and buildings at the University of Southern California, the California Institute of Technology, and Harvey Mudd College in Claremont.[9] While other Modern styles were built to be integrated with nature, New Formalism creates a separation from nature. Properties in this style are typically set on a podium or base, or in a cohesive grouping surrounded by formal landscaped and hardscaped features, drawing a clear distinction between the architecture and the surrounding.[10]

Character-defining features of the New Formalism style include:

- Use of traditionally rich materials, such as travertine, marble, and granite or man-made materials that mimic their luxurious qualities;
- Buildings painted in a light or neutral color, with exposed stone or other materials, and dark, rich accent colors;
- Buildings usually set on a podium;
- Designed to achieve modern monumentality;
- Embraces classical precedents, such as arches, colonnades, classical columns and entablatures;
- Smooth wall surfaces;
- Delicacy of details; and
- Formal landscape; use of pools, fountains, sculpture within a central plaza.

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Figure 2. Notable examples of the New Formalism style in Southern California.



Coachella Valley Savings & Loans No. 2 (1961)
Palm Springs, CA



San Diego Sports Arena (1966)
San Diego, CA



The Forum (1967)
Inglewood, CA



Los Angeles County Museum of Art (1965)
Los Angeles, CA



Ahmanson Theater (1967)
Los Angeles, CA



Dorothy Chandler Pavilion (1964)
Los Angeles, CA

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LEASON F. POMEROY III / LPA, INC

Leason Pomeroy was born in 1938 Orange County, California, and continued to live in the area throughout his life. He married Marlene Egerer in June 1960 in Orange, California. He graduated from Arizona State University with a fine arts degree, and from the University of Southern California with a graduate degree in Architecture. Pomeroy was trained as a modernist, and his time at Arizona State University was influential to his future work, as the harsh desert landscape necessitates careful consideration of site and building integration. Pomeroy's work throughout his career has utilized natural materials, simplistic style, and focuses on the use of space. He was influenced by Frank Lloyd Wright, especially his Prairie School period and his use horizontal lines and compression of space.[11]

Prior to opening his own firm, Pomeroy worked as a draftsman and project manager for Schwager, Desatoff Henderson in Costa Mesa, from 1961 to 1963. He maintained an architect license from the California Architects Board from 1966 to present. In 1963, he opened his own architectural practice in Orange, Leason Pomeroy Associates, Inc (LPA). The office was located in Old Towne Orange (850 E. Chapman), and originally took on primarily small, local projects, including the Orange YMCA and local renovations.

Pomeroy's brother Jon P. Pomeroy graduated from Arizona State University in 1968 with an Architecture degree and began working at LPA. The firm expanded in 1965 with Leason Pomeroy Northwest, based in Seattle, Washington, in partnership with Royce Berg, AIA.

There are two projects that are credited with setting up LPA for future success: contracts for American Motors dealerships in California and Arizona, and a three-phase master plan and development adjacent to John Wayne Airport for developer Don Cole. These projects set the firm up for success going into the 1970s, granted LPA experience with larger projects and land development work.[12]

LPA won their first AIA Design Award in 1971 for the renovation of a one-story building in Old Towne Orange (44 Plaza Square). This building was the former location of Freedom Newspapers, publishers of *The Register*. Pomeroy purchased the building, and in 1971, completed a remodel of the building for his new office. The building was originally constructed in 1900, and Pomeroy stated that he worked to preserve as much of the original building as possible.[13]

The subject property was constructed from 1972 to 1973 in Tustin. Conversations with Pomeroy conducted in 2024 indicate that the Meredith Financial Centre was a notable project in his early career. He felt the building complex was a significant design in his overall body of work. Pomeroy indicated it was significant because it was an important commission early in his career. Prior to that time, he was only doing small projects such as individual houses. This commission opened his business to new opportunities such as the housing developments in the lands surrounding the Orange County airport that were being developed by Don Cole and the Bircher family. In the 1970s and 1980s, Pomeroy and LPA continued to work on large-scale commercial projects.[14]

Into the 1970s, LPA was selected to design several large land planning projects including ADP's first office in California, LPA's first corporate headquarters in La Palma, and the Sammis Company's first mid-rise office building, the Point West Executive in Sacramento, California. In 1973, LPA designed the Fine Arts Complex for Chapman College in Orange, California. The complex included two structures, one for music and one for theater arts. The structures were two stories high and built of tilt-up concrete construction. In 1975, LPA designed the office building at the Northridge Business Center in Northridge. In 1978, LPA collaborated for the first time with the Irvine Company, working on Executive Park. Irvine Company is considered Orange County's leading real estate investment company and master planner, and LPA has collaborated with the company several times since the 1970s.[15]

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Under Pomeroy's leadership, LPA became the largest multi-discipline design firm in the country. Pomeroy was active on local civic and community boards and in many professional developer organizations; these connections enabled the firm to expand regionally, resulting in work in 21 states and four foreign countries. The firm earned over 300 major design awards, including national recognition for the prestigious "Outstanding Design Firm in California" award presented by the American Institute of Architects in 1990. The firm worked on the John Wayne Airport and Sage Hill School. LPA received the 1990 Firm Award from the California Council of the American Institute of Architects. By 1990 they had offices in Irvine, Los Angeles, San Diego, and Sacramento.

Pomeroy sold the company in 1999 when the company became employee owned. Pomeroy then founded LP3 Architecture with Al Ricci, an architecture firm focused on design for private residences and specialized projects.[16]

A list of projects attributed to Leason Pomeroy II is included in **Appendix B**.

LARRY ALLEN BIVENS

Limited biographical information and project data was identified for civil engineer Larry Allen Bivens. He was born in Missouri in July of 1932.[17] In 1956, he married Margaret Magala in Ventura, California.[18] From 1963 to 1997, Mr. Bivens maintained licensure and certification as a civil engineer through the California Board for Professional Engineers, Land Surveyors, and Geologists.[19] In 1966, Bivens was working as a civil engineer in Orange.[20] In 1973, he was operating as L.A. Bivens & Associates, based from Orange.[21] During this era, he was working with the Meredith Company, and in 1973 was commissioned to prepare the drawings for three of the office buildings at the Meredith Financial Centre. Bivens prepared drawings for 17782 17th Street (southwest corner building), 17852 17th Street (southeast corner building), and 17822 17th Street (center building). He passed away in 1993.

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IV. PROPERTY HISTORY

The Meredith Financial Centre property, located at the corner of 17th Street and Prospect Avenue, was originally within the boundaries of unincorporated Orange County, between Santa Ana and Tustin. The property, like much of the surrounding area, was originally developed as farmland. Agricultural uses continued at the property until the development of the Meredith Financial Centre in 1972. The property features five buildings dating to 1972-1973 and is currently known as the Tustin Financial Plaza.

Ownership and Occupancy History

Property ownership and occupancy was established through historical research, previous resource evaluations, and City of Tustin permit records. Based on historic topo maps, it was determined that the development of this land dates to at least 1896. Prior to construction of the subject property, the land featured a single-family residence set on rural agricultural land. Ownership of the property during this early agricultural period could not be determined. Eddy Meredith, a notable developer in the area, acquired the property in 1958. The single-family home was demolished during construction of the Meredith Financial Centre, in 1972. The property has had few changes in ownership since construction in the early 1970s. The Meredith family owned the property in some capacity until 2018. In 2006, the property was purchased by Greenlaw Partners, LLC. They continue to act as property managers, with ownership listed as GRE Tustin Financial Plaza, LLC.

EDDY MEREDITH / CRAIG DEVELOPMENT CORPORATION / THE MEREDITH COMPANY

Eddy Meredith was a prolific builder and real estate developer. He was born in New York City in February 1917. Meredith grew up near Times Square in New York, graduated from high school in 1934, and received a law degree from New York University in 1942. He received a real estate license in 1938, working weekends as a salesman until he entered the infantry in 1942. During World War II, served in an anti-tank outfit. After being discharged in 1944, Meredith worked as a real estate and insurance salesman in New York. In 1945, he began working in building and development. By 1955, he had built 1,000 homes in the New York area. After the war, he built hundreds of homes throughout Long Island. In 1955, the Meredith family moved to Orange County, California.

In 1955, Meredith purchased a home built by developer Burt Huff in Orange, California; Huff became Meredith's introduction to the area. Huff's business was headquartered in Tustin, California. At the time, Tustin was approximately one mile square with a population of about 700. Meredith saw the potential for

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development in the Tustin Area which was in close proximity to the new Santa Ana Freeway. During the boom of residential development in the Tustin area, Meredith competed with other developers, including Burt Huff, John Clark, George Argyros, George Buccola, and Richard Smith.

Meredith was the owner and president of the Craig Development Corporation, in Santa Ana. He was also the head of the Meredith Co., and during the 1960s-1970s was doing working under both firms. Meredith's wife, Violet, also worked within the firm. At the time, the firm was building Medallion Homes in Orange County – homes that featured all electric kitchens, upgraded wiring throughout the home, and functional and decorative lights throughout the house. The Meredith Park community was built by the Craig Development Company in 1959 and was advertised as a luxury community in North Tustin.

By 1962, Meredith was operating under his own name with the Meredith Company. Meredith was noted for insisting on eye-appeal, quality and livability in his projects. He is attributed as being the first developer to introduce projects with six-bedroom homes and three-car garages to Orange County. Meredith is also credited with introducing the split-level house to Southern California. Lenders at the time did not believe that the style would sell, but Meredith persisted to great success. By 1963, Meredith Co. had built 500 homes in Orange County, mostly in the $25,000 to $40,000 price range. In the 1960s, Meredith built the $6 million Meredith Village, located off Champman Boulevard in East Orange. The project included 155 homes, with some homes up to six bedrooms and three car garages. The Meredith Manor development was also built by Meredith, under Craig Development Co., located opposite the Orangefair Shopping Center in Fullerton. It opened in 1963 and featured 160 garden apartments. The $3.5 million development featured all electric units, four swimming pools, and 85-year-old mission olive trees that Meredith had transplanted from Riverside. Meredith worked in partnership with Southern California Edison, building "Medallion Homes" in his neighborhoods; these buildings were built with electric capacity throughout the home to a specific set of standards. Neighborhoods attributed to Meredith include Meredith Park, Meredith Gardens, Meredith Village, Meredith Acres, Meredith Terrace, Meredith Hills, and Meredith Ridge. In the early 1960s, Meredith built approximately 500 Medallion homes between 1958 and 1962, with 160 Medallion Apartment units under construction in 1962. Southern California Edison identified Meredith as a leader in the trend towards constructing homes to Medallion electrical standards.[22]

Meredith built an office building for the company at 305 S. Main Street Tustin, adjacent to the Tustin Civic Center. He built the Meredith Financial Center in 1971. His son Craig joined the company after graduating from the University of Hawaii with a master's degree in architecture. Development of the Meredith

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International Center passed to Craig Meredith after his father's death. Eddy Meredith passed away in December 1995 at age 78.[23]

Ownership and occupancy are summarized in **Table 1** and **Appendix C.**

Table 1. Meredith Financial Centre Ownership History Table

Date	Owner	Source
1971-1988	The Meredith Co.	City of Tustin Permits
1996	Eddy Meredith Trust	City of Tustin Permits
2001-2018	Violet Meredith Trust	"Meredith Financial Center commands $32M," *INMAN*, August 31, 2006 City of Tustin Permits
2006-2024	Greenlaw Partners, LLC/ GRE Tustin Financial Plaza, LLC	"Meredith Financial Center commands $32M," *INMAN*, August 31, 2006 City of Tustin Permits ParcelQuest Assessor Data

Historic Property Appearance

Construction history is based on the City of Tustin permit records, historic and current aerial photography, and newspaper records. Prior to development of the Meredith Financial Plaza, the subject property was utilized as farmland. Based on historic topo maps, it was determined that the development of this land dates to at least 1896. Topographic maps from this era indicate that by 1896, the property had been developed with at least one structure. This structure was located at the northwest corner of the property at the corner of 17th Street and Prospect Avenue. By 1931, this structure was removed, and a new one was constructed at the northeast corner of the property. It is referenced in Permit No. 6367 as a single-family residence. Aerial images show the single-family residence at the northeast corner of the property, dating to pre-1931. Historic aerial images from 1931 to 1966 show that the parcel had been planted with rows of some type of crop. From 1931 to 1954, this agricultural land usage was consistent with the surrounding area. However, by 1960, the surrounding land use began to change. By 1960, parcels to the north, south, and east of the subject property had been developed with single family residential homes. This development continued and by 1980, the surrounding area had been entirely infilled with commercial and residential development.[24]

The project was first brought before the Tustin City Council in March 1971. Owner Eddy Meredith applied for pre-zoning the subject property from Orange County E-4 to (Residential Estate) to C-1 (Business Park). The pre-zoning would be effective if the parcel was annexed to Tustin from the county. The original reporting stated that the proposed business park would permit development of a banking facility and several detached

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professional office buildings in a way that was "esthetically compatible" with the surrounding area. At the initial March meeting, adjoining property owners and the Foothill Homeowners Association opposed the action, protesting the lack of specific plans. They stated making a decision would be premature. The project would have been within the newly established Tustin Area General Plan area – there were complaints that approval of the application would be going against the plan as it was seen as more of the same rapid commercial development. However, despite protests, the city council approved the pre-zoning application.[25]

Following the pre-zoning approval for the project, it was met with opposition, specifically relating to the city granting approval prior to the plans for the parcel being finalized. There were also protests regarding the land ownership and the annexation of the property. Dan Jones, an adjacent property owner, claimed he was not given adequate time to dispute the annexation, however, a judge and the city ruled against him, determining that he had been given enough time.[26]

In December 1971, the use permit for the project was approved. The resolution allowed for the staged construction of five office buildings, in accordance with Meredith's provided plan, and the annexation of the property to the Tustin Lighting District. There continued to be concerns about the project fitting within the existing landscape, specifically relating to the color and architecture style, which the commissioners found too modern.[27]

Leason F. Pomeroy III, a local architect and principal of LPA, Inc, was the architect for two of the office buildings: 17772 17th Street (northwest corner building) and 17862 17th Street (northeast corner building). Larry A. Bivens, a structural engineer by trade, was the architect for the other three: 17782 17th Street (southwest corner building), 17852 17th Street (southeast corner building), and 17822 17th Street (center building).[28] Pomeroy designed the overall complex and the Meredith Company served as general contractor for the project. The Meredith Company had constructed more than 6,000 homes and apartment units in Southern California by the mid-1970s; the Meredith Financial Center was the first large-scale business project constructed by the firm.[29]

By 1972, construction of the project was underway. In 1972, a permit was obtained by the Craig Development Corp. for the demolition of the single-family residence on the property (Permit No. 6367). The Pomeroy-designed buildings at the northwest and northeast corners of the property were constructed first (17772 - north building - and 17862 - east building - both fronting on 17th Avenue).[30]

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In March 1973, Eddy Meredith obtained planning commission permission to add an additional story to the center building at the project. The previously approved use permit stated the center building was to be 49 feet, 6 inches high, totaling three stories. The later approval allowed for an additional six feet, effectively adding an additional story to the building. The vote was approved 4 to 1, with the negative vote cast by Commissioner Richard Dombrow because he felt a public hearing was needed to give residents a chance to express their opinion about the change.

By 1974, the Meredith Financial Building was accepting leases for occupation. In May, it was reported that more than 95% of the spaces in the North and East buildings were leased, and 50% of the south building was leased.[31] The Meredith Company moved its headquarters into the 72,000-square-foot Center Building, the focal point of the complex. Construction was officially completed in October 1974. The project cost approximately $10 million to complete and offered a gross rentable area of 200,000 square feet. At the time of completion, the complex was described as featuring "contemporary classic style architecture, highlighted by ground-to-roof columns and floating panels of white concrete, tinted windows and black Spandrelite. Interior design includes carpeting, extra-wide stairways, visually-unobstructed interior expanses, wood and glass accents and reduced energy lighting." The project was awarded the Edison Company's Energy Conservation Award for its power saving features. According to a 1974 newspaper article, the parking area was designed to accommodate more than 550 cars. The parking and landscaping were designed to be pedestrian-oriented with wide tree-lined paths between buildings. The article indicated the landscaped area was first developed with over 16,000 fully grown junipers and 860 fully grown palms.[32]

The Meredith Financial Centre was advertised in 1974, described as such: "The buildings are distinctively attractive – tinted windows and black Spandrelite combining with columns and floating panels of soft white concrete to create an aura of refined elegance. Utmost flexibility in design permits the widest latitude in office planning, from full floor tenants of 15,000 sq. ft. to individual suites of less than 600 sq. ft." The accompanying drawing shows that the buildings and surround parking/landscaping has not been substantially altered since this era.[33] Historic aerial photos also do not indicate that there have been substantial alterations to the property. All five buildings exist in the same configuration as at construction, and an in-person survey indicates that there have not been any significant alterations to the exterior. There have been changes in signage, as the various tenants have changed throughout the years, however, these changes do not alter the overall appearance of the building or property.

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The permit records provided by the City of Tustin indicate that most of the alterations to the buildings occurred in the interior. There are many permits for the addition or removal of partitions and walls, for new lighting, for tenant improvements, and other general remodel work. These interior alterations were part of the selling point of the property from the onset, with advertisements indicating that tenants would have the ability to fully remodel the space to fit their needs. There were few permits related to the exterior of the building. In 1987, 1996, and 2006, permits were processed for reroofing the buildings (Permit No. 2617, B96-0469, B06-0483/B06-0485/B06-0484). In 2001, a permit was approved for a block wall on the property (Permit No. B01-0159). In 2006, a new sign was added, with the name change to "Tustin Financial Plaza" (Permit No S-06-0083). In 2008, the corner monument sign was added and two directional signs (Permit No. S08-0054). In 2013, LED wall signs and a wall mounted sign for Keller Williams was added (Permit No. S2013-0083, S2013-0084). In 2018, an EV charging station was added to the property (Permit No. E2017-0193). In 2018, a new Keller Williams wall sign was added (Permit No. S2015-0048). In 2019, a "LoanDepot" wall sign was added (Permit No. Sign-2019-00055). In 2020, roof mounted solar was added to the property (Permit No. Combc-2020-00041). In 2022, the roof was repaired and resealed (Permit No. BC-2022-00028). In 2024, the property was listed for sale. At the time, the property was 70% occupied.[34]

A list of the original construction permits is available In **Table 2** below. A complete list of available permit history is provided in **Appendix B**. Historic and current views of the property are included in the following pages and within **Appendix D.**

Table 2. Original Construction Permits

Date	Owner	Contractor	Permit No.	Permitted Work
4/17/1972	The Meredith Co.	Architect: Leason F. Pomeroy, AIA Contractor: Craig Development Corp	6365	New Office Building
5/25/1972	The Meredith Co.	Architect: Leason Pomeroy Contractor: Craig Dev	6485	New Office Building
3/7/1973	The Meredith Co.	Architect L. Bivens	7081	Office Building
3/27/1973	The Meredith Co.	Architect: L. Bivens The Meredith	7083	Office Building
8/14/1973	The Meredith Co.	Architect: L.A. Bivens Contractor: The Meredith Co	7570	Construct 4 story office building

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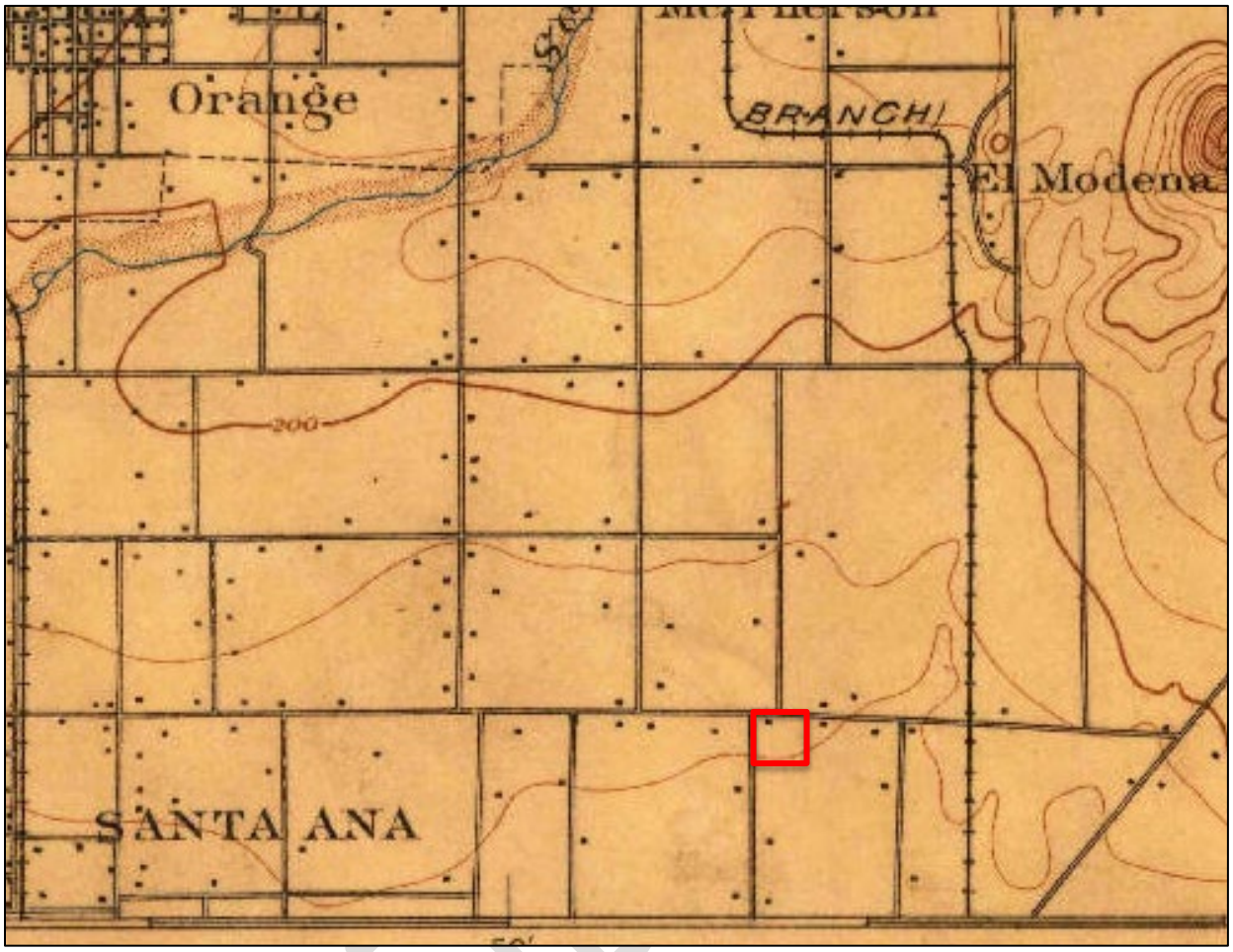


Figure 3. 1896 Anaheim Topographic Map.
Source: *USGS TopoView*.



Figure 4. 1931 Irvine Ranch Aerial Image.
Source: *County of Orange, Historical Aerial Imagery.*

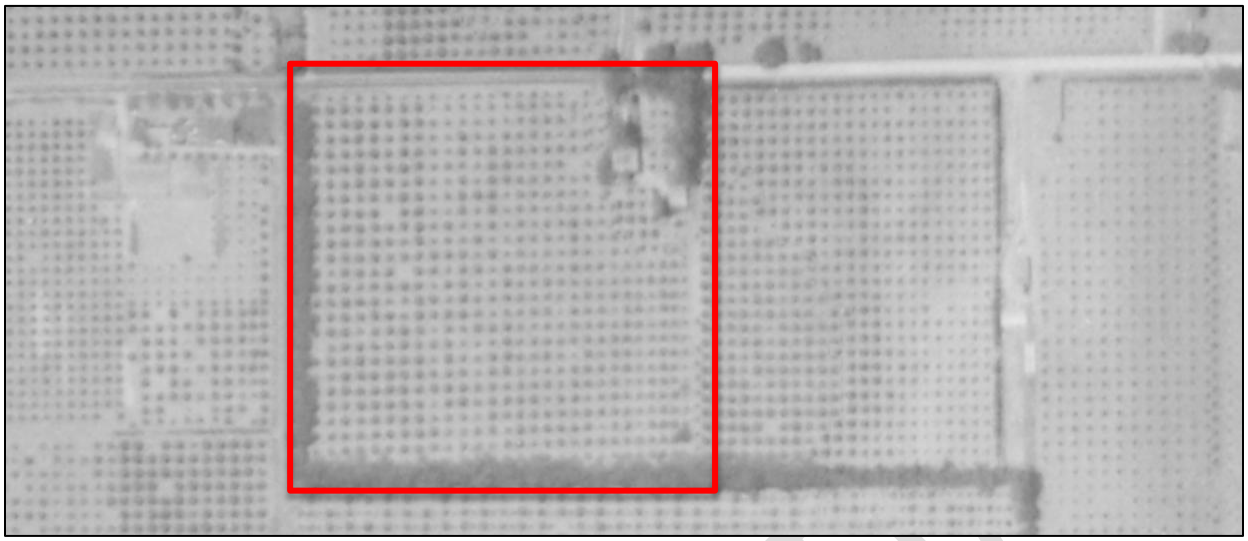


Figure 5. 1931 Irvine Ranch Aerial Image.
Source: *County of Orange, Historical Aerial Imagery.*

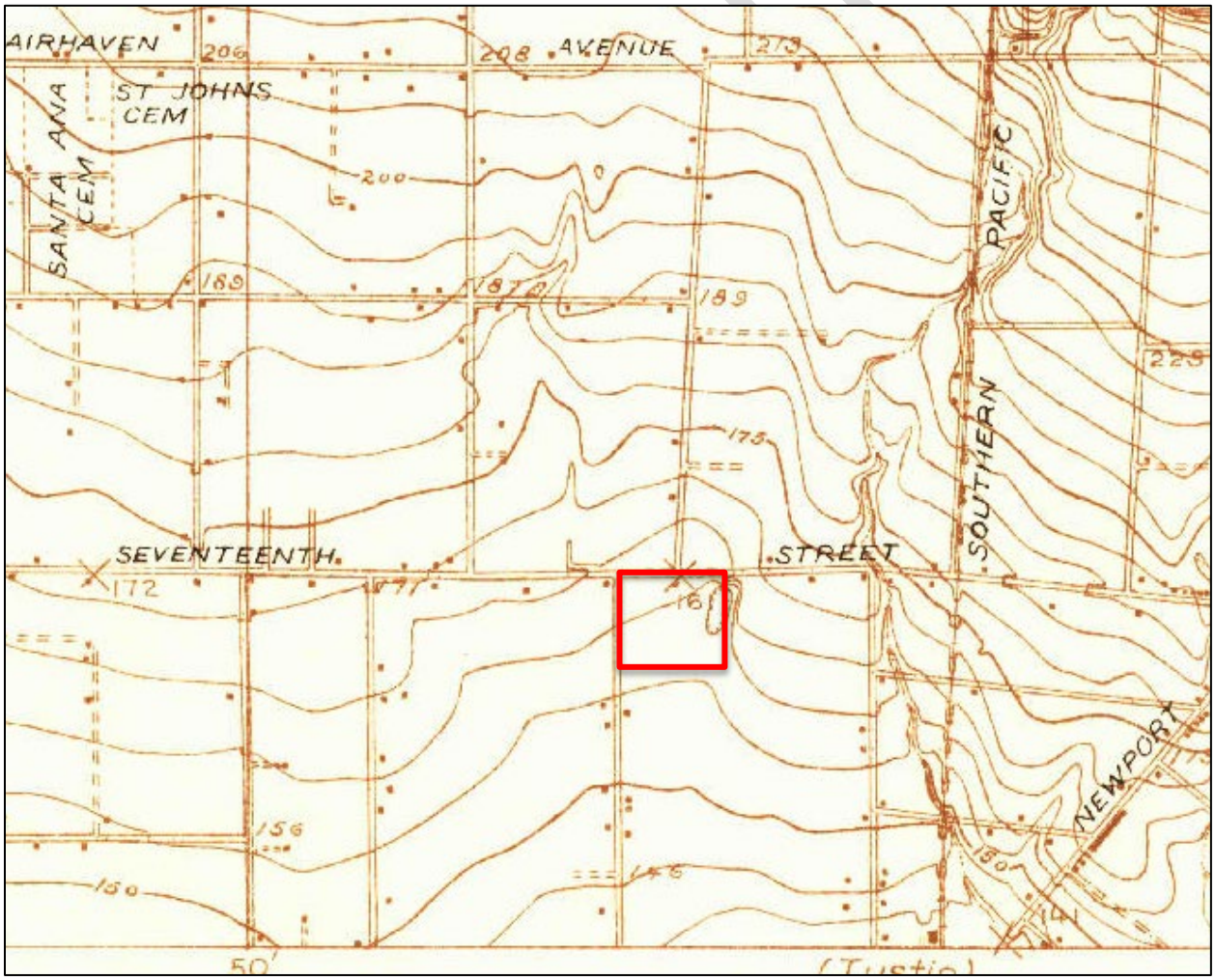


Figure 6. 1932 Orange Topographic Map.
Source: *USGS TopoView*.



Figure 7. 1938 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.

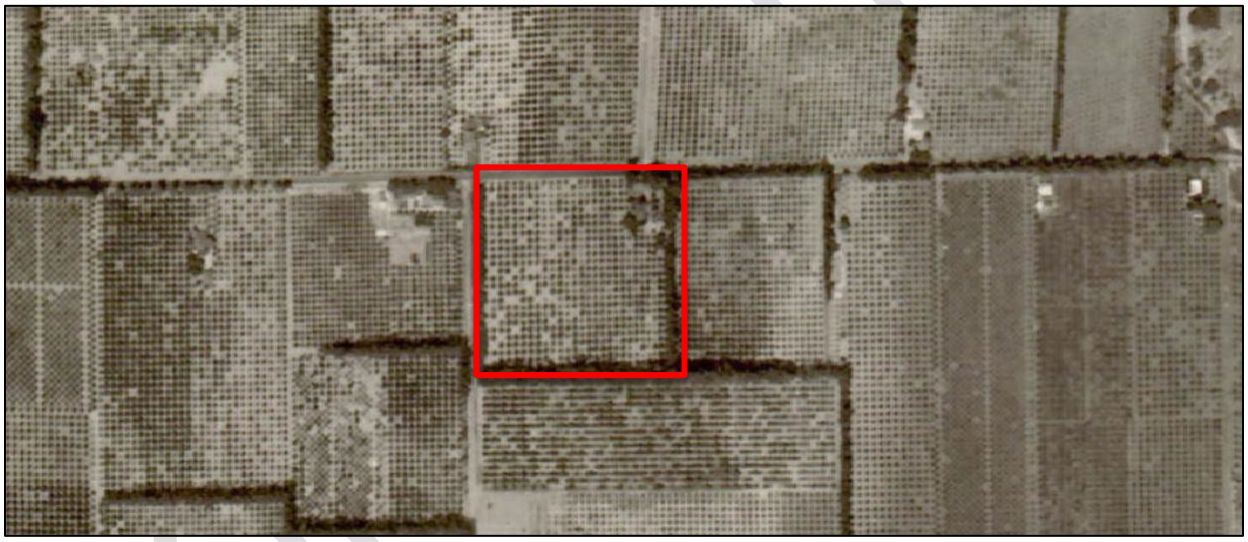


Figure 8. 1947 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.

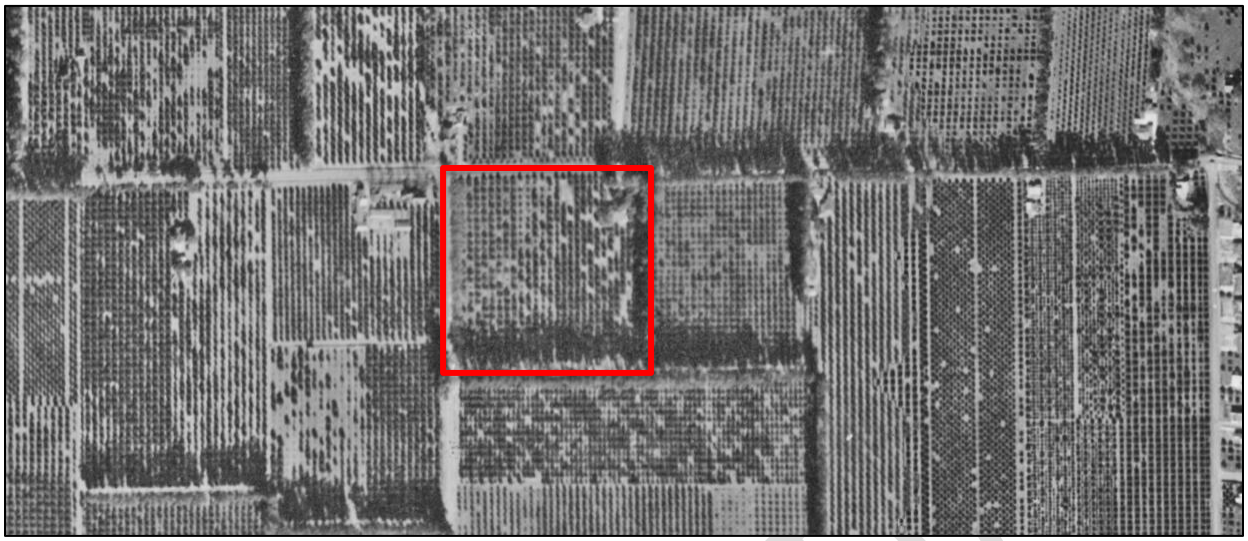


Figure 9. 1953 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.



Figure 10. 1960 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.



Figure 11. 1970 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.

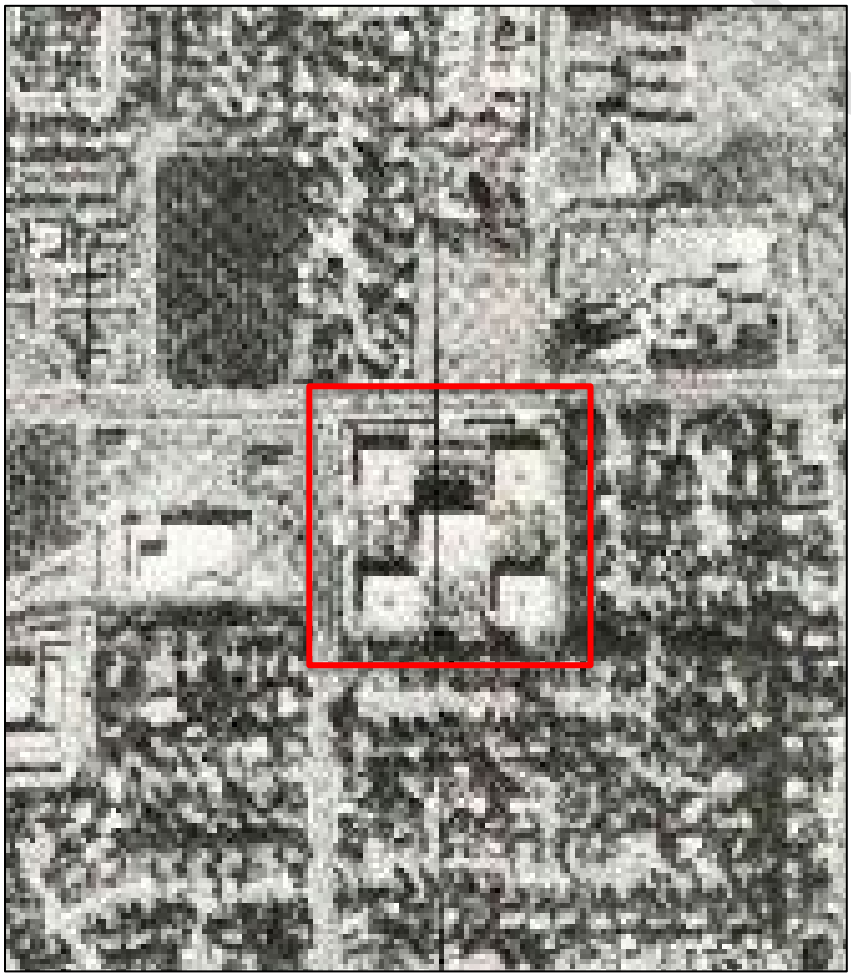


Figure 12. 1974 Orange County Aerial Image.
Source: *UC Santa Barbara Frame Finder*.

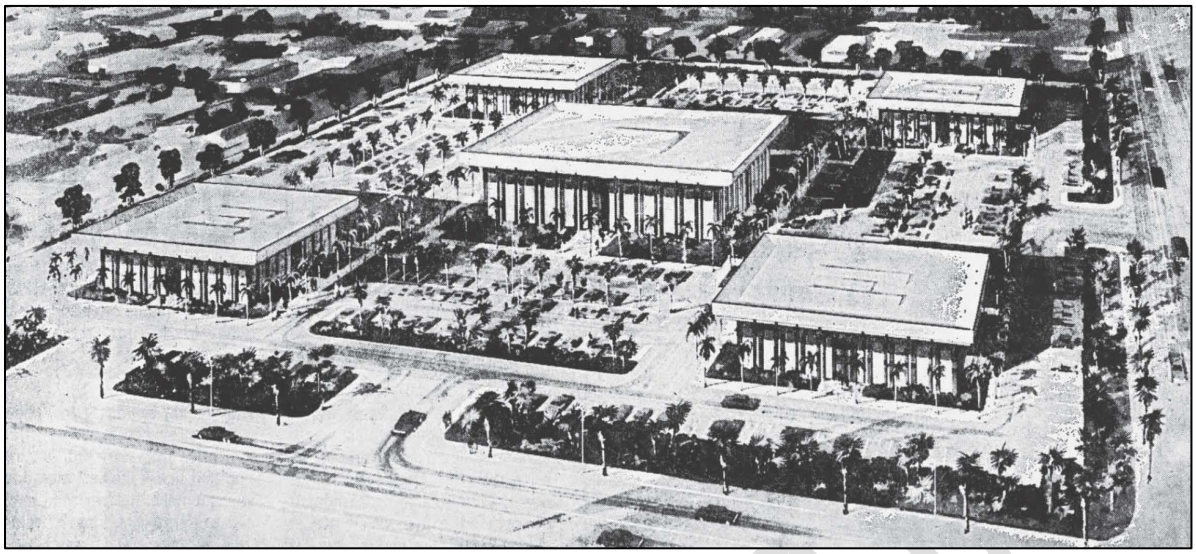


Figure 13. Drawing of property, 1974.
Source: The Los Angeles Times, September 22, 1974.

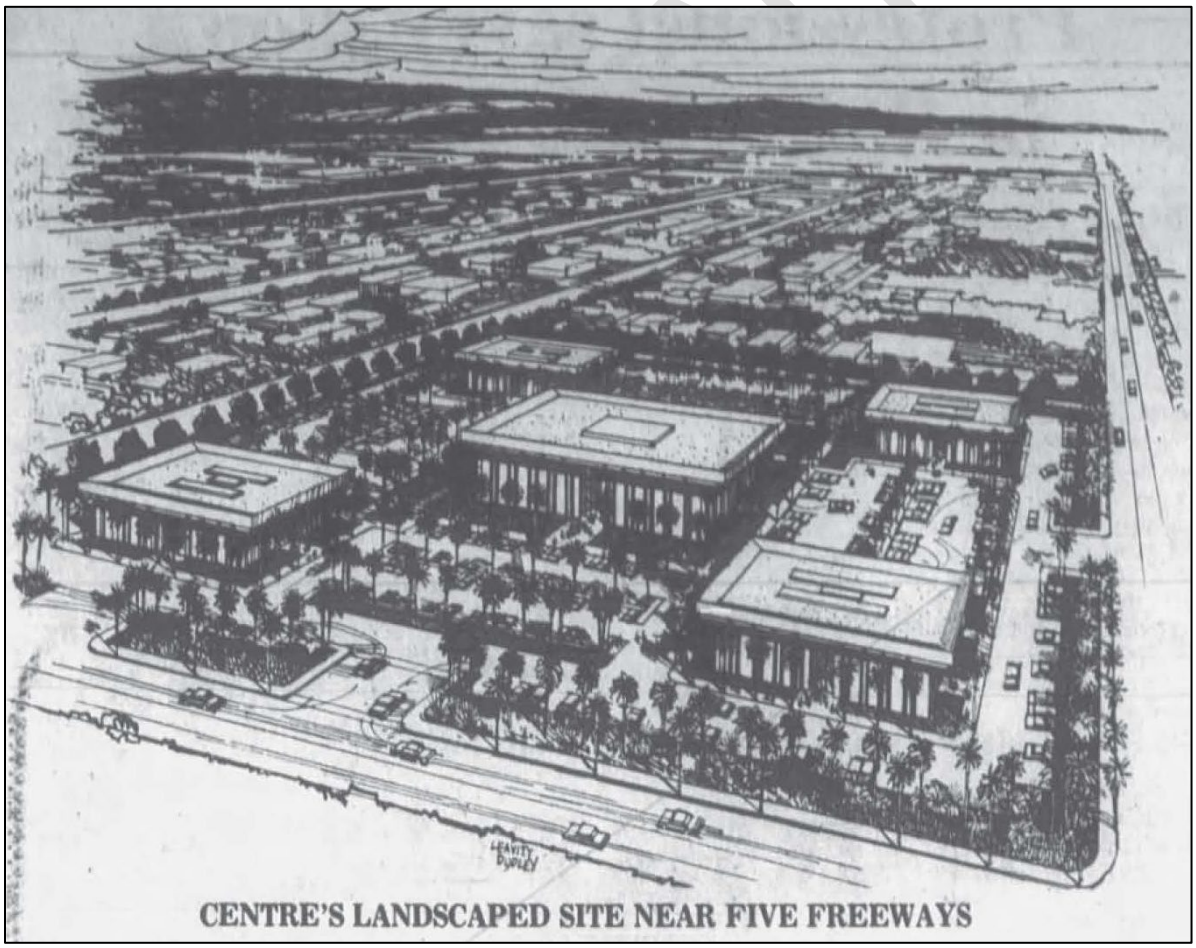


Figure 14. Drawing of the property, 1974.
Source: The Press Telegram, October 27, 1974.



Figure 15. 1980 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.



Figure 16. 1990 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.

V. ARCHITECTURAL OVERVIEW

Historic-Era Buildings and Structures

Constructed in 1972-1973, the evaluated property consists of five commercial office buildings constructed in the New Formalism architecture style. The buildings are located on a rectangular parcel, approximately 8.57-acres in size, on the south side of 17th Street and east of Prospect Avenue. Surface parking surrounds the office buildings, with one four-story building at the center of the lot and the four two-story buildings at each corner of the lot. Simple landscaping surrounds the lot, and throughout the parking lot. There is a small, outdoor break area in the southeast corner of the lot. The surrounding area is a mix of commercial and residential properties, with single family residences to the south and east and light commercial buildings and office space to the north and west.

The five buildings are each addressed separately with separate APNs:

- 17772 17th Street, APN: 401-401-12 (located at the northwest corner, identified as the North Building),
- 17862 17th Street, APN: 401-401-13 (located at the northeast corner, identified as the East Building),
- 17782 17th Street, APN: 401-401-15 (located at the southwest corner, identified as the West Building),
- 17852 17th Street, APN: 401-401-16 (located at the southeast corner, identified as the South Building),
- 17822 17th Street, APN: 401-401-14 (located at the center of the lot, identified as the Central Building)

Central Building

The Central Building is located at the center of the lot, surrounded by the other four buildings. The building is constructed in the New Formalism style. The building has a rectangular plan and is four stories in height. It has a symmetrical form, with a flat roof featuring continuous, broad overhanging eaves with coffered-panel soffits clad in painted roughcast/wet dash stucco. There are entrances at each elevation, with the main entrance located at the north elevation. The building has a geometric form, generally identical at each elevation. The exterior walls are composed of recessed painted roughcast/wet dash stucco wall panels set within vertically oriented grouped fixed panel aluminum-framed window surrounds with dark-tinted Spandrelite glazing. The wall and window sections are separated by roughcast/wet dash stucco pilaster that extends to meet the coffered soffit roofline above. The exterior walls create a striking pattern, indicative of

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the New Formalism style by drawing on Neoclassical characteristics. There are exterior doors at each elevation of the building. The exterior doors are fully glazed aluminum with vertically oriented grouped fixed panel aluminum-framed windows above. It is not clear if the doors are original; permits do not reference door replacements. The entrance at the north elevation appears to be the main entrance; there is a roughcast/wet dash stucco-clad rounded awning affixed to the wall above the door assembly with signage reading "Tustin Financial Plaza" with the building's address (17822) in brushed steel floating letters above. At each elevation, there are free-standing square light posts, flanking each entrance. The light posts are clad in roughcast/wet dash stucco, capped with square frosted glass light fixtures with metal frames; these fixtures are similar in composition to the streetlights throughout the parking lot areas. There are concrete steps and landscape features at each of the entrances. The Central Building is the focal point of the lot; it is the largest of the buildings, two stories higher than the other buildings.

North, South, East, West Buildings

The North, South, East and West Buildings are generally identical, placed symmetrically at each corner of the lot. They were constructed between 1972-1973, and are nearly identical in form, massing, and material composition. They are constructed in the New Formalism style, with each having a two-story volume with a square plan. The buildings all have a capped flat roof, with eaves and soffit details that match the Central Building (described above). The facade of each building is clad by roughcast/wet dash stucco with recessed wall panels set within vertically oriented grouped fixed panel aluminum frame window surrounds that contain dark-tinted Spandrelite glazing and are separated by roughcast/wet dash stucco pilasters that extend to the soffit. There are entrances at each elevation of each of the buildings. The exterior doors are typical fully glazed aluminum with vertically oriented fixed panel aluminum-framed windows above. It is not clear if the doors are original; permits do not reference door replacements. All of the entrances are fronted by concrete steps, sidewalks, landscape features, and are flanked by lamp posts that match those at the Central Building and throughout the property. At the north elevation, of each four buildings, are rounded roughcast/wet dash stucco-clad awnings and the building's address in brushed steel floating letters above. There are no significant differences between the four buildings, besides signage. There is printed signage at each building with the identifier (North Building, South Building, East Building, West Building).

Other Features

At the southeast corner of the property there is a small outdoor break area . The area is set on a small concrete pad with one light post, four fixed metal tables with umbrellas and fixed seats around them. This was likely an outdoor smoking area associated with stricter anti-smoking regulations dating to 1995 when

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California became the first state to ban smoking in the workplace. The landscaping throughout the property includes sidewalks between each building and the parking spaces. The parking area accommodates over 550 cars. The parking and landscaping were designed to be pedestrian-oriented with wide tree-lined paths between buildings. The landscaped area was originally developed with over 16,000 fully grown junipers and 860 fully grown palms. Throughout the landscaping are free standing light posts. The light posts are clad in roughcast/wet dash stucco, capped with square frosted glass light fixtures with metal frames, and match those outside each building. At the northwest corner of the property is a freestanding sign with the property's name (Tustin Financial Plaza). There are two entrances to the property from the street on the north side and one at the west side.

Current views of the property are included in the following pages and within **Appendix D.**



View south of the north elevation of the Central Building.



View southeast of the north and west elevations of the North Building.



View east of the west elevation of the West Building.



View northwest of the south and east elevations of the South Building.



View east of the west elevation of the East Building.

VI. SIGNIFICANCE EVALUATION & REGULATORY CONCLUSIONS

In 2021, the Meredith Financial Centre property was surveyed at a reconnaissance level and was assigned a CRHR status code of 7R (identified in a reconnaissance level survey, not evaluated). in the 2021 Tustin Historical Resource Survey the property is described as a "potential resource for its association with patterns of postwar commercial development, and as an intact and representative example of Late Modern/New Formalism architecture." In 2024, at the request of the property owner and under contract to the City of Tustin, Architectural Resources Group (ARG) prepared a preliminary historical resource evaluation of the property that concluded the Meredith Financial Centre was eligible for listing in the NRHP, the CRHR and the Local Register under Criterion C/3/3 as an example of the New Formalism style, and was additionally eligible under Local Register Criterion 1 and 7 as a unique grouping of New Formalism style buildings.

Urbana has completed this HRAR to more intensively research and assess the property's eligibility under the criteria of the CRHR and Local Register to inform future discretionary projects at the parcel. Analysis under the CRHR and Local Register criteria is included below.

DPR forms prepared for the property, with a CRHR status code assigned, are included in **Appendix E.**

CRHR Criterion 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.*

Local Register Criterion 1: *It exemplifies or reflects special elements of the City's cultural, architectural, aesthetic, social, economic, political, artistic, engineering and or architectural heritage.*

The subject property was constructed in 1972 and 1973. During this time, Tustin was undergoing a period of rapid growth. At the time of development, the area was transitioning from agricultural land to low density commercial and single family residential. The subject property was agricultural land until construction of the Meredith Financial Centre in the early 1970s. Construction of the Santa Ana Freeway (Interstate 5) in 1955 and State Route CA-55 in 1964 lead to a rapid construction of commercial development in Tustin and Orange County. The subject property was constructed during this period of postwar development in the region; however, the property is not a significant example of this period of development. Many commercial buildings were constructed at this time and the subject property is not uniquely associated with this period

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of history. The property has operated as an office business park for the entirety of its history; it is not associated with any specific historical events. It does not reflect a special element of the City's cultural, architectural, aesthetic, social, economic, political, artistic, engineering and or architectural heritage. As such, the property is not significant under CRHR Criterion 1 or Local Register Criterion 1.

CRHR Criterion 2: *It is associated with the lives of persons important to local, California, or national history.*
Local Register Criterion 2: *It is identified with persons, a business use or events significant in local, state, or national history.*

The subject property is associated with Eddy Meredith, owner of the Meredith Company and Craig Development Corporation. Meredith was a notable developer in the City of Tustin. Meredith was a prolific developer in the post-war era, specifically in the 1960s and 1970s. Meredith was a prolific builder, and was known for his elegant, well-built homes. He is best known for the development of residential subdivisions. Meredith is credited with bringing the split-level home to Southern California. Several of the residential subdivisions built by Meredith bear his name, including Meredith Park, Meredith Gardens, Meredith Village, Meredith Acres, Meredith Terrace, Meredith Hills, and Meredith Ridge. The subject property was the first large scale commercial development built by Meredith. Early records indicate that the Central Building of the Meredith Financial Centre was planned to be used for the Meredith Co. office, however, there is no indication that it was ever used as such after construction. While the subject property maintains association with Meredith, he is more strongly associated with residential development. The Meredith Financial Centre does not have a strong enough association with Meredith to be considered eligible under CRHR/Local Register Criterion 2.

The property was utilized as a for-lease office space since construction. Many different tenants occupied the buildings throughout the years; research does not indicate that any of the tenants made significant contributions to local, state, or national history. As such, the property is not considered eligible under CRHR/Local Register Criterion 2.

CRHR Criterion 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.*

Local Register Criterion 3: *It embodies distinctive characteristics of style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftmanship.*

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Local Register Criterion 4: *It is representative of the notable work of a builder, designer, or architect.*

The subject property is a unique example of a New Formalism style in Tustin. During the 2021 Tustin Historic Resources survey, the subject property was the only identified example of the New Formalism style in Tustin. The Meredith Financial Centre, now known as the Tustin Financial Plaza, was built in 1972 and 1973. The New Formalism style began in the mid-1950s and grew in popularity in the 1960s. The style was a response to the more ridged International style that had come about in the post-war era. The New Formalism style utilized the new materials and technologies found in the International style while also drawing inspiration from the Classical style. Buildings designed in the style exhibited many Classical elements including strict symmetrical elevations, building proportion and scale, Classical columns, highly stylized entablatures and colonnades. Architects Edward Durrell Stone, Philip Johnson and Minoru Yamasaki, are considered the foremost architects of the style; they had gained recognition for their work within the International style but were interested in the use of new styles and materials. Stone's New Delhi American Embassy (1954), which blended the architecture of the east with modern western concepts, is considered to be the symbolic start of New Formalism architecture. The style was used primarily for high-profile cultural, institutional and civic buildings. Within Southern California, the style was primarily used for museums, auditoriums, and college campuses. While other Modern styles were built to be integrated with nature, New Formalism creates a separation from nature. Properties in this style are typically set on a podium or base, or in a cohesive grouping surrounded by formal landscaped and hardscaped features, drawing a clear distinction between the architecture and the surrounding.

The Meredith Financial Centre features many character defining features of the New Formalism style. The buildings utilized man-made materials, including roughcast/wet dash stucco and dark-tinted Spandrelite glazing, that mimic luxurious qualities. The building is painted in a light, neutral color, an off-white tan, with the dark glazed windows creating a striking accent. The buildings are set on a slight podium, with concrete steps leading to each entrance and a separation from the parking and landscaping. The property was designed with a certain sense of modern monumentality: the symmetrical form of the buildings and layout of the property, the vertical lines of the windows, and the large central building make an impressive visual. As the property features many of the character defining features of the style, it is considered eligible under CRHR Criterion 3/Local Register Criterion 3.

The subject property was partially designed by notable architect Leason Pomeroy III. Pomeroy designed two of the five buildings and is responsible for the layout of the property. The other three buildings were

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designed by civil engineer L.A. Bivens, however, these buildings are essentially duplicates of the buildings initially designed by Pomeroy. The Orange County based architect opened his firm, Leason Pomeroy Associates, Inc (LPA), in Orange, California in 1965. The subject property was one of Pomeroy's earliest projects. In conversations with Pomeroy, he indicated that it was an important early commission that led to future large-scale projects. Prior to the Meredith Financial Centre, Pomeroy had only worked on relatively small projects, mainly single houses.

The Meredith Financial Centre site plan, in concept, was designed by Pomeroy, and two of the five buildings are additionally attributed to Mr. Pomeroy. The other three buildings were constructed from his original designs but without his architectural stamp or license applied. The Meredith Financial Centre was a modern office park designed in the New Formalism style. The style is typically reserved for institutional and commercial settings. It marks a new era of projects in Pomeroy's career as he went on design more large-scale projects in the New Formalism style. Following construction of the Meredith Financial Centre, Pomeroy went on to design many large-scale projects in the 1970s, and into the 1980s and 1990s, including several buildings at Chapman College in Orange and a terminal at John Wayne Airport. In the 1970s, Orange County was undergoing rapid change and large-scale commercialization. Pomeroy and his firm, LPA, designed many commercial projects in this era, many of which are recognizable features in the community.

Pomeroy is considered a notable architect in the Orange County region. The Meredith Financial Centre project is one of his earliest works and is significant within his body of work as it was the start of his work in the large-scale commercial sphere. As such, the subject property is considered eligible under CRHR Criterion 3/Local Register Criterion 4 as a representative work of Leason Pomeroy III.

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

Research and analysis of the subject property has not yielded information important in prehistory or history. Further study of the property is not likely to yield important information. The property is not eligible under Criterion 4.

Local Register Criterion 5: *Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood, community or the City.*

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While the subject property is a unique example of the New Formalism style in Tustin, it is not a unique property type. The subject property is a for lease office park. While the architecture style is unique, the type is not. It was constructed during a period of rapid development and was one of many commercial properties built in the area. The subject property was built along two key streets (17th Street and Prospect Avenue), and there are several other office parks located along these streets and in the area. It does not represent an established or familiar visual feature of the community. As such, it is not eligible under Local Register Criterion 5.

Local Register Criterion 6: *Its integrity as a natural environment or feature strongly contributes to the wellbeing of residents of the City or the wellbeing of a neighborhood within the City.*

The property consists of five commercial office buildings that do not play an integral part of the natural environment and do not contribute to the wellbeing of residents of the City or the neighborhood. Therefore, the subject buildings are not eligible under Criterion 6.

Local Register Criterion 7: *It is a geographically definable area possessing a concentration or continuity of site, buildings, structures or objects as unified by past events or aesthetically by plan or physical development.*

The property is a single parcel under single ownership that is composed of five detached office buildings surrounded by asphalt surface parking. It does not meet the traditional definition of an historic district or grouping of properties to which Criterion 7 would typically apply. Urbana does not view the original construction campaign as a unifying past event, nor does the construction of the five redundant buildings void of landscape or hardscape features, rise to a necessary level of significance under Criterion 7. The property does not meet the intent of Criterion 7 simply because it is a suburban office development with multiple buildings constructed under an extended campaign in 1972-1973. The property is not eligible under Local Register 7.

Integrity

Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed. The Meredith Financial Centre is asserted significant under CRHR 3 and Local Register Criterion 3 and 4. Analysis under the seven aspects of integrity is included below.

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Location: The Meredith Financial Centre was built at the corner of 17th Street and Prospect Avenue. The buildings have not moved since original construction. The property maintains integrity of Location.

Design: The Meredith Financial Centre was built in a symmetrical plan with one four-story central building and four two-story buildings surrounding it. The property was comprehensively designed with the five buildings in the New Formalism style. The property's layout has not been altered since construction. The buildings have not undergone any significant alterations. As such, the property maintains integrity of Design.

Setting: Construction of the Meredith Financial Centre began in 1972. At this time, the surrounding area was undergoing a rapid transition from agricultural to commercial and residential land uses. By the time construction finished in 1973, the surrounding area was infilled with single-family residential homes and commercial buildings. The surrounding area has not changed substantially since construction. The setting has not changed and the property maintains integrity of Setting.

Materials: The subject property was built in the New Formalism style and utilizes a mix of modern and natural materials. The exterior is made of roughcast/wet dash stucco with large, vertical windows with dark-tinted Spandrelite glazing. There have not been significant alterations to the building or it's materials. The roof and some doors have been replaced in kind; these alterations do not change the overall look of the buildings. The property maintains a majority of its original materials. The property maintains integrity of Materials.

Workmanship: The Meredith Financial Centre was built by the Meredith Company based on designs by Leason Pomeroy III. Few substantive alterations have occurred since original construction, and work performed have generally been in kind, such that it has not detracted from the workmanship of the property. The property maintains its integrity of Workmanship.

Feeling: The Meredith Financial Centre was built in the early 1970s as a suburban office park leased to tenants. The property has not changed its use since original construction. The site plan and buildings have not been altered and the surrounding area has not substantially changed. The property maintains integrity of feeling.

Association: There have been very few alterations to the property since original construction. It maintains

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the original vision designed by Leason Pomeroy III and Eddy Meredith, and appears much as it would have at original construction. The property maintains integrity of Association.

Regulatory Conclusions

The Meredith Financial Centre property is eligible under CRHR Criterion 3 and Local Register Criterion 3 and 4. The property maintains integrity as a suburban office park built in the New Formalism style. Accordingly, the property meets the definition of a historical resource pursuant to the CEQA Guidelines and the City of Tustin Municipal Code.

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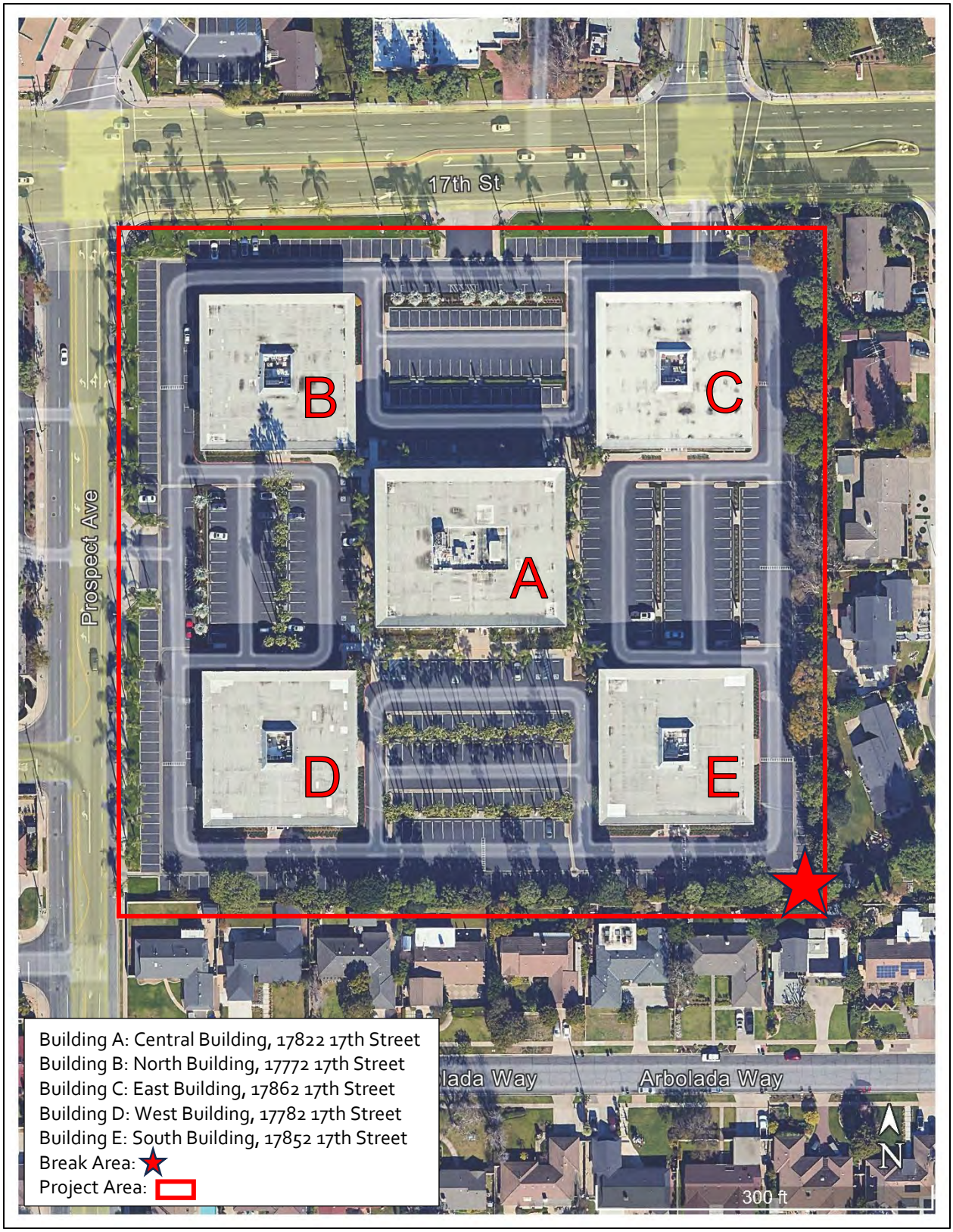
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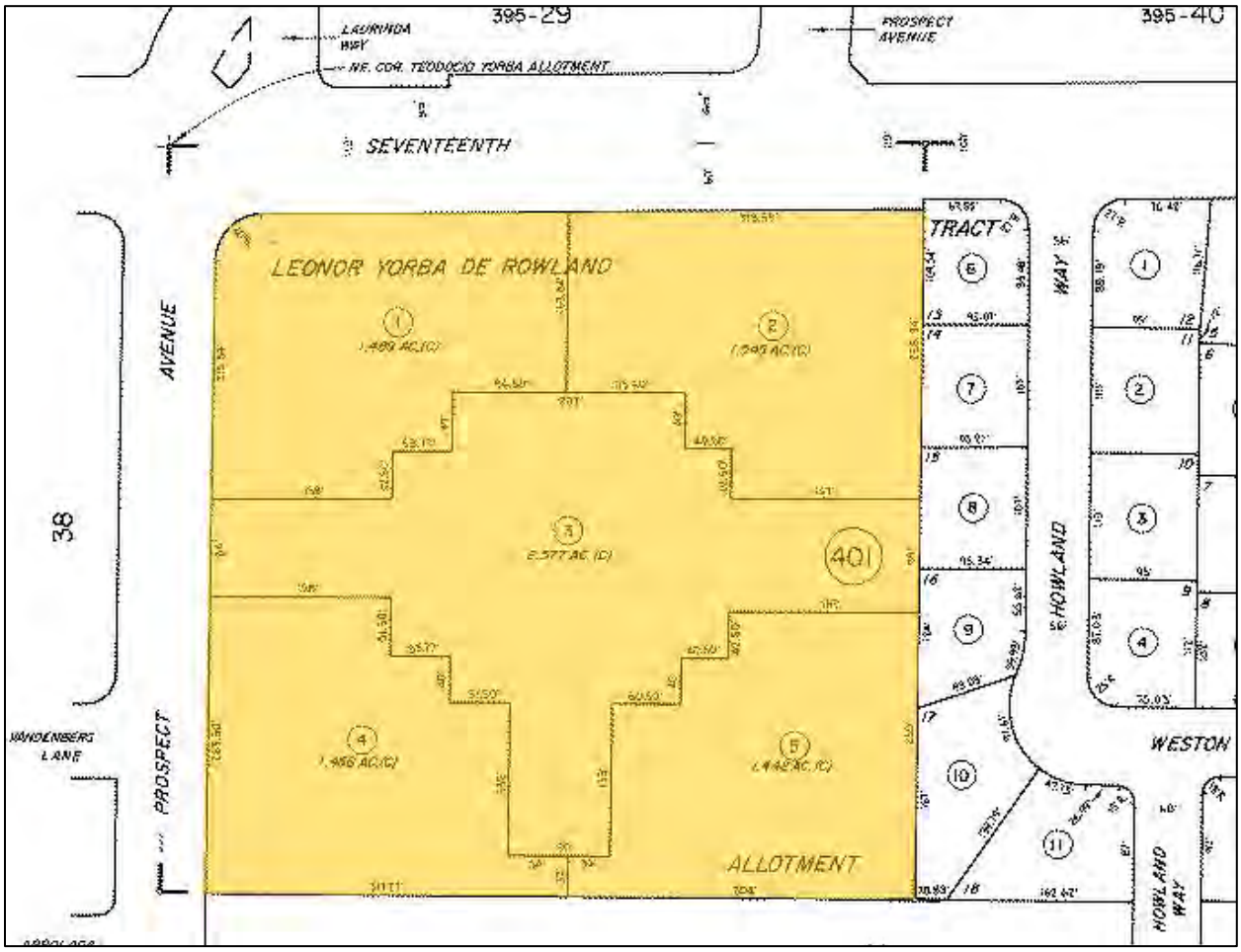
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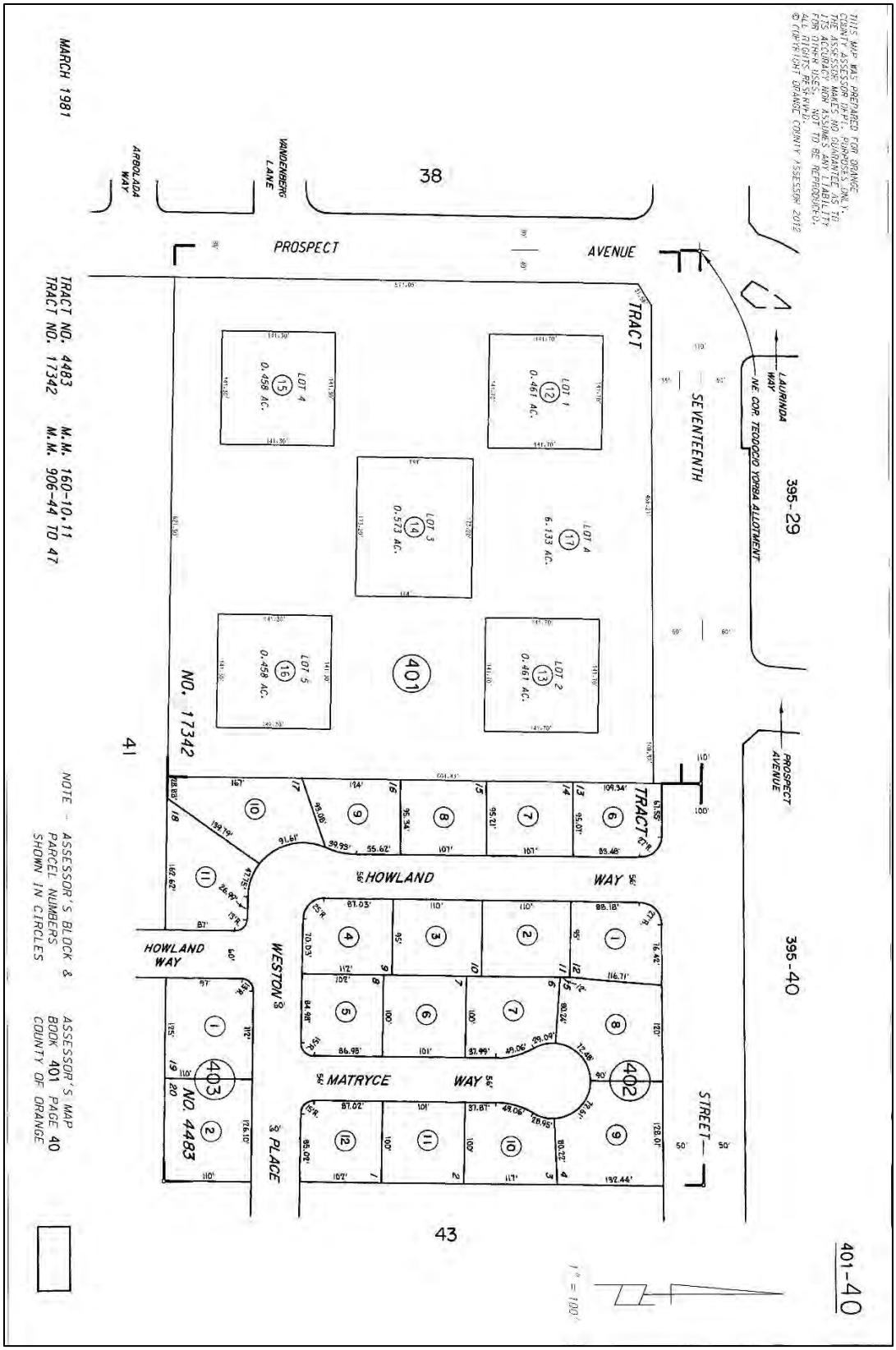
APPENDIX A

PROJECT LOCATION MAPS


17th St
Prospect Ave
B
C
A
D
E
Arbolada Way
Arbolada Way
N
300 ft
Building A: Central Building, 17822 17th Street
Building B: North Building, 17772 17th Street
Building C: East Building, 17862 17th Street
Building D: West Building, 17782 17th Street
Building E: South Building, 17852 17th Street
Break Area:
Project Area:



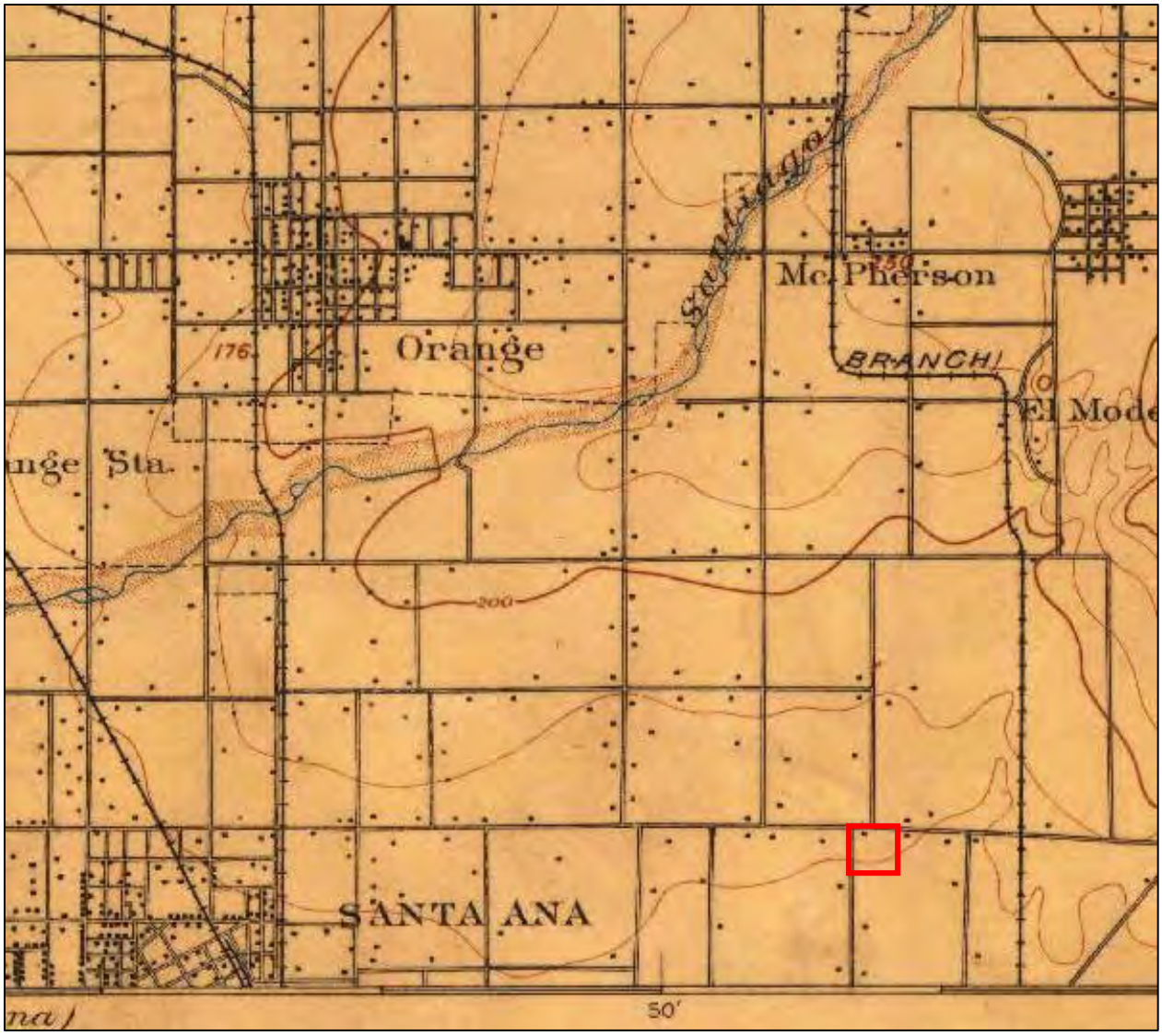
Property Plat Map



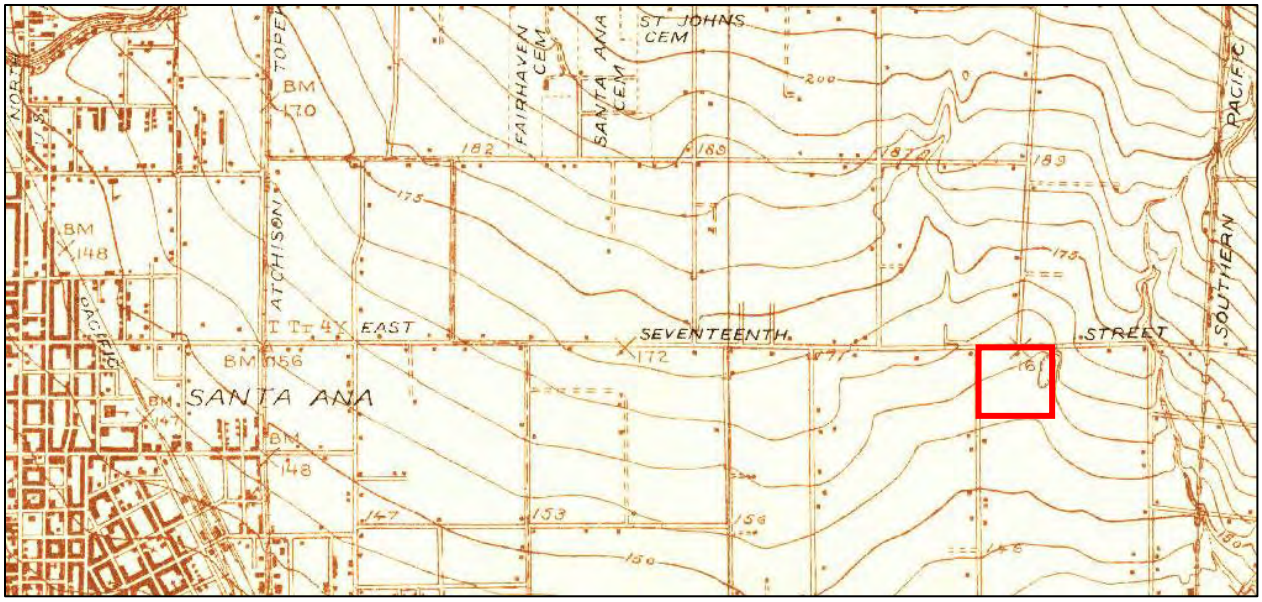
Tract Map 401-40



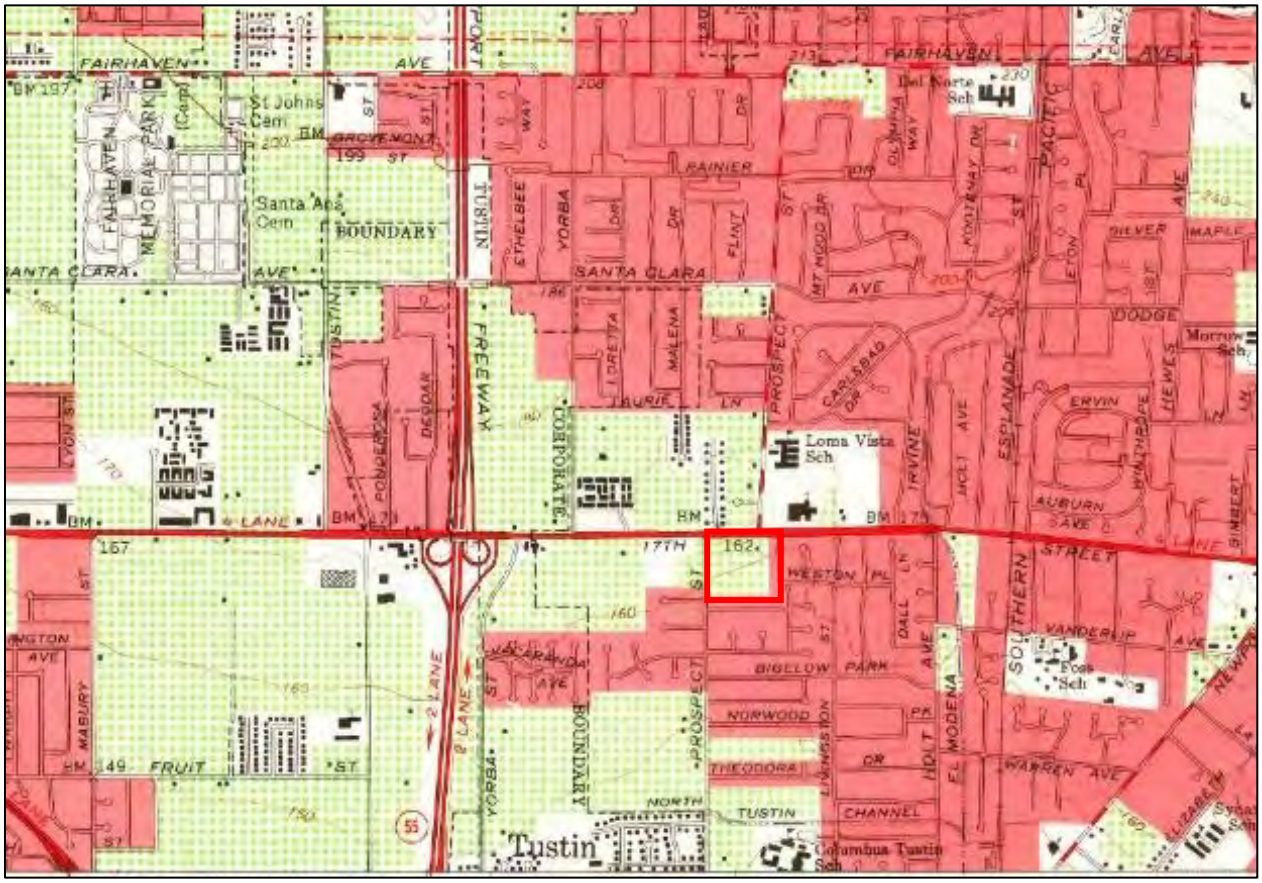
Location Map – 2022 Orange Topographic Map



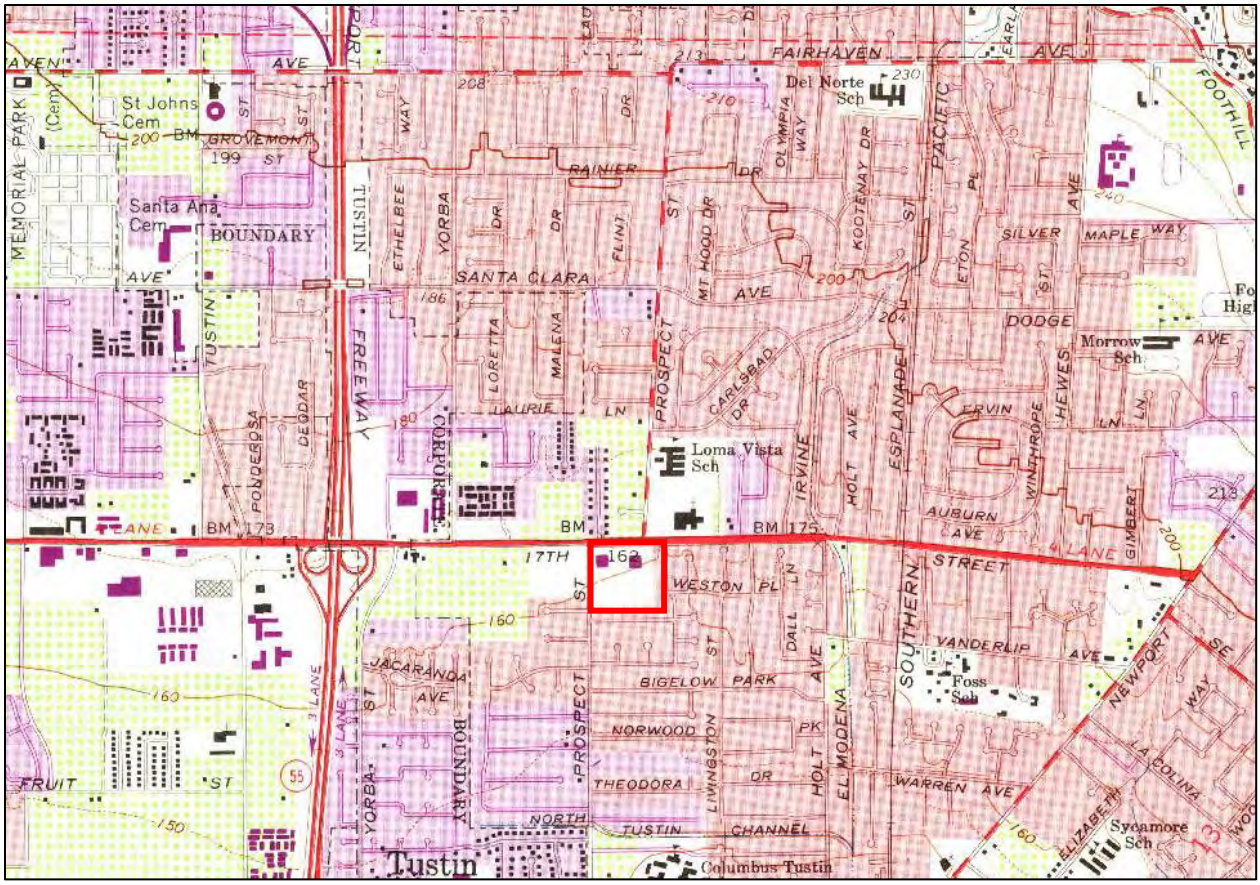
1896 Anaheim Topographic Map



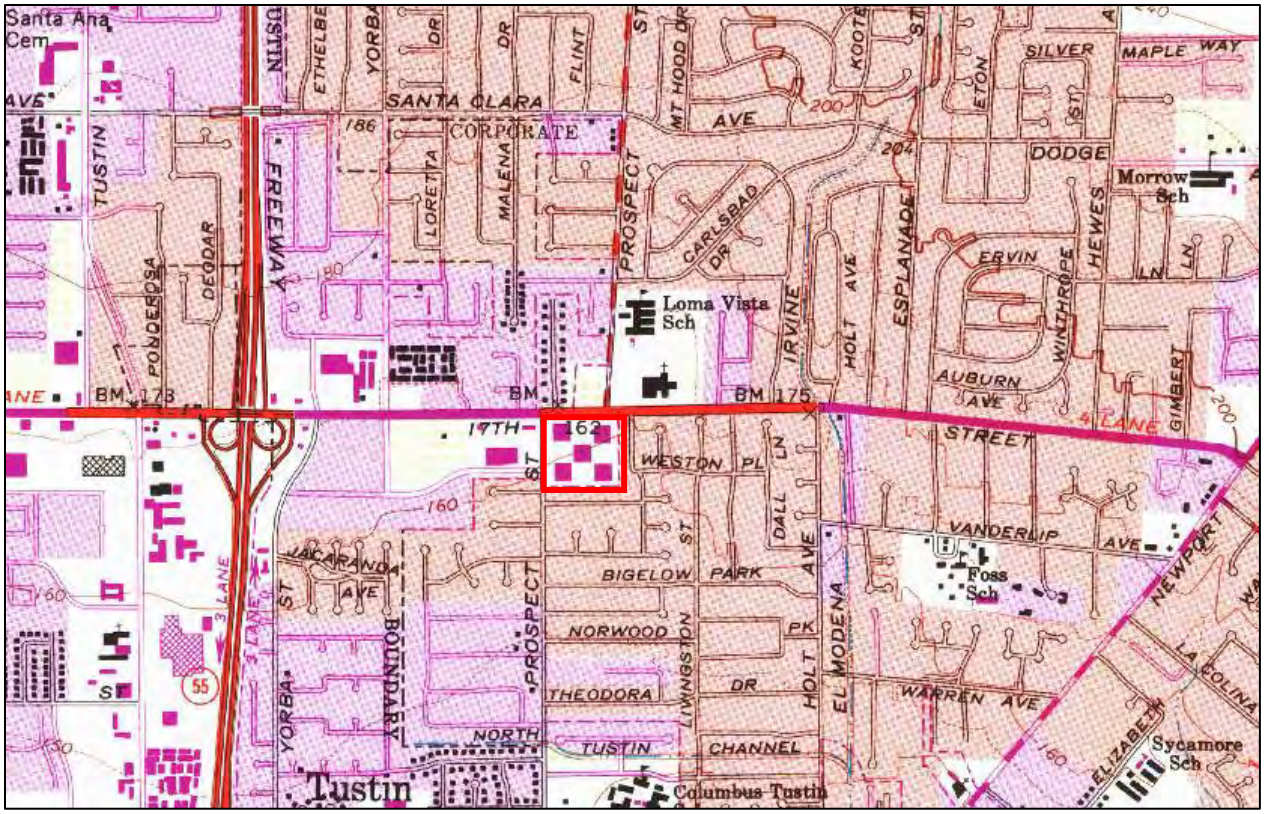
1932 Orange Topographic Map



1964 Orange Topographic Map



1970 Orange Topographic Map



1982 Orange Topographic Map

Sanborn Fire Insurance Maps are not available for the Financial Centre.

APPENDIX B

BUILDING DEVELOPMENT INFORMATION

City of Tustin Permit History

Date	Owner	Contractor	Permit No.	Permitted Work
3/27/1972	The Meredith Co.	Architect: STD Plan Contractor: Craig Development Corp	Permit No. 6299	249 Lin ft block wall
4/10/1972	The Meredith Co.	Architect: STD Plan Contractor: Craig Development Corp	6355	968 Lin Ft block wall per city
4/17/1972	The Meredith Co.	Architect: Leason F. Pomeroy, AIA Contractor: Craig Development Corp	6365	New Office Building
4/21/1972	The Meredith Co.	Craig Development Corp	6367	Demolish Single Family home
5/25/1972	The Meredith Co.	Architect: Leason Pomeroy Contractor: Craig Dev	6485	New Office Building
12/1/1972	Meredith Homes	Blackmun Fence	6839	1230 Lin Ft. 4 course block wall
1/26/1973	Meredith Co	Owner	6883	Partitions
2/26/1973	The Meredith Co.	Architect: Leason Pomeroy Contractor: Southland A/C	3736	Reach in A/C system building #2
3/7/1973	The Meredith Co.	Architect L. Bivens	7081	Office Building
3/8/1973	The Meredith Co.	The Meredith Co	7085	Partitions - Suites #2001 and 2005
3/27/1973	The Meredith Co.	Architect: L. Bivens The Meredith	7083	Office Building
4/14/1973	The Meredith Co.	Architect: LA Bivens Contractor: The Meredith Co	7193	Construct 4 story building - foundation permit only
5/17/1973	The Meredith Co.	The Meredith Co	7228	Partitions and ceiling for 2 suites
6/15/1973	The Meredith Co.	Architect: Larry Bivens Contractor: The Meredith Co	7288	Construct 2 suites for office building suites
8/3/1973	Meredith Co - Hillard & Dodge	Architect: Goldenberg Contractor: Southland Heating & A/C	3974	Install heating & air conditioning
8/6/1973	Meredith Co	Not Listed	7462	Partitioning for Suite #202
8/14/1973	The Meredith Co.	Architect: L.A. Bivens Contractor: The Meredith Co	7570	Construct 4 story office building
8/22/1973	The Meredith Co.	The Meredith Co	7579	Partitions and ceiling for 2 suites
9/20/1973	Meredith	The Meredith Co	7613	Not Listed
10/1/1973	The Meredith Co.	Viking Fire Protection	07618	Fire Sprinkler installation
10/3/1973	E. Meredith	Owner	7709	Build Partitioned walls and frames
10/29/1973	E Meredith Co	Meredith Co	7746	Partition walls with electrical

12/5/1973	Ed Meredith Co	Architect: B Phillips Contractor: Meredith Co	7902	Build office partition
1/4/1974	Meredith Co	Meredith Co	7943	Build partitioned walls
2/4/1974	Meredith Co	Meredith Co	8011	Build partitioned suite for office use, Suite 106
2/14/1974	Merideth Co	Architect: Bill Phillips Contractor: Meredith	8029	Build partitioned walls for office suite 104
2/14/1974	Meredith Co	Architect: Bill Phillips Contractor: Meredith	8030	Build partition wall for office suite 204
3/5/1974	The Meredith Co.	Southlands Heating and A/C	4527	Heating, venting, and AC
4/25/1974	Meredith Co	Owner	8292	Build partition walls, wiring and dropped ceiling added
5/17/1974	Meredith Co	Architect: W. Phillips Contractor: Owner	8346	Build office partition wall and install electrical and air units
5/23/1974	Meredith Co	Architect: W. Phillips Contractor: Owner	8365	Construction of partitioned wall and install electrical and air conditioning
6/24/1974	Eddy Meredith	Owner	8473	Build partitions, install electrical, and air conditioning suite 210
4/29/1975	Eddy Meredith	Owner	09124	Build out partitioning, install air conditioning and electrical
11/6/1974	Meredith Financial Center	CBF Systems inc.	08843	Install fire extinguishing system
2/4/1975	Eddy Meredith	Bill Philip	08972	Build out partitioning, add electrical and air conditioning
3/14/1975	The Meredith Co.	Southland Heating and Air Conditioning	4529	Heating and air conditioning, second floor - tenant development
3/13/1975	Meredith	Viking Fire Protection	09037	Install fire sprinklers
3/26/1975	Eddy Meredith	Owner	09069	Build out office partitioning, add electrical and air conditioning
5/30/1975	Eddy Meredith	Owner	09191	Build out office partitioning, install electrical and air conditioning
6/14/1975	E. Meredith	Owner	09234	Build out partitioning, install electrical and air conditioning
7/2/1975	Meredith	Meredith	09256	Office Build Out Partitioning, install electrical and air conditioning

7/9/1975	The Meredith Co.	Southland Heating and Air Con	4538	Tenant development - 2-2 ton unit, 1-1 1/2 ton unit
8/15/1975	Meredith	Owner	09391	Office Build Out Partitioning, install electrical and air conditioning
8/27/1975	The Meredith Co.	Southland Heating and Air Con	4428	Install 1-1 1/2 ton unit; 1-2 ton unit; 1-3 ton unit; 2-4 ton unit; tenant development
9/11/1975	Meredith Financial	Edd Meredith	09434	Demolish free standing partitioning, reinstall wiring as per code
11/3/1975	Meredith	Meredith	09596	Build out of walls, electrical, and air conditioning
12/2/1975	Meredith	Meredith	09634	Build out office petitioning, electrical, air conditioning
1/12/1976	The Meredith Co.	Southland Heating and Air Con	4431	tenant development
2/3/1976	Meredith	Meredith	09708	Build out of office electrical and air conditioning, Tenant Improvements
2/9/1976	The Meredith Co.	Southland Heating and Air Con	4434 (Heating Permit)	Tenant Development
2/17/1976	Meredith	Meredith	09723	Build out of partition, install air conditioning and electrical
2/26/1976	Meredith Co.	Southland Heating and Air Con	4436 (Heating Permit)	Tenant Development
3/24/1976	Meredith	Meredith	09829	Expansion, build out of walls, air conditioning and electrical
3/25/1976	The Meredith Co.	Southland Heating and Air Con	4438 (Heating Permit)	Tenant development (Farmers Insurance Suite)
4/5/1976	The Meredith Co.	Southland Heating and Air Con	5378 (Heating Permit)	Tenant Development
4/20/1976	The Meredith Co.	Southland Heating and Air Con	5379 (Heating Permit)	Tenant Development
5/14/1976	Meredith	Owner	09958	Build out of walls, air conditioning, electrical
6/1/1976	The Meredith Co.	Southland Heating and Air Con	5380 (Heating Permit)	Install 1 1/2 ton unit and tenant development for Garrison suite on 1st floor

6/2/1976	Meredith	Owner	10004	Remodel alter walls, relocate lighting and air conditioning
8/2/1976	Meredith	Meredith	10132	Tenant improvements, walls, air conditioning
8/6/1976	The Meredith Co.	Southland Heating and Air Con	5383 (Heating Permit)	Tenant development
10/13/1976	Meredith	Owner	10424	Build walls, electrical and air conditioning, tenant improvements
10/26/1976	Meredith	Meredith	10445	Build out of walls, electrical, air conditioning, tenant improvement
10/27/1976	The Meredith Co.	Southland Heating and Air Con	4439 (Heating Permit)	Tenant Development
11/3/1976	The Meredith Co.	Southland Heating and Air Con	4440 (Heating Permit)	1-2 T. unit; 4-2 1/2 T. units
11/30/1976	Meredith	Owner	10375	Tenant improvement, electric, build out of walls and air conditioning
12/1/1976	The Meredith Co.	Southland Heating and Air Con	4442 (Heating Permit)	Tenant Development
12/10/1976	California Mortgage Service	Owner	10400	Demolishing walls/partitions
12/16/1976	The Meredith Co.	Southland Heating and Air Con	5667 (Heating Permit)	Tenant Development
1/17/1977	Meredith	Meredith	10513	Tenant improvement, build out of walls, and electrical
2/8/1977	The Meredith Co.	Southland Heating and Air Con	5668 (Heating Permit)	tenant development; heating and air conditioning
2/9/1977	Meredith	Meredith	10578	Tenant improvement, build out of walls, electrical and air conditioning
3/17/1977	Meredith	Meredith	10641	Tenant improvement, build out of walls, electrical
4/13/1977	The Meredith Co.	Southland Heating and Air Con	5670 (Heating Permit)	Furnish and install heating and air conditioning
5/11/1977	Meredith	Meredith	10798	Tenant improvement, build out of walls, electrical and air conditioning

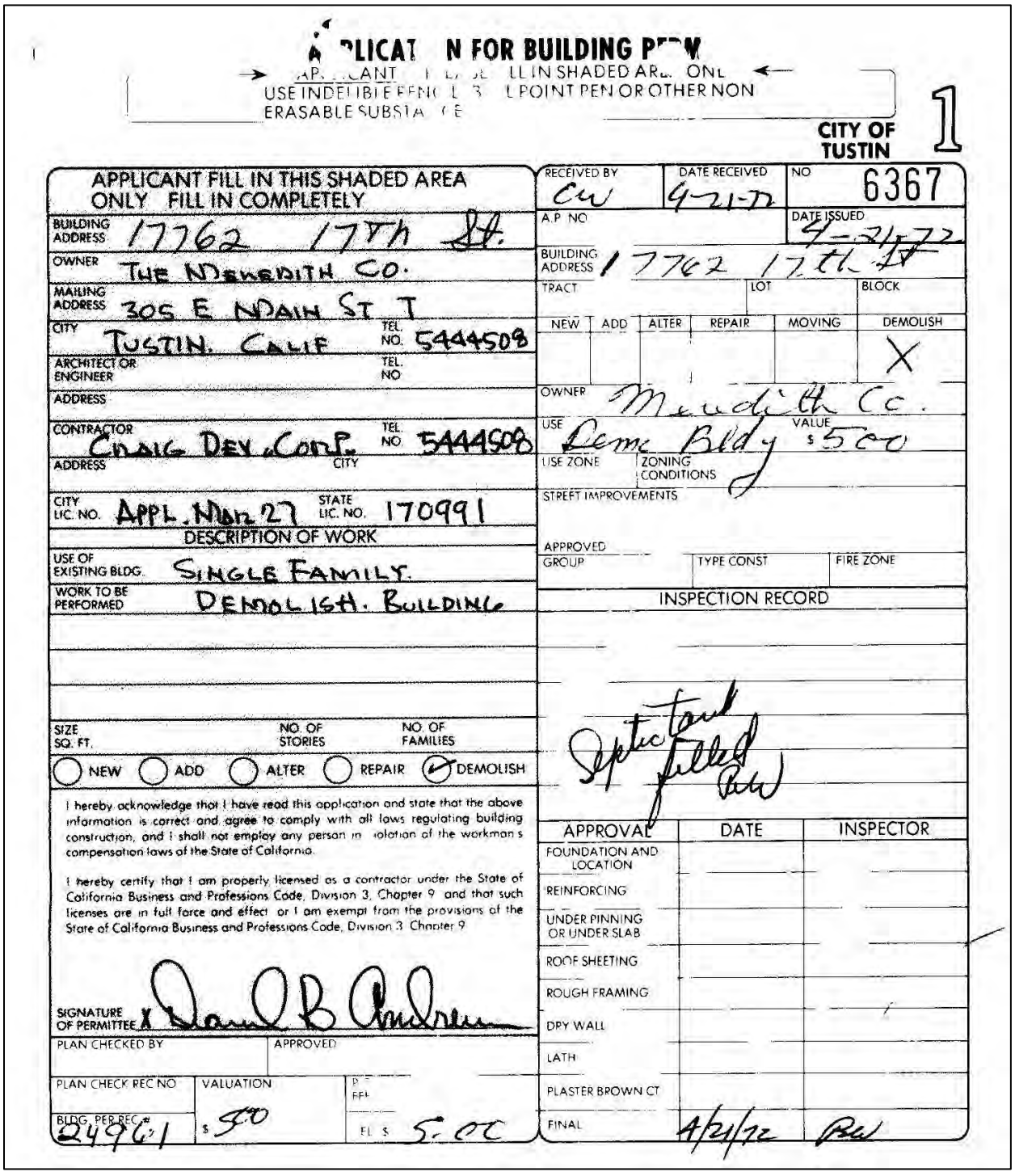
6/16/1977	The Meredith Co.	Southland Heating and Air Con	5805(Heating Permit)	1-1 1/2 ton unit and tenant development per suite
7/15/1977	Meredith	Meredith	10958	Tenant Improvement
7/27/1977	The Meredith Co.	Southland Heating and Air Con	5808 (Heating Permit)	Tenant Development
8/9/1977	The Meredith Co.	Southland Heating and Air Con	5812 (Heating Permit)	Tenant Development
8/12/1977	The Meredith Co.	Southland Heating and Air Con	5810 (Heating Permit)	1-1 ton unit tenant development
8/29/1977	Meredith	Meredith	11123	Tenant improvement, build out of walls, electrical
9/15/1977	Meredith	Meredith	11170	Tenant Improvement
9/16/1977	Meredith	Owner	11152	Office for Duracell Products
10/4/1977	Meredith	Meredith	11222	Tenant Improvement
10/14/1977	The Meredith Co.	Southland Heating and Air Con	6008 (Heating Permit)	Tenant Develop
2/2/1978	Meredith	Meredith	11469	Tenant Improvement, build out of walls, electrical
2/28/1978	Meredith	Meredith	11504	Tenant Improvement, remodel and add on
4/6/1978	Meredith	Meredith	11583	Remodel of Partitions
4/14/1978	Meredith	Meredith	11599	Remodel addition on suite #312, tenant improvement
4/16/1979	Meredith Suite #203	Meredith	12389	Remodel office
4/25/1978	Meredith	Meredith	11615	Remove one wall, add 10' new wall for low partition
12/7/1979	Meredith Financial Center	GH Cronsney	13078	33lf of metal stud and drywall - door unit
8/6/1980	Meredith	Meredith	13094	Remodel some storefronts, build out some new offices
10/21/1980	Meredith	Meredith	13278	Demo of walls
10/21/1980	Meredith	Meredith	13280	New Walls and electrical
2/27/1981	Meredith	Meredith	14149	Remodel New Partitions
12/13/1982	Meredith	Meredith	14044	Remodel tenant improvements
8/30/1984	The Meredith Co.	Architect: Kenneth Parker Contractor: Meredith Co	15432	Remodel work
5/14/1985	The Meredith Co.	The Meredith Co.	16027	Remodel

6/18/1985	Meredith Co.	C.K. Varner	16107	Demo existing interior walls and ceilings
6/27/1985	Meredith Financial Center	Viking Fire Production	15495	Relocate existing sprinkler heads, on 3rd floor
7/10/1985	Meredith Financial Center	Viking Fire Production	14242	Install 4 New Sprinkler heads and relocate 15 existing sprinkler heads
11/27/1985	Craig Development Corp	Tom Campos & Asso	16372	Stair Enclosure
12/30/1985	Meredith	Architect: Tom Campos Contractor: Craig Development	16580	Remodel office
2/18/1986	Meredith Company	Southland Heating and Air Con	08619	Heating Permit
4/2/1987	Meredith	Tom Campo	1537	Tenant Improvements
10/2/1987	Meredith Financial	Security Roof	2617	Reroof north building, prepare surface by securing and sweeping, install one 40lb brass sheet nailed, install three layers of 11lb fiberglass ply sheet
9/27/1988	Meredith Financial	Not Listed		Install one 40 lb. base sheet 4 layers of asphalt and 3 layers of fiberglass fly sheet
7/2/1996	Eddy Meredith Trust	Academy Roofing Co	B96-0469	Reroof T/O New Min. Class "B" Built Up Roof
4/23/2001	Meredith Violet Trusth	Not Listed	B01-0159	Block Wall
8/23/2006	Meredith Violet TR Meredith	Blake Sign Company	S06-0083	Face Change "Tustin Financial Plaza"
10/12/2006	Riverrock Re Group	RGSLA, Inc	B06-0483/B06-0485/B06-0484	Reroof fiberglass and rar gaf nb4m, 22,000 sf
3/12/2007	Meredith Violet Trust	JJS,INC	C06-1038	
6/4/2007	GRE Tustin Financial LLC	Not Listed	B07-0199	Revision #1 - 1 hr corridor - Original C06-1040
9/12/2007	Meredith Violet TR Meredith	JJS,INC	B07-0504	Revision Sheets SK-001, 020R2, 022RR, 023R3, 024R
9/27/2007	Meredith Violet Trust Meredith	UPS Security Systems	P07-0291	Security System
10/4/2007	Meredith Violet Trust	Not Listed	B07-0575	Revision to Ceiling/tunnel corridor framing
10/25/2007	Meredith Violet TR Meredith	Not Listed	B07-0648	Revision to structural w/calc's
12/18/2007	Meredith Violet TR Meredith	JJS,INC	C07-0996	Rev - Added Exit Signs and Stair Extension To

12/18/2007	Meredith Violet TR Meredith	JJS,INC	C07-0998	Revised Lighting Plans added Exit signs
12/18/2007	Meredith Violet TR Meredith	JJS,INC	C07-0999	Revised Lighting Plans added Exit signs
12/18/2007	Meredith Violet TR Meredith	JJS,INC	C07-1000	Revision - Lighting Plans & Exit Signs - Original
12/18/2007	Meredith Violet TR Meredith	JJS,INC	C07-0997	Revised Exit Signs & Lighting Plans - Original
7/31/2008	Meredith Violet TR Meredith	Blake Sign Company	S08-0054	Tustin Financial Plaza Signs - 1 Corner Monument Sign and 2 Directional Signs
12/3/2008	Greenlaw Partners/ Meredith Violet TR Merideth	Contractor: Blake Sign Company	C-08-0961/C08-0860/C08-0862/ C08-05859	Canopy Signs with Electrical for "Tustin Financial Plaza"
12/23/2009	Meredith Violet TR Meredith	Architect: Lawrence Group Contractor: Horizon Retail Construction Inc	C09-0439	Unit #405, Remove and Install Non-load bearing walls, add & relocate electrical
12/28/2009	Meredith Violet TR Meredith	CJ Suppression INC	P09-0229	Install 4 Sprinkler Heads, #405
6/21/2010	Meredith Violet TR Meredith	Prime Mechanical Service	C10-0193	Replace Cooling Tower System
10/4/2011	Meredith Violet TR Meredith	Tama Construction Inc	C2011-0268	2949 sf of Bank TI for suite 101
10/7/2011	GRE Tustin Financial LLC	Contractor: Wallcon INC	C2011-0200	Remodel of existing 2nd floor toilet rooms to meet accessibility standards
10/25/2011	GRE Tustin Financial LLC	Contractor: Prime Mechanical Service	M2011-0074	Replace 4-Air Handlers for HVAC (All Interior)
2/13/2012	GRE Tustin Financial LLC	Contractor: Tama Construction INC	B2012-0027	Install ATM Machine (Independence Bank)
10/2/2013	Greenlaw Partners	Contractor: Howard Building Corporation Architect: HKS Architects INC	C2013-0273	17,000 SF TI to 1/2 of 1st Floor and Entire Second Floor Excluding Building Core (Corridors) Restroom ADA Upgrade to be plan checked separately
11/14/2013	Meredith Violet TR Meredith	Sign Specialist Corporation	S2013-0083	1 Wall Sign Led, 36"x300", "Keller Williams" 75-SQ FT
11/14/2013	Meredith Violet TR Meredith	Sign Specialist Corporation	S2013-0084	1 Wall Monument, "Keller Williams" 26-SQFT
12/23/2013	GRE Tustin Financial LLC	Contractor: Howard Building Corporation Architect: Langdon Wilson International	C2013-0275	Demo storage area & convert to accessible toilet rooms to meet ADA compliance

9/11/2014	Meredith Violet TR Meredith	TSP Roof Systems INC	B2014-0305	Remove debris and cover exist bur w/60 mil single ply PVC roof membrane
9/15/2016	Meredith Violet TR Meredith	2H Construction Inc	C2016-005	T.I. - 534-SQFT; Convert existing storage room to accessible unisex restroom, 2nd floor
8/10/2017	Meredith Violet TR Meredith	K2 General Contractors	C2017-0241	Remodel 2nd floor toilets and new ground floor unisex restroom
1/25/2018	Meredith Violet TR Meredith	ABM Electrical	E2017-0193	EV Charging Station
10/19/2018	Greenlaw Management	Sign Specialist Corporation	S2015-0048	Install Wall Sign "KellerWilliams" 60-SQFT
7/8/2019	18301 Von Karman 250	All Pro Fire Protection INC	Fire-2019-00068	Install 18 Fire Sprinkler Heads Ste#300
5/29/2019	Jeff Adleu	Architect: Bole International, Inc Contractor: HIL Builders INC	Combc-2019-00050	Minor interior remodel/TI to existing office space
10/2/2019	17822 Seventh St	Caliber Signs & Imaging Inc	Sign-2019-00055	Install illum wall sign "loandepot" channel letters 48-sqft
7/15/2020	2015 Manhattan Beach Blvd 100	Pacific Stonegate Inc	Combc-2020-00041	Installing a roof mounted solar system 67.2 kw dc. 168 solar panels, 2 inverters, 1 solar ac disconnect switch, 1 solar load center
2/25/2021	Randall Patrick	Buildrite Inc	Combc-2020-00117	1,220 SF Tenant Improvement - IT, New Walls, Breakroom
5/19/2022	18301 Von Karman 250	Cabral Roofing & Waterproofing Corporation		Reseal roof drains repair approx. 108-SF of Surrounding Roof Area
8/19/2022	18301 Von Karman 250	Cabral Roofing & Waterproofing Corporation	BC-2022-00028	Reseal 2 roof drains repair approx. 240-SF of Surrounding Roof Area

Permits Related to Construction



APPLICATION FOR BUILDING PERMIT

APPLICANT PLEASE FILL IN SHADED AREA ONLY
USE INDELIBLE PENCIL OR BALL POINT PEN OR OTHER NON ERASABLE SUBSTANCE

CITY OF TUSTIN 1

APPLICANT FILL IN THIS SHADED AREA ONLY FILL IN COMPLETELY

BUILDING ADDRESS 17762 17TH St.
OWNER THE MEREDITH CO.
MAILING ADDRESS 305 E MAIN ST T
CITY TUSTIN. CALIF TEL NO. 5444508
ARCHITECT OR ENGINEER TEL NO
ADDRESS
CONTRACTOR CRAIG DEV. CORP. TEL NO 5444508
ADDRESS CITY
CITY LIC. NO. APPL. NOT 27 STATE LIC. NO. 170991

DESCRIPTION OF WORK
USE OF EXISTING BLDG. SINGLE FAMILY.
WORK TO BE PERFORMED DEMOLISH. BUILDING

SIZE SQ. FT. NO. OF STORIES NO. OF FAMILIES
○ NEW ○ ADD ○ ALTER ○ REPAIR ✓ DEMOLISH

I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all laws regulating building construction, and I shall not employ any person in violation of the workman's compensation laws of the State of California.

I hereby certify that I am properly licensed as a contractor under the State of California Business and Professions Code, Division 3, Chapter 9 and that such licenses are in full force and effect or I am exempt from the provisions of the State of California Business and Professions Code, Division 3 Chapter 9

SIGNATURE OF PERMITTEE X Donald B Andrews

PLAN CHECKED BY APPROVED
PLAN CHECK REC NO VALUATION
BLDG. PER REC. 2496.1 $ 500 FEE $ 5.00

RECEIVED BY CW DATE RECEIVED 4-21-72 NO 6367
A.P. NO DATE ISSUED 4-21-72
BUILDING ADDRESS 17762 17th St
TRACT LOT BLOCK

NEW	ADD	ALTER	REPAIR	MOVING	DEMOLISH
					X

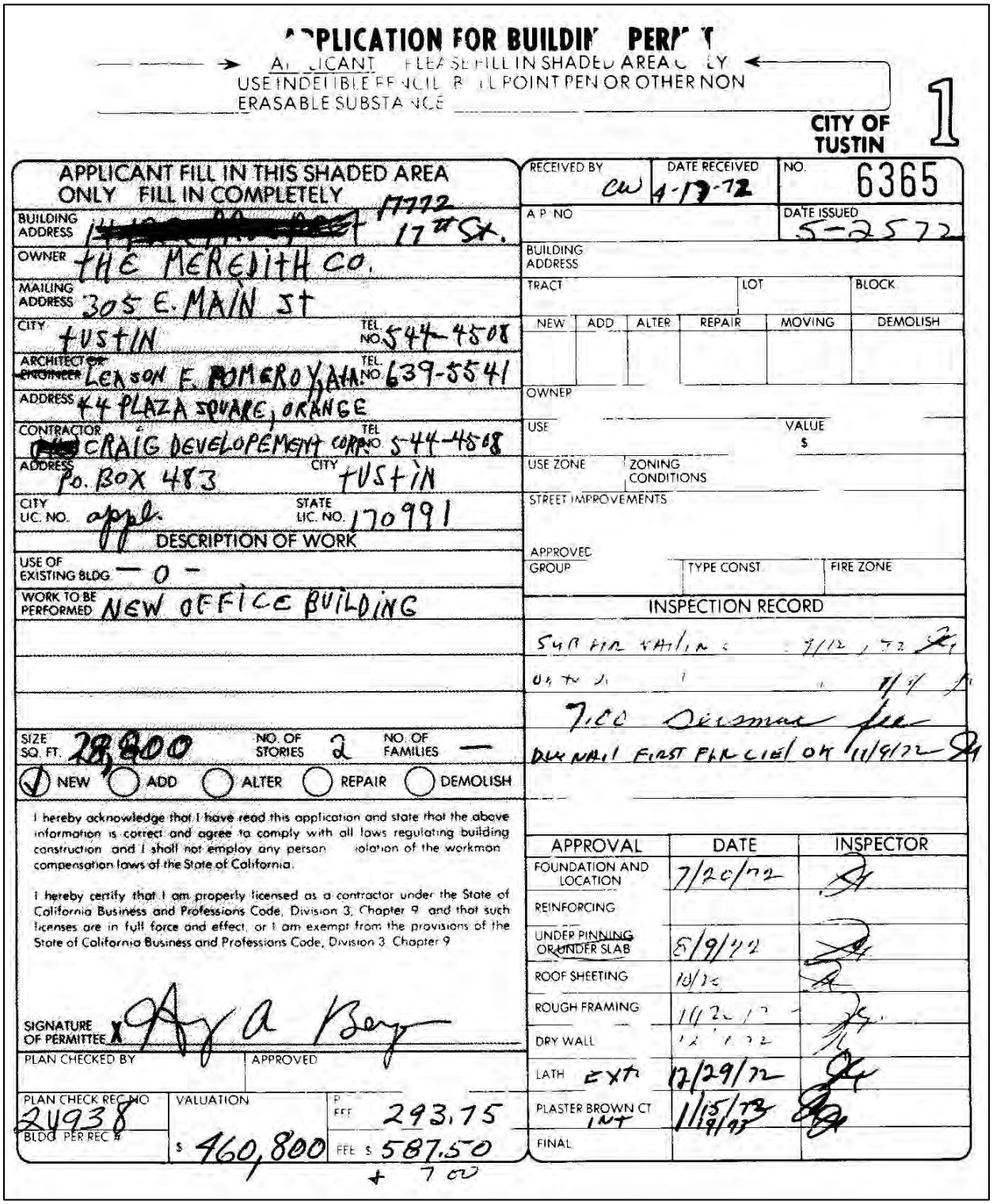
OWNER Meredith Co.
USE Comm Bldg VALUE $500
USE ZONE ZONING CONDITIONS
STREET IMPROVEMENTS
APPROVED
GROUP TYPE CONST FIRE ZONE

INSPECTION RECORD

Septic tank filled RW

APPROVAL	DATE	INSPECTOR
FOUNDATION AND LOCATION		
REINFORCING		
UNDER PINNING OR UNDER SLAB		
ROOF SHEETING		
ROUGH FRAMING		
DRY WALL		
LATH		
PLASTER BROWN CT		
FINAL	4/24/72	RW

Permit No. 6367: Demolition of the 1930s era single family residence.



APPLICATION FOR BUILDING PERMIT

APPLICANT PLEASE FILL IN SHADED AREA ONLY
USE INDELIBLE PENCIL, BALL POINT PEN OR OTHER NON ERASABLE SUBSTANCE

CITY OF TUSTIN 1

APPLICANT FILL IN THIS SHADED AREA ONLY FILL IN COMPLETELY

BUILDING ADDRESS 17772 17th St.
OWNER THE MEREDITH CO.
MAILING ADDRESS 305 E. MAIN ST
CITY TUSTIN TEL. NO. 544-4508
ARCHITECT OR ENGINEER LEXSON E. POMEROY, AIA TEL. NO. 639-5541
ADDRESS #4 PLAZA SQUARE, ORANGE
CONTRACTOR CRAIG DEVELOPEMENT CORP. TEL NO. 544-4508
ADDRESS P.O. BOX 483 CITY TUSTIN
CITY LIC. NO. appl. STATE LIC. NO. 170991

DESCRIPTION OF WORK

USE OF EXISTING BLDG — 0 —
WORK TO BE PERFORMED NEW OFFICE BUILDING

SIZE SQ. FT. 28,200 NO. OF STORIES 2 NO. OF FAMILIES —

(✓) NEW ( ) ADD ( ) ALTER ( ) REPAIR ( ) DEMOLISH

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SIGNATURE OF PERMITTEE X Ayla Berg

PLAN CHECKED BY | APPROVED

PLAN CHECK REC. NO 24938 | BLDG. PER REC. # | VALUATION $ 460,800 | P. FEE 293.75 | FEE $ 587.50 + 7.00

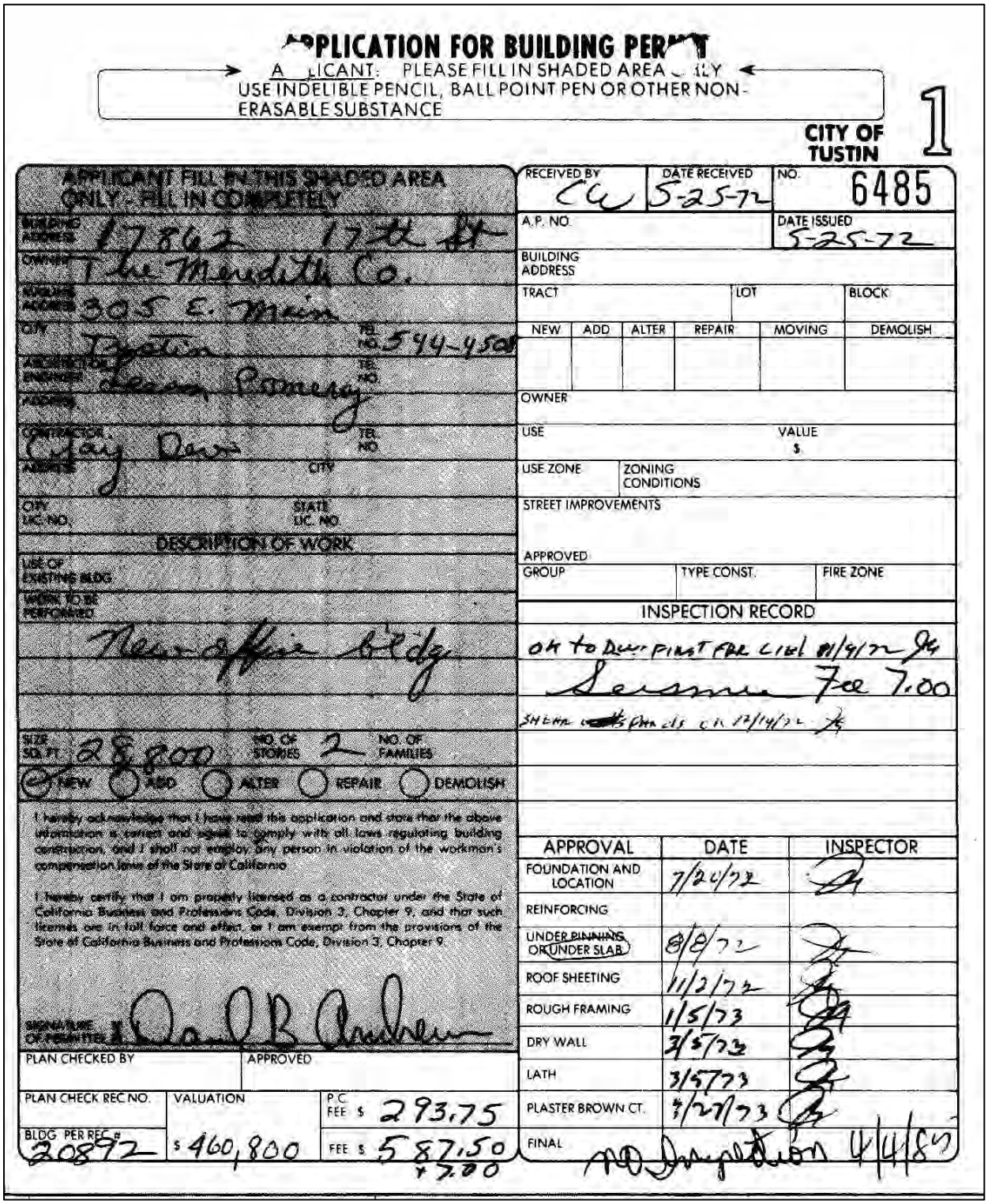
RECEIVED BY CW | DATE RECEIVED 4-17-72 | NO. 6365
A.P. NO | DATE ISSUED 5-25-72
BUILDING ADDRESS
TRACT | LOT | BLOCK
NEW | ADD | ALTER | REPAIR | MOVING | DEMOLISH
OWNER
USE | VALUE $
USE ZONE | ZONING CONDITIONS
STREET IMPROVEMENTS
APPROVED
GROUP | TYPE CONST. | FIRE ZONE

INSPECTION RECORD

SUB FOR FOUND 7/12/72
OK TO POUR 7/17
7.00 Decimal fee
DEL MAIL FIRST FLR CIEL OK 11/9/72

APPROVAL	DATE	INSPECTOR
FOUNDATION AND LOCATION	7/20/72	
REINFORCING		
UNDER PINNING OR UNDER SLAB	8/9/72	
ROOF SHEETING	10/72	
ROUGH FRAMING	11/22/72	
DRY WALL	12/1/72	
LATH EXT	12/29/72	
PLASTER BROWN CT INT	1/15/73 1/9/73	
FINAL		

Permit No. 6365: Construction of 2-story office building, 17772 17th Street (North Building).



APPLICATION FOR BUILDING PERMIT

APPLICANT: PLEASE FILL IN SHADED AREA ONLY
USE INDELIBLE PENCIL, BALL POINT PEN OR OTHER NON-ERASABLE SUBSTANCE

1

CITY OF TUSTIN

APPLICANT FILL IN THIS SHADED AREA ONLY - FILL IN COMPLETELY

BUILDING ADDRESS: 17862 17th St
OWNER: T. W. Meredith Co.
OWNER'S ADDRESS: 305 E. Main
CITY: Tustin TEL. NO. 544-4505
ARCHITECT OR ENGINEER: Clinton Pomeroy TEL. NO.
ADDRESS
CONTRACTOR: Cathy Davis TEL. NO.
ADDRESS CITY
CITY LIC. NO. STATE LIC. NO.

DESCRIPTION OF WORK

USE OF EXISTING BLDG
WORK TO BE PERFORMED: New office bldg
SIZE SQ. FT. 28,800 NO. OF STORIES 2 NO. OF FAMILIES
(X) NEW ( ) ADD ( ) ALTER ( ) REPAIR ( ) DEMOLISH

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SIGNATURE OF PERMITTEE: [signature]

PLAN CHECKED BY | APPROVED

PLAN CHECK REC NO. | VALUATION $460,800 | P.C. FEE $ 293.75
BLDG. PER REC # 20892 | FEE $ 587.50 + 3.00

RECEIVED BY: CW | DATE RECEIVED: 5-25-72 | NO. 6485
A.P. NO. | DATE ISSUED: 5-25-72
BUILDING ADDRESS
TRACT | LOT | BLOCK

NEW	ADD	ALTER	REPAIR	MOVING	DEMOLISH

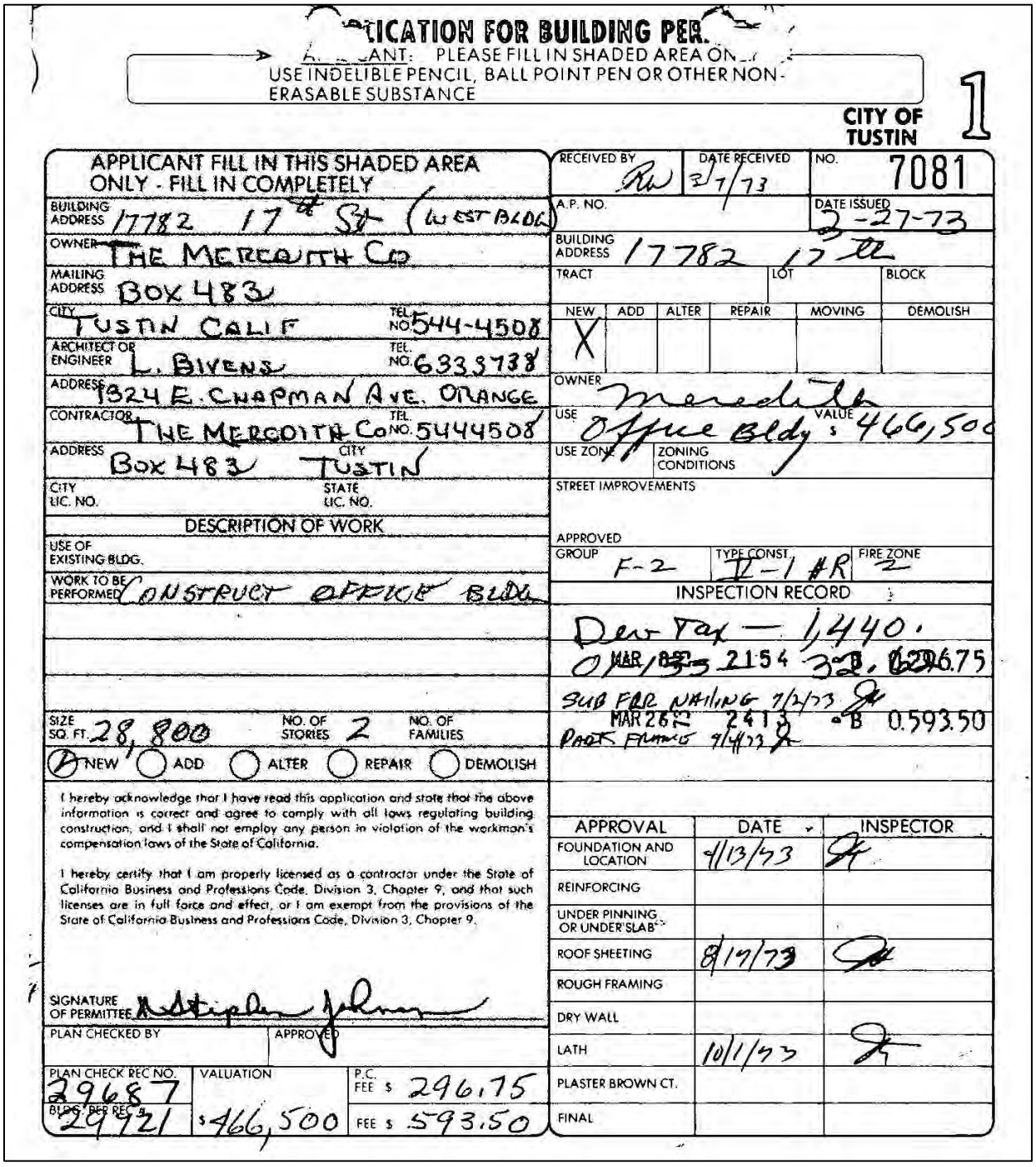
OWNER
USE | VALUE $
USE ZONE | ZONING CONDITIONS
STREET IMPROVEMENTS
APPROVED
GROUP | TYPE CONST. | FIRE ZONE

INSPECTION RECORD

OK to Deliver Permit for C16 8/4/72 JG
Sewer Fee 7.00
Sheetrock Inspection OK 12/14/72 JG

APPROVAL	DATE	INSPECTOR
FOUNDATION AND LOCATION	7/26/72	JG
REINFORCING		
UNDER PILINGS OR UNDER SLAB	8/8/72	JG
ROOF SHEETING	11/2/72	JG
ROUGH FRAMING	1/5/73	JG
DRY WALL	3/5/73	JG
LATH	3/5/73	JG
PLASTER BROWN CT.	3/27/73	JG
FINAL	Occupation 4/4/87	

Permit No. 6485: Construction of 2-story office building, 17862 17th Street (East Building).



APPLICATION FOR BUILDING PER.

APPLICANT: PLEASE FILL IN SHADED AREA ONLY. USE INDELIBLE PENCIL, BALL POINT PEN OR OTHER NON-ERASABLE SUBSTANCE

CITY OF TUSTIN

1

APPLICANT FILL IN THIS SHADED AREA ONLY - FILL IN COMPLETELY

BUILDING ADDRESS 17782 17th St (WEST BLDG)
OWNER THE MEREDITH CO
MAILING ADDRESS BOX 483
CITY TUSTIN CALIF TEL NO 544-4508
ARCHITECT OR ENGINEER L. BIVENS TEL NO 6333738
ADDRESS 1324 E. CHAPMAN AVE. ORANGE
CONTRACTOR THE MEREDITH Co TEL NO. 5444508
ADDRESS BOX 483 CITY TUSTIN
CITY LIC. NO. STATE LIC. NO.

DESCRIPTION OF WORK

USE OF EXISTING BLDG.
WORK TO BE PERFORMED CONSTRUCT OFFICE BLDG

SIZE SQ. FT. 28,800 NO. OF STORIES 2 NO. OF FAMILIES
(X) NEW ( ) ADD ( ) ALTER ( ) REPAIR ( ) DEMOLISH

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SIGNATURE OF PERMITTEE [signature]

PLAN CHECKED BY | APPROVED

PLAN CHECK REC NO. 29687 | VALUATION $466,500 | P.C. FEE $ 296.75
BLDG. PER REC. # 29721 | FEE $ 593.50

RECEIVED BY RW | DATE RECEIVED 3/7/73 | NO. 7081
A.P. NO. | DATE ISSUED 3-27-73
BUILDING ADDRESS 17782 17th
TRACT | LOT | BLOCK

NEW	ADD	ALTER	REPAIR	MOVING	DEMOLISH
X					

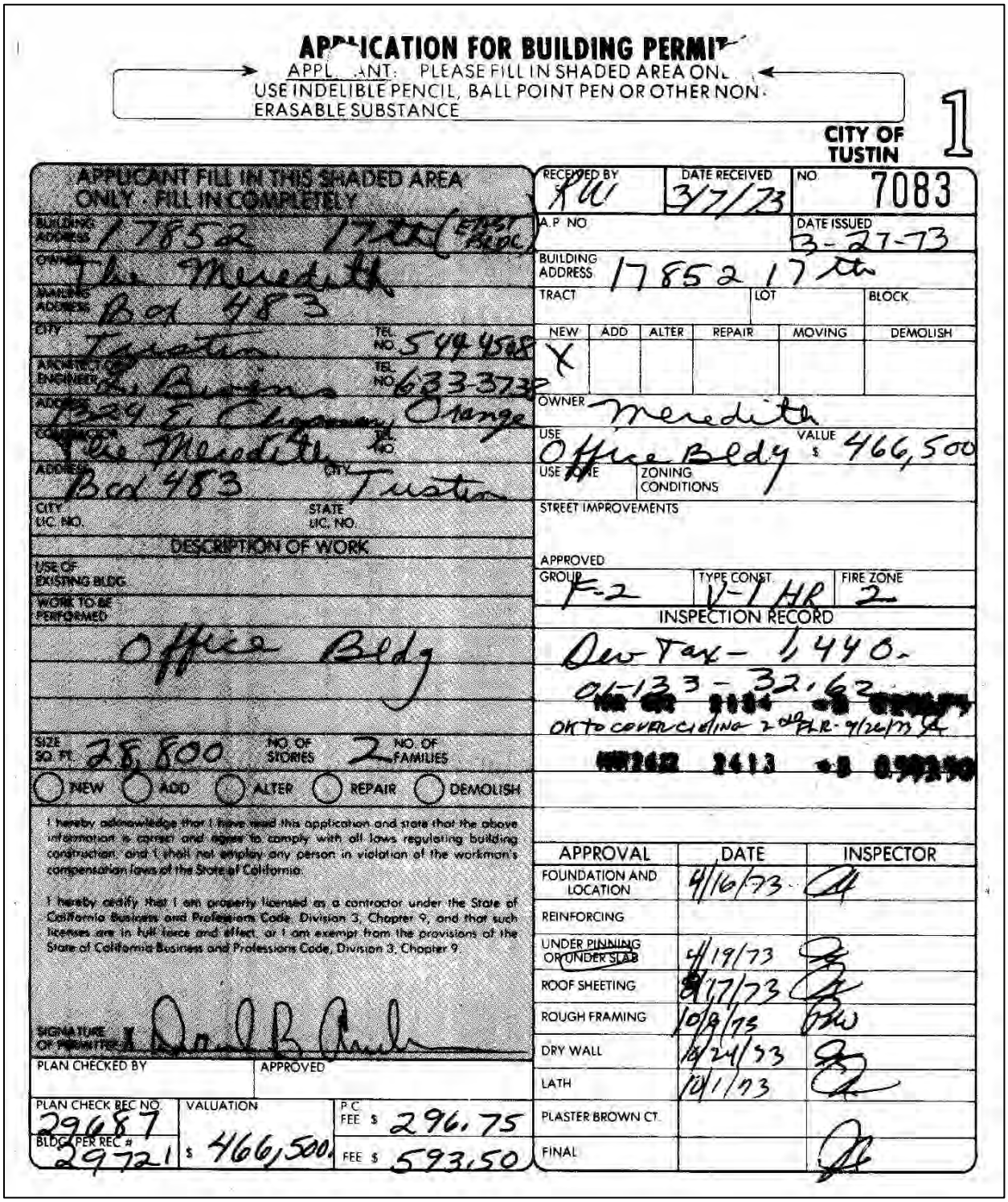
OWNER Meredith
USE Office Bldg VALUE $ 466,500
USE ZONE | ZONING CONDITIONS
STREET IMPROVEMENTS
APPROVED
GROUP F-2 | TYPE CONST. II-1 HR | FIRE ZONE 2

INSPECTION RECORD

Dev Tax — 1,440.
MAR 2154 3-B 296.75
SUB FOR NAILING 7/2/73
MAR 2613 2413 B 0.593.50
PAINT FINAL 9/4/73

APPROVAL	DATE	INSPECTOR
FOUNDATION AND LOCATION	4/13/73	
REINFORCING		
UNDER PINNING OR UNDER SLAB		
ROOF SHEETING	8/17/73	
ROUGH FRAMING		
DRY WALL		
LATH	10/1/73	
PLASTER BROWN CT.		
FINAL		

Permit No. 7081: Construction of 2-story office building, 17782 17th Street (West Building).



APPLICATION FOR BUILDING PERMIT

APPLICANT: PLEASE FILL IN SHADED AREA ONLY
USE INDELIBLE PENCIL, BALL POINT PEN OR OTHER NON-ERASABLE SUBSTANCE

CITY OF TUSTIN 1

APPLICANT FILL IN THIS SHADED AREA ONLY - FILL IN COMPLETELY

BUILDING ADDRESS: 17852 17th (EAST BLDG.)
OWNER: The Meredith
OWNER'S ADDRESS: Box 483
CITY: Tustin TEL. NO. 544-4585
ARCHITECT OR ENGINEER: [illegible] TEL. NO. 633-3732
ADDRESS: 1329 E. Chapman Orange
CONTRACTOR: The Meredith TEL. NO.
ADDRESS: Box 483 CITY: Tustin
CITY LIC. NO. STATE LIC. NO.

DESCRIPTION OF WORK

USE OF EXISTING BLDG.
WORK TO BE PERFORMED: Office Bldg

SIZE SQ. FT. 28,800 NO. OF STORIES 2 NO. OF FAMILIES

○ NEW ○ ADD ○ ALTER ○ REPAIR ○ DEMOLISH

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SIGNATURE OF PERMITTEE: Donald B Meredith

PLAN CHECKED BY | APPROVED

PLAN CHECK REC NO. 29687 | VALUATION $ 466,500 | P.C. FEE $ 296.75
BLDG. PER REC. # 29721 | FEE $ 593.50

RECEIVED BY RW | DATE RECEIVED 3/7/73 | NO. 7083
A.P. NO | DATE ISSUED 3-27-73
BUILDING ADDRESS 17852 17th
TRACT | LOT | BLOCK

NEW	ADD	ALTER	REPAIR	MOVING	DEMOLISH
X					

OWNER Meredith
USE Office Bldg | VALUE $ 466,500
USE ZONE | ZONING CONDITIONS
STREET IMPROVEMENTS
APPROVED
GROUP F-2 | TYPE CONST V-1 HR | FIRE ZONE 2

INSPECTION RECORD

Dev Tax - 1,440.
06-133 - 32,62 [illegible]
OK TO COVER CEILING 2nd FLR - 9/26/73 [illegible]
[illegible]

APPROVAL	DATE	INSPECTOR
FOUNDATION AND LOCATION	4/16/73	
REINFORCING		
UNDER PINNING OR UNDER SLAB	4/19/73	
ROOF SHEETING	8/17/73	
ROUGH FRAMING	10/9/73	BW
DRY WALL	10/24/73	
LATH	10/1/73	
PLASTER BROWN CT.		
FINAL		

Permit No. 7083: Construction of 2-story office building, 17852 17th Street (South Building).

APPLICATION FOR BUILDING PERMIT

APPLICANT: PLEASE FILL IN SHADED AREA ONLY
USE INDELIBLE PENCIL, BALL POINT PEN OR OTHER NON-ERASABLE SUBSTANCE

CITY OF TUSTIN 1

APPLICANT FILL IN THIS SHADED AREA ONLY - FILL IN COMPLETELY

BUILDING ADDRESS: 17822 17TH ST.
OWNER: THE MEREDITH CO.
MAILING ADDRESS: 305 E MAIN ST. P.O. Box 483
CITY: TUSTIN CALIF TEL. NO. 5444508
ARCHITECT OR ENGINEER: L.A. BIVENS TEL. NO. 6333738
ADDRESS: 1324 E. CHAPMAN AVE ORANGE
CONTRACTOR: THE MEREDITH CO. TEL. NO. 544 4508
ADDRESS: 305 E. MAIN ST. CITY: TUSTIN.
CITY LIC. NO. STATE LIC. NO.

DESCRIPTION OF WORK

USE OF EXISTING BLDG.
WORK TO BE PERFORMED: Construct 4 story office building

SIZE SQ. FT. NO. OF STORIES NO. OF FAMILIES
(X) NEW ( ) ADD ( ) ALTER ( ) REPAIR ( ) DEMOLISH

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I hereby certify that I am properly licensed as a contractor under the State of California Business and Professions Code, Division 3, Chapter 9, and that such licenses are in full force and effect, or I am exempt from the provisions of the State of California Business and Professions Code, Division 3, Chapter 9.

SIGNATURE OF PERMITTEE X Donald B Meredith

PLAN CHECKED BY | APPROVED

PLAN CHECK REC NO. 35545 | VALUATION $1,108,600 | P.C. FEE $ 617.75
BLDG. PER REC # 35035 | FEE $1235.50

RECEIVED BY: [illegible] DATE RECEIVED: 8/14/73 NO. 7570
A.P. NO. DATE ISSUED 9-7-73
BUILDING ADDRESS
TRACT LOT BLOCK

NEW	ADD	ALTER	REPAIR	MOVING	DEMOLISH

OWNER
USE VALUE $
USE ZONE ZONING CONDITIONS
STREET IMPROVEMENTS
APPROVED
GROUP F 2 TYPE CONST. 1HR N FIRE ZONE 2

INSPECTION RECORD

See AUG 14 '73 0870 Foundation Permit B 0.617.75
719B - Dev. Tax Paid Rec # 30015
01-133 Due $77.63
PERIMETER FOOTINGS 2/20/74 ok
SEP 7 '73 4279 B 1.235.50
54B PER NAILING 3 FLOORS ON 9/12
OK TO INSULATE ROOF 3/20/74

APPROVAL	DATE	INSPECTOR
FOUNDATION AND LOCATION		
REINFORCING		
UNDER PINNING OR UNDER SLAB		
ROOF SHEETING	2/26	
ROUGH FRAMING		
DRY WALL		
LATH		
PLASTER BROWN CT.	9/17/74	
FINAL	9/11/78	

OVER

Permit No. 7570: Construction of 4-story office building, 17822 17th Street (Central Building).

List of Projects Attributed to Leason Pomeroy III (through 2010)

Date	Project	Location
2010	Irvine Campus Housing Authority, University of California – Irvine	Irvine, CA
2010	Dolphin's Call, Irvine Cove	Laguna Beach, CA
2009	Francoli Restaurane	Orange, CA
2009	Gotschall Residence (design)	Emerald Bay, Laguna Beach, CA
2009	Anza Borrego Research Center (design), University of California – Irvine	Anza Borrego, CA
2008	Huether Studios	Napa, CA
2008	Fine Arts Building (design), University of California – Irvine	Irvine, CA
2007	Telemedicine Building (design), University of California – Irvine	Irvine, CA
2006	La Querencia (with Lynn Pomeroy)	La Cruces, Baja Sur, Mexico
2006	Gabbi's Restaurant	Orange, CA
2005	Orco Block Headquarters	Stanton, CA
2005	Saint Margaret's Episcopal Church	San Juan Capistrano, CA
2004	Saint Margaret's Episcopal School Field House	San Juan Capistrano, CA
2004	Saint Margaret's School Science Wing	San Juan Capistrano, CA
2003	Cresting Wave House	Emerald Bay, Laguna Beach, CA
2003	Acorn Naturalists	Tustin, CA
2002	Saint Margaret's Episcopal School Master Plan	San Juan Capistrano
2002	Pomeroy Residence (design)	Lemon Heights, Tustin, CA
2002	Orange County Fair Master Plan	Costa Mesa, CA
2001	University of California – Irvine, Master Plan	Irvine, CA
2001	University Montessori School Expansion, University of California – Irvine	Irvine, CA
2000	Koontz House	Newport Beach, CA
2000	The Courtyard	Orange, CA
1999	Sage Hill School	Irvine, CA
1999	Western Digital Headquarters	Irvine, CA
1999	First American Title Headquarters	Santa Ana, CA
1998	Brea Community Center	Brea, CA
1998	Mission Imports Auto Dealership	Mission Viejo, CA
1998	Tarbut V'Torah School	Irvine, CA
1998	MacPherson Automobile Museum	Tustin, CA
1997	The Miller Residence	Emerald Bay, Laguana Beach, CA
1997	Anaheim Senior and Community Center	Anaheim, CA
1997	Mossimo Corporate Headquarters	Irvine, CA
1997	National Hot Rod Association Museum	Pomona, CA
1996	Tustin Market Place (with Ricardo Legoretta)	Tustin, CA
1996	Chancellor's Office & Headquarters, California State University	Long Beach, CA
1996	Anaheim Plaza	Anaheim, CA
1996	San Marcos Town Center	San Marcos, CA
1996	International Student Center (with Ricardo Legoretta), University of California	Los Angeles, CA

1996	Edwards Theatre Circuit, Inc.	Tustin, CA
1995	Irvine Spectrum	Irvine, CA
1995	Kubota Tractor	Torrance, CA
1995	Lake Hills Chapel	Lake Forrest, CA
1995	South Chula Vista Library (with Ricardo Legoretta)	Chula Vista, CA
1995	Disney Hotels, Disneyland	Anaheim, CA
1995	Center for the Health Sciences, Master Plan, University of California – Irvine	Irvine, CA
1994	Temecula Community Center	Temecula, CA
1994	Business Center, Master Plan	Monterey, Mexico
1994	Frontierland, Disneyland	Anaheim, CA
1994	Chancellor's Office, University of California – Irvine	Irvine, CA
1994	Rancho Bernardo Library	Rancho Bernardino, CA
1993	Saddleback Valley Community Church	Foothill Ranch, CA
1993	Palomar College Wellness Center	Palomar, CA
1993	Irvine Ranch Water District Headquarters	Irvine, CA
1993	Northwood Montessori School	Irvine, CA
1993	Bank of America Data Center	Rancho Cucamonga, CA
1992	East Coast Scenic Area Park Headquarters	Taiwan, Republic of China
1992	Mission Viejo Town Center	Mission Viejo, CA
1992	E.R. Squibb & Sons, Inc	Irvine, CA
1992	Stanford Ranch	Rocklin, CA
1991	John Wayne Airport (with Gensler and Thompson International)	Santa Ana, CA
1991	Marina Village	Alameda, CA
1991	Napa Valley Corporate Park	Napa, CA
1991	River Bend Lodge	Fall River Mils, CA
1991	Sanyo E & E Corporation	San Diego, CA
1991	Grupe Company Headquarters	Stockton, CA
1990	Media Center	Burbank, CA
1990	Valley View Commerce Center	Santa Fe Springs, CA
1990	AST Research Headquarters	Irvine, Ca
1990	The Spectrum	Irvine, CA
1989	Solana, IBM International Marketing Headquarters (with Ricardo Legorreta)	Southlake & Westlake, TX
1989	University Montessori School, University of California – Irvine	Irvine, CA
1989	Cal Mat Corporate Headquarters	Los Angeles, CA
1989	Hutton Center Four Office Tower	Santa Ana, CA
1989	Irvine Technology Center, The Spectrum	Irvine, CA
1988	100 Broadway Office	Long Beach, CA
1988	Irvine Venture, The Spectrum	Irvine, CA
1987	Natomas Corporate Center	Sacramento, CA
1987	Park Plaza Retirement Residences	Orange, CA
1987	Corporate Business Center, Master Plan	Hollywood, FL
1986	Concord Gateway Office Towers	Concord, CA

1986	LPA Offices	Los Angeles, CA
1986	Federal Express Call Center	Sacramento, CA
1986	Office Tower	Glendale, CA
1986	Corporate Business Park	Irvine, CA
1986	Vintage Business Park	Santa Clara, CA
1986	Crossroads Office Building	Pleasanton, CA
1986	Office Building	Pasadena, CA
1985	Mission Square Office Tower	Riverside, CA
1985	Landmark Office Building	Sacramento, CA
1985	Harbor Bay Isle, Master Plan	Alameda, CA
1985	Exposition Center	Sacramento, CA
1985	California Center	Sacramento, CA
1984	Greystone Office Complex	Las Vegas, NV
1984	Corporate Center, 5th and I	Sacramento, CA
1984	Great American Corporate Center	Santa Clara, CA
1984	Tecktronic	Tucson, AZ
1983	Executive Park	Santa Ana, CA
1983	South Point	Sacramento, CA
1983	Capitol Tower	San Jose, CA
1982	Mission Park	San Jose, Ca
1982	Upper Newport Plaza	Newport Beach, CA
1982	Sammis Company Headquarters	Irvine, Ca
1981	State Compensation Insurance Fund	Sacramento, CA
1981	Pomeroy House	Santa Ana, Ca
1981	Larkspur Landing	Larkspur, Ca
1981	Crown Valley Plaza	Laguna Niguel, CA
1981	Automatic Data Processing	San Jose, CA
1980	Clubhouse V, Leisure World	Laguana Hills, CA
1980	Corporate Center	Sacramento, CA
1980	Automatic Data Processing	La Palma, CA
1979	Point West Twin Towers	Sacramento, CA
1979	The Willows	Concord, CA
1978	IBM Regional Office	Lubbock, TX
1978	Eastman Business Center	Mt. Laurel Township, Cherry Hill, NJ
1977	Point West Executive Center	Sacramento, CA
1977	Eastman Business Center	King of Prussia, PA
1976	Airport Loop	Costa Mesa, CA
1975	American Motors Auto Dealership	Seattle, WA
1975	American Motors Auto Dealership	Fort Wayne, IN
1975	Snyder-Langston Corporate Headquarters	Irvine, CA
1974	IBM Regional Office	Salem, OR
1974	American Motors Auto Dealership	Columbia, SC
1974	American Motors Auto Dealership	Houston, TX
1973	Big Sky Resort	Bozeman, MT

1973	Meredith Business Center	Tustin, CA
1972	Moulton Performing Arts Center, Chapman University	Orange, CA
1972	Music and Recital Hall, Chapman University	Orange, CA
1971	Ford West Coast Delivery Center	La Habra, CA
1971	Nissan Auto Dealership	Kaneohe, HI
1970	Harold Hutton Sports Center, Chapman University	Orange, CA
1970	Ford Auto Dealership	Blanding, UT
1969	LPA Offices	Orange, CA
1969	American Motors Auto Dealership	San Jose, CA
1969	Katella Office Building	Orange, CA
1968	Orange County International Raceway	Irvine, CA
1968	Ford Auto Dealership	Arcadia, CA
1968	Ford Auto Dealership	Norwalk, CA
1967	YMCA	Orange, CA
1967	Schwinn Bicycle	Orange, CA
1966	Walquist Residence	Laguna Beach, CA
1966	Evans Residence	Santa Ana, CA
1966	Chapman Medical Center	Garden Grove, CA

APPENDIX C

OWNERSHIP AND OCCUPANCY

Ownership History Table

Meredith Financial Centre/Tustin Financial Plaza

Date	Owner	Source
1958-1988	Eddy Meredith/The Meredith Co.	City of Tustin Meeting Minutes City of Tustin Permits
1996	Eddy Meredith Trust	City of Tustin Permits
2001-2018	Violet Meredith Trust	"Meredith Financial Center commands $32M," *INMAN*, August 31, 2006 City of Tustin Permits
2006-2024	Greenlaw Partners, LLC/ GRE Tustin Financial Plaza, LLC	"Meredith Financial Center commands $32M," *INMAN*, August 31, 2006 City of Tustin Permits ParcelQuest Assessor Data

Newspaper Records



, Cal. Sunday, Jan. 19, 1958

PARK TUSTIN—This dramatic split level home is offered to buyers this weekend at Park Tustin, just off 17th Street on Deodar in the Tustin area. Massive family room with fireplace, three big bedrooms, spacious kitchen, living areas and bonus storage space are all part of this attractive new plan.

Split-Level Home Offered In Park Tustin

Situated in one of Orange County's finest home locations, one of the Southland's genuine split level homes will be unveiled today at Park Tustin, just off 17th Street one block East of Tustin Avenue on Deodar.

Already causing a stir with buyers and building experts alike, the Park Tustin split-level home incorporates the outstanding features of eastern split-level design with California ranch living, the builders, the Craig development company explained.

A large all-electric kitchen, natural cabinets, massive family room with paneling, fireplace and sliding door to patio are included in the "living" area of the home. A large formal living room, a dramiece entry hall, double garage and bath with door to outside are other "downstairs features". On the second level are master bedroom and bath and two other bedrooms that look out over the large lot.

The introduction this weekend will be in advance of the formal opening, but visitors are invited to the Tustin location, the builder assured. Prices start at $21,200 for the split level home with a one level ranch home also being offered. Two furnished models are on display.

To reach Park Tustin go out 17th Street just East of Tustin Avenue and turn left on Deodar to the site.

Flat Tire Blamed In $180 Auto Blaze

Driving on a flat tire resulted in a $180 auto blaze near San Juan Capistrano shortly before noon Thursday, California Division of Forestry officials said.

Forestry officials said that a 1951 auto driven by Edward Rinks, San Diego, was damaged at a location two miles north of San Juan Capistrano when a tire caught fire.

The auto was registered to Jerry Engle of San Diego.

Freshen coconut by soaking it in sweet milk for a few minutes before using.

SAVE 5
AND MOR
Wallpa
IN STOC
LARGE SEL
OF PATT
GILL
PAINT
2007 So. Main –
PHONE KI

nd Family Rooms
$20,000

Lower Cost Housing Hampered By Lack Of Industry Research

Split-level homes introduced to the area in Meredith's residential development, Park Tustin.
The Register, January 19, 1958



ney's
Room?

MEREDITH PARK — Demand for Meredith Park homes, a new $6 million community in North Tustin, has accelerated work on the new Second Section, it was announced by Ed Meredith, president of Craig Development Corp. Early action by home buyers will still permit a complete choice of location, model, and colors in the second section, he said. Meredith Park homes have been awarded the Gold Medallion, emblem of the highest electrical quality in home building, and in addition, these spacious suburban homes (up to 2800 sq. feet on ¼ acre estate sites) feature many custom appointments, Meredith reports. Four bedrooms, three baths, fully panelled (wall and ceiling) family rooms, eight foot entry ways, all-electric GE kitchens, forced air heat, genuine lath and plaster construction, hardwood floors, enclosed by stone walls, and many exterior treatments, ranging from California ranch styling, to modern, split-level, and two-story homes are among the features. North Tustin, Meredith Park is near all major communities and business, shopping centers, churches, recreational facilities (including the new Red Hill Tennis Club)

Meredith's residential development, Meredith Park.
The Register, July 5, 1959



Advertisement featuring Eddy Meredith for Medallion Homes.
The Tustin News, February 18, 1960



New Group Of Homes Ready

Craig Development Co. is offering a new group of executive type luxury homes at Meredith Manor which they report to be the largest and most impressive ever built in an Orange County development.

Priced from $30,000, the homes are designed in a variety of traditional and contemporary styles with more than 3250 sq. ft. of living area. Each home is on a lot with up to 15,000 sq. ft. area, landscaped front lawn and pool-sized rear patio area.

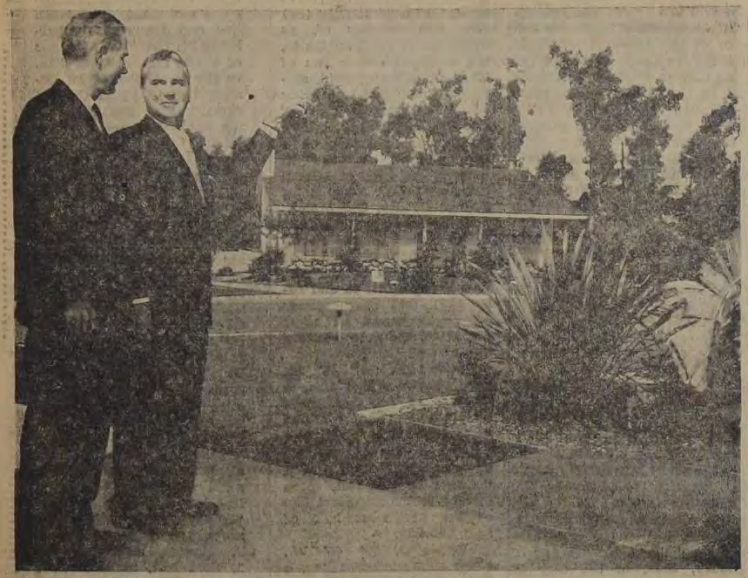
The interiors feature 3, 4 or 5 bedrooms, 3 or 4 baths, formal living room, dining room and a huge panelled family room adjoining the all-electric kitchen with built-in appliances. Some of the homes include separate maid's quarters.

A fireplace in the family room, automatic forced air heating, oak hardwood floors, colored bath fixtures and an entrance foyer with double doors are a few of the many distinctive features of the homes. Kitchens are equipped with an automatic dishwasher, electric range and rotisserie oven, waste disposal unit, inlaid ceramic tile counters, grained hardwood cabinets and an attractive snack car.

Although the setting of the homes is one of seclusion and natural beauty, they are close to fine schools, churches, shopping centers and many recreational facilities including the Red Hill Tennis Club.

Long term financing with down payments as low as 15 per cent are available on the homes, according to Ed Meredith, head of the Craig firm. Meredith Manor is located at Skyline Drive and Arroyo Ave. in Tustin.

Craig Development Co. development of Meredith Manor.
The Register, July 17, 1960



DEVELOPERS — Current development of Eddy Meredith (right) of Craig Development Corporation is Meredith Park Community. Here, Meredith welcomes Joseph A. Long, District Manager of Southern California Edison Co., which has presented the electric industry's Medallion Home Award to the Meredith homes for their electrical excellence.

Tustin Developer Meredith Granted Electrical Awards

A man who has played a vital personal role in the population growth and economic development of Orange County's Tustin area is Eddy Meredith.

As president and owner of the Craig Development Corporation, Meredith has built more homes in the Tustin area than any other builder. Southern California Edison Company points out that he pioneered volume-quality home building in this area and was a leader in the trend toward constructing homes to Medallion electrical standards. In addition, he was the first local builder to go to split-level and two-story residential construction.

His current development, the Meredith Park Community in the North Tustin area, is selling briskly with its offering of rambling ranch, split-level and full two-story home plans. They are priced from $32,000, have up to 3,300 square feet of living area and large lots. Their features include all-electric kitchens, paneled family rooms with beamed ceilings and beautiful fireplaces and extra-large closets and baths.

Meredith is pleased with the Medallion Home Program, which is sponsored locally by the Edison Company.

"With our background of more than $12 million worth of homes built and sold in the Tustin area during the past few years, we know the advantages of the electric kitchen and the Medallion program — both to ourselves and to more than 500 discriminating Meredith customers," he said.

"We are proud of our role as a pioneer in the Medallion program," Meredith declared.

TUSTIN GRADUATE ON DON MAT

Bill Gentine, former Tustin Union High School student, is on the Santa Ana College wrestling team, representing the Dons in the 191 lb. weight division.

The Dons open their wrestling schedule Dec. 15 in the UCLA Invitational.



Frank Flick, left and D

CHICAGO PA AMERICANIS

Bensenville, Illinois—The Flick Reedy Americanism award and flag for 1961 is presented to Dr. Sidney L. De Love, president of

Meredith granted electrical awards.
The Tustin News, December 14, 1961



Mr. Eddy Meredith, president, The Meredith Company, Tustin, California.

MEDALLION HOME
LIVE BETTER ELECTRICALLY

"I build all kinds, but I live in a Medallion Home"

Says Mr. Meredith: "I've built over 500 Medallion Homes in the last four years and have 160 units of Medallion Apartments under construction right now. When you add the fact that I live in a Medallion Home, too, you might say that I'm sold on the advantages of electric living."

"I'm convinced that only Medallion Homes with their top quality electric features offer home buyers the kind of modern living they expect to enjoy in a new home."

Leading builders like Mr. Meredith recognize the Medallion Home Award as a *cornerstone* for modern living—a solid basis for a home's lasting value today, and in the future. Before you buy, compare the detailed electrical construction requirements for the Medallion Home Award with those of any other type of new home symbol. You'll discover that this is *one* award that *requires* a new home to conform to specific and rigid standards that mean *important* values for the buyer. Look for the Medallion Home Award. Here are just *some* of its qualifications:

1. A flameless electric kitchen equipped with major appliances, including range and oven.

2. Full "Housepower" wiring—provides capacity for at least *twenty* circuits, considered a minimum for modern living; large enough wires; 240-volt service for the electrical capacity every home needs.

3. Abundant lighting—planned for comfort, convenience and beauty.

A total-electric *Gold* Medallion Home gives you all these benefits plus:

4. Flameless electric heating for clean, steady, even heat in every room.

5. Flameless electric water heating—there's no cleaner, quieter, quicker way to heat water.

FREE! HOME BUYERS MAGAZINE

Get complete information and guide maps to all new home developments in Los Angeles, Orange, Santa Barbara and Ventura counties. Write to: Homebuyers Magazine, Department D, 1491 N. Vine Street, Hollywood 28, Calif. *Please indicate desired home location(s), preferred price range and your kitchen preference: electric or other.*

Southern California Edison SCE

Below, a Meredith Village Medallion Home built by The Meredith Company in Orange, California.

Meredith and his development of Medallion Homes.
Anaheim Bulletin, December 8, 1962

$ Millions — A Man Of Ideas

By HARRY GRAHAM

Eddy Meredith is a modest man of 46, a New Yorker who had made a million dollars in building and real estate and was thinking about retiring when he was in his mid-thirties.

He is also a man of ideas, and perhaps he was bored and thinking there was not much of a challenge left building - wise on the Eastern Seaboard when he took a vacation to Orange County 10 years ago.

The growth potential here fascinated him, and he could see a county then that was populated by only 300,000 people, give or take a few, that in another 50 years could contain three million souls.

So he sold out most of his interests in the East (except for some commercial buildings and land he still owns there) and settled in Tustin.

An idea man who is a team worker (the egotistical "I" is seldom used in his plush office at 305 S. Main, Tustin), he is credited with introducing the split - level house to the county with amazing success, by going up hill against lenders who didn't believe that type house would sell here.

To date the Meredith Co. has built 500 homes in the county, mostly in the $25,000 to $40,000 price range, and his competitors and buyers generally agree that they are quality homes.

Meredith learned about money as a teenager, starting as an errand boy on Wall Street in 1933, during the dark days of the depression.

Received Law Degree

After graduation from high school in 1934, he entered New York University and received a law degree in 1942. He recalls that he got a real estate license in 1938, however, and worked as a weekend salesman until he entered the infantry in 1942.

Discharged in 1944, he worked in New York that year as a real estate and insurance salesmen. In 1945 he branched out into building and developing, and by the time that he left there for Orange County in 1955 he had built 1,000 homes and made his first million.



EDDY MEREDITH

His estimated net worth today is not a thing he broadcasts, but runs into the millions of dollars. He has erected housing projects and apartment units in the county valued at $25 million.

Meredith says "we don't live with mistakes," so if he sees something in a Meredith project that he thinks is unsuitable, he orders, "rip it out." Sometimes this is costly dollar - and work - wise but he feels he had rather make less profit than sell what would inevitably buy him ill will.

Memory Remarkable

The builder has a remarkable memory, can often recall specific dates and figures on a check he wrote for a certain item or project years ago.

In his developments, he insists on eye-appeal, quality and liveability. He is attributed by many with being the first developer to introduce projects with six bedroom homes and three-car garages to Orange County. These, his split - levels and two-stories, and many of his other ideas have been much copied, his associates report.

While Meredith is a detail man and does his own designing, he works closely with his staff, and wants their ideas and opinions as well. Teamwork is what it boils down to.

Sometimes his enthusiasm backfires on him, he admits.

It did when he was a young man. He had just purchased a bulldozer to do some clearing on a project, and he was in a hurry to get the job done. He climbed aboard, thought he had the bulldozer in reverse, and the five - ton monster lunged straight forward and he didn't know how to stop it. Luckily, there was nothing to hit, and he finally managed to bring it to a halt. He sold the machine at a loss a short time later.

Growing impatient because a new home area hadn't been cleaned up some years ago in New York, he started burning rubbish, and within minutes had a full blown blaze raging out of control.

About three - fourths of an acre was burned out before workmen showed up with bulldozers and buckets and extinguished the flames.

Usually Right

But in business he is usually right. You don't make a cluster of millions unless you are.

One of Meredith's most recent projects is the $6 million Meredith Village, just off Chapman in East Orange. The 155 - home project is nearly sold out, and has homes with up to six bedrooms and three-car garages.

And he takes much pride in his 160 - unit Meredith Manor opposite the Orangefair Shopping Center in Fullerton, which held its grand opening this month. Among the noteworthy features of this posh cluster of garden apartments are the 85-year-old mission olive trees he had transplanted from up north of Riverside at a cost of approximately $70,000.

The $3.5 million development has nearly a quarter of a million feet of floor space, the units are all-electric, including heating, there are four swimming pools in the project, and as many refined qualities as one would care to count.

Right now Meredith is planning a $13 million project in Huntington Beach and a $6 million development in Orange.

Discussion of Meredith's development.
The Register, June 30, 1963



'Dynasty' Has Firm Roots In Arizona

DYNASTY HAS FIRM

TEMPE — The 'seeds' for a unique family-professional dynasty were planted here at Arizona State University.

Three brothers from Orange attended ASU, all have won numerous architectural honors, and the older two—Leason and Jon Pomeroy — are established in their own busy architectural and urban design firm.

The youngest brother, Lynn, is in Paris this summer studying at the famed Fontainebleau School of Fine Arts.

Lynn, a fourth-year student, won one of eight national $1,500 scholarships given to encourage better architectural design by the Portland Cement Association.

The award covers expenses of summer-school study at Fontainebleau. He is one of 44 architectural students in the U.S. to have earned the prize in seven years, and the second from Arizona State University. His winning design was for an Episcopal Church.

After Lynn obtains his Bachelor of Architecture degree, he may join his brothers' firm in Orange.

Leason Pomeroy studied in the ASU College of Architecture for three years, then changed to the College of Fine Arts for a year, where he earned a bachelor of arts degree.

He returned to architecture at the University of Southern California on a fellowship from Welton-Beckett Associates.

After fulfilling the requirements for licensing, Leason established the firm of Leason Pomeroy AIA - Architect, at 850 E. Chapman, Orange.

He wasn't alone in practice very long, however.

Along came Jon P. Pomeroy, 1968 recipient of a Bachelor of Architecture degree from ASU, where he had been named winner of the Construction Specifications Institute award. While working toward his license, Jon is an associate in the firm as an Architect-in-training.

OC Pair Earn College Grants

Judy Van Deventer, Santa Ana, and Vera Khun, Fountain Valley, have been awarded scholarships to Central College in Pella, Iowa.

Central College is a coeducational liberal arts college, with a projected student enrollment of 1,250 in the fall. It is affiliated with the Reformed Church in America and Garden Grove Community Church.

California students home on vacation from Central College will meet with local alumni at an all-day swim party Saturday in San Clemente.

The sun, one of an estimated hundred billion stars in the Milky Way, radiates more energy in one second than man has usd since the beginning of civilization.

Leason Pomeroy III and brothers attended Arizona State University, studying architecture.
The Register, July 9, 1969



LEASON POMEROY TAKES TIME OUT TO DECORATE OFFICE
Architect Ties Old Rafters Into New Design In Orange

Former Employe Buys Boss's Building For Own Business

By DAVE SNELLING
Register Staff Writer

ORANGE — When a man finally goes into business for himself, there's probably nothing more satisfying than to go back and buy out his first boss's establishment, and this is what a former "paperboy" for the old Orange Daily News has done here.

Architect Leason F. Pomeroy II has purchased the old News building at 44 Plaza Square from Freedom Newspapers, Inc., publishers of The Register, and last week completed remodeling a portion of the building for his new office.

Actually, the 33-year-old Pomeroy, who threw papers for the News between 1948-50, didn't buy out his old boss because Freedom Newspapers bought the News in 1964. It ceased publication in 1965.

But at least the young architect got the satisfaction of going back to his old beat. Ranald Fairbairn, for help in arranging the deal. Fairbairn was the publisher of the News and today he is a Realtor.

Last week Pomeroy held an open house for more than 100 friends and associates to celebrate the opening of his new headquarters. He said he is working to preserve the original building as much as possible.

It was constructed about 1900 and the architect has installed his office without altering the actual building.

"It really gives me a sense of gratification to locate in this fine building on the plaza," he said, "and I am most appreciative of the cooperation offered by Freedom Newspapers, Inc., in making it possible for me to acquire this historic spot which has meant so much to many like me who obtained their first business experience as small merchants of a newspaper."

Now The Register is one of Pomeroy's tenants. The Orange distribution center for the paper is located in the rear portion of Pomeroy's building facing Olive Street. Another portion is rented to a manufacturer's representative.

Pomeroy is reconditioning the building without making any structural changes. New partitions and a hallway have been added without attaching them to the walls or ceiling. The old acoustical ceiling tiles have been removed to expose the rafters and he plans to leave them open.

"Anyone can suspend a ceiling," he said, "but not everyone can preserve the character of a building. It's more fun than a super modern building.

"There's only one like it in the whole world and this is it," he said. After all, where else will you find the cracks in the concrete floor patched with molten lead from type setting machines?

But trying to preserve the character of an old building while installing a modern office can be a problem. The difference in time and design makes quite a contrast.

But Pomeroy has defeated this contrast with a wall mural which ties the two periods together. With a series of modern curves and lines extending down from every rafter beam, flowing along the walls and encircling the oddities in the old design, Pomeroy uses the new to bring out the old.

At the same time, the third generation Orange resident is using his old town to bring out some new ideas in the architectural field.

Woman's Curiosity Brings Her Arrest

SAN CLEMENTE—Curiosity landed a young Oklahoma woman in jail here.

Police said Diana Lynn Curtis, 20, came into police headquarters to ask questions about driver's licenses.

An officer said he recognized her as the person who had fled a daylight burglary of the Anchor Inn here a few minutes earlier where police had arrested two men.

Arrested in the noon burglary were C. J. Veldon Burgess, 21, listed as a transient from Texas, and Jimmy Floyd Wallace, 21, Camp Pendleton.

Police said the two were apprehended while carrying liquor from the night club which is closed for the holiday season.

Clothing and food taken from the inn were found in the car and $2,100 worth of musical instruments stolen from the San Clemente Inn on Christmas were found in the suspects, motel room next door to the Anchor Inn, police said.

Police said they also found what appeared to be dangerous drugs in possession of the suspects. A woman at the scene fled when police arrived. Officers said the woman was Miss Curtis who later came to the police station to make inquiries.

All three are being held on suspicion of burglary.

Spring Start Planned On Library At Viejo

MISSION VIEJO—Construction is expected to start next spring on a county branch library here.

County librarian Harry M. Rowe Jr. estimated cost of the facility at $250,000 or more.

The library will be built on a nine-acre site on Chrisanta Drive just north of La Paz Center. The land was donated by Mission Viejo Co. Architecture will be in keeping with the early California pattern widely used in Mission Viejo.

Rowe said the project will go to bid as soon as architects Tom and Truskier of Huntington Beach complete working drawings. The library is expected to open in the fall of 1970, he said.

The facility will have 10,000 square feet and will house 41,000 volumes to start, Rowe said.

At first, it will be operated as a regional library, but when Mission Viejo community center is erected near Crown Valley Parkway, a regional library will be built there and the Chrisanta Drive facility will be redesignated as a north branch of the proposed Crown Valley regional library, Rowe said.

Construction of the first Mission Viejo library, which will "have an extra strong reference department," will give the county 36 branch libraries, Rowe added.

She Doesn't Want Stolen Kiss Back

ANAHEIM — An indignant 25-year-old woman visitor from Montebello told police a young man had stolen a kiss from her New Year's eve afternoon in the parking lot of the Little Dude bar, 1440 Anaheim Blvd., and run off.

She said the man stuck his head in her car window, saying "I want a New Year's kiss."

When she declined, he grabbed her and kissed her anyway, she said. He also bit her lower lip in the process.

Police reported a one-inch laceration.

Legislation Meeting

SANTA ANA—Legislation for the elderly, the disabled and the blind will be discussed at 2 p.m. Tuesday at 205 N. Baker St. at a meeting of the California League of Senior Citizens.

Leason Pomeroy III purchased and renovated an office in Old Town Orange.
The Register, January 2, 1970



Council Okays Eddy Meredith Corner Prezone

Tustin city councilmen Monday night approved (4-0-1) application of Eddy Meredith for prezoning a 9 acre parcel at 17th St. and Prospect Ave. from Orange County E-4 (Residential Estate) District to the City's Planned Community - Business Park District. This prezoning would be effective if the parcel is annexed to Tustin.

The proposed business park concept would permit development of a banking facility and several detached professional office buildings in a manner that would be "esthetically compatible" with the surrounding area, said Ken Fiegle, community development director.

At the Feb. 22 planning commission hearing opposition was expressed to the proposed action by adjoining property owners and representatives of the Foothill Homeowners Assn. On the basis of the protests and lack of specific plans being presented for consideration, the four commissioners present and voting unanimously recommended denial of the request.

"Dr. March 8 the commissioners voted to advise the council that when the prezoning case had been heard by the commissioners, the request appeared to be premature for consideration and further esthetic discussion necessary to make a decision," said Fiegle. "In the interim, more information has become available and the commissioners decided they would be willing to reconsider the application."

GENERAL PLAN

Dr. Marvin Rawitch, 1060 Overhill Dr., a member of the Foothill Homeowners Assn. said he would like to speak in "defense of the Tustin Area General Plan. This continued commercialism is a gradual and inexorable erosion of the whole thing. It makes a mockery . . . of the whole institution of planning."

Dr. Rawitch said that "in spite of the general plan, it continues to be the same old haggard battle of rezoning commercial development and strip zoning. It takes this paradise people were moving to and makes it a fool's paradise. It doesn't even resemble what they thought it would be like.

"It doesn't make any difference if this sales package calls it a business park or if there is grass in that park. It is still a commercial development in the middle of an E-4 area. There's more interest now than ever in trying to preserve the environment in which we live. There are many more overriding considerations in terms of land use than what the land will bring to the owner and developer."

LENHART VIEWS

"No matter how you sugarcoat the present plan the person of commercialism is still there," charged Tom Lenhart, 13581 Dale Ln. new Foothill Homeowners Assn. president and defeated local congressional candidate. "It is a disservice to the people. And you keep talking about downtown redevelopment. Every time commercial development grows on the outskirts of a city it harms the commercial stability in the heart of the city."

"Speaking for the residents in the Westbury Ln. area, I'd like to add our voice in asking you to deny this proposal," said Walter Wanda, 17632 Westbury Ln.

"There is some element of mockery involved in that you have to have two hearings for this," said Manuel De Leon, 17811 Arboleda. "We have to put up with it. We have to live with it. I'm willing to go all the way to fight this down to the end. Your responsibility is to serve the people of this area — not to serve Mr. Meredith."

De Leon said he had contacted three Tustin real estate companies and all agreed that property will be depreciated if the surrounding area is zoned commercially. "You ask yourself, how would you feel if you had to live next to that? There has been an

(Continued on Page 12)

Selleck Out of TUHSD's Trustee Race

Trustee Howard Selleck of Tustin has withdrawn his candidacy from the Tustin Unified High School District race. He told the News he felt his own schedule now is such he could not provide sufficient time for TUHSD matters and that the district seems to have enough candidates competent to succeed him.

Selleck, a candidate in the last election, lost by a small margin of votes than was appointed to succeed John Zinda who had resigned for a move to Longmont, Colo. Trustee Selleck has supported a firm district discipline including haircuts for boys, honest figures to tax override or bond issue elections and other conservative views.

Tustin School District Gets Santa Ana Folk

"We could have an horrendous problem if this move-in continues," Tustin Elementary School District board president Rowland Day declared Monday night.

In the past month, from Feb. 1-28, the district had an increase of 82 students. Increases raises the district's student population to 10,020. In past years 700 or more children arrived "new" annually to the district.

Rapid growth is attributed, Day and Deputy Supt. Arch Currie claim, to the recent closing of several Santa Ana elementary schools because of possible earthquake damage. Santa Ana residents have been moving into the immediate Tustin area to enroll their students in full-day classes rather than double sessions.

One principal two weeks ago told the board that in two days he had five students transfer to his school from see Santa Ana school.

To help in at least one of the district's student population problems the trustees gave final approval of a transfer of students from C. E. Utt Intermediate School to both Columbus Tustin and Hewes Intermediate Schools.

The board had first seen the proposed change in February. As accepted, some 30 students living in two attendance areas — Guin Foss School and Arroyo School — will be transferred from C. E. Utt to one of the two other intermediate schools.

Candidate Views Invited Soonest

The Tustin News has mailed candidates for school district election that only three issues remain for them to have space available for biographical sketches and position statements.

The News will not run those the last issue prior to election "to be fair" to those who have made theirs available earlier. Space demands prevent running each candidates' prose later than April 6.

Council decision on the zoning change for the Meredith Financial Centre.
The Tustin News, March 18, 1971



Planners Okay Meredith Business Park Use Permit in 3-2 Voting

City planners Monday night approved 3-2 a resolution granting a use permit submitted by Eddy Meredith to develop an 8.9 acre business park on the southeast corner of Prospect and 17th St.

The business park will front 635 ft. on 17th St. and 608 ft. on Prospect.

The resolution allows staged construction of five office buildings in accordance with Meredith's plot plan and elevations subject to dedication of an additional 15 ft. of street right-of-way on Prospect Ave. and 10 ft. on 17th St. plus a standard corner cutoff and installation of full street improvements including sidewalk, street trees and street lighting with underground conduit.

The use permit was also granted subject to annexation of the property to the Tustin Street Lighting district, relocation or removal of irrigation facilities as necessary for proposed on-site and street construction; approval of drainage and grading plans by the city engineer and building official prior to issuance of a building permit as well as several electrical and fire safety stipulations.

"At the last meeting on this my primary concern was with the elevation," said Commissioner Sheldon Edelstein. "The Meredith Co. was reluctant on this and the landscaping aspect. Has there been some change of thinking on their part?"

"Yes, the Meredith Co. has recognized the role of the development preview commission and has no objection to the conditions of approval," said Ken Fleagle, community development director.

COLOR SCHEME

Sharp asked if the new color scheme (from white or eggshell stucco to subdued earth-tone colors) and minor revisions in the elevations were the only change the Meredith Co. offered to make the business park more compatible to the surrounding residential areas.

"Have we seen these revisions substantially," asked Sharp. "Their display of imagination at this point falls way short in my mind. You don't change the character of a building with a coat of paint. Since our last meeting and public hearing, which was about three weeks ago, I've made it a point to drive up there twice a day and I still don't think that type of building belongs there."

Sharp described the building as "very formal, very rigid, very geometric. It still needs substantial work done on it. It is completely out of keeping with the residential flavor of the neighborhood."

"I'm still concerned with the three-story building which turned out to be 33 ft. high," said Commissioner Lowell Dukleth. "It isn't the kind of modification that I was thinking of either."

"To what extent should we get into the elevation as a planning commission, in terms of developing the project," asked Commissioner Milt Curtis.

ON EXTREME EDGE

"I think you can exercise some reasonable control in this area . . . ," said City Attorney Jim Rourke. "But it's right at the extreme edges as to what a city may legally do.

"As for the residential flavor, the property has been zoned by the city council for other than residential use and I

(Continued on Page 3)

Senior Econ Course Debated at Board Level

Evaluation of Tustin Union High School District Economics Course for seniors met with varied comment Monday night as trustees and others spoke to the subject. The staff report was received but the board had mixed opinions concerning some teacher statements.

Some "electric" statements in the report from unidentified teachers brought board members into sharp discussion. One negative statement was the question "How long must we hear this albatross about our necks?" And another suggested more could be taught about Marxism.

These reactions of teachers brought statements from Dickran Boranian, Chet Briner, Paul Calhoun and Bob Bartholomew. Boranian said he was quite interested in the staff comments, that some obviously were unhappy with the course and that he thought it should be taught at the student level. Briner said, "I take exception to that remark" (the albatross about our neck statement which Boranian had noted). Briner added he believed there were more teachers favorable than unfavorable to the course.

Calhoun, board chairman, told Boranian it would be better to remove teachers disagreeing with the course from teaching it than to remove the course from curriculum. Bartholomew said the board should have copies of the evaluation report, that he would like to know which teacher said "we need more Marxism" in a statement. He added the board should get teachers who are enthused about the course to handle its instruction, not those in negative posture.

Boranian said there were constructive comments from teachers pro and con about

(Continued on Page 2)

rd Praised as d on Tax Hike

back's tax rate is the lowest in the state at 42 cents per $100 assessed valuation. The

(Continued on Page 14)

Approval for the Meredith Financial Centre project.
The Tustin News, December 16, 1971



Tustin Issues Building Permits Totaling $225,585 for Sept.

The city of Tustin issued for the month of September, fiscal year 1972-73, building permits valued at $225,585 which is up from the 1971-72 fiscal total for September of $210,921 but down from the previous year's total of $499,308, according to building official Rex Waldo.

Fees collected in September totaled $5,482.53 compared to $2,147.40 in 1971-72 and $4,-315.94 in 1970-71. The city conducted 650 inspections in September up from 569 during the same period in 1971-72 but down from 1,031 the previous period.

The major building activity for September of this year for works in progress is a Factory and Offices project nearing completion at 1111 East Warner, valued at $4,500,000.

Total permits issued were 37 buildings, 63 plumbing, 49 electrical, 35 heating and 2 grading.

Broken down in categories besides the Factory and Office facility, works in progress include: a 3 story office bldg. at 18062 Irvine, valued at $210,-000; a 2 story dinner and banquet facilities, seating 318 at 13522 Newport (Triangle), valued at 212,670; a bank building at 535 East First, valued at $350,000; an office building at 17632 Irvine, valued at $195,000; 2 of 5 office bldgs. at 17862, 17772 17th St., Meredith, valued at $460,800 each; a relocated law office at 705 El Camino, valued at $21,600; a bank buildings at 13341 Newport (Larwin Square), valued at $190,000; an office building-duplicate, 17632 Irvine, at 176-62 Irvine, valued at $195,000; 29 single family homes, tract 7420 valued at $842,851; 160 unit apts. at 1602 Nisson Rd., valued at $1,852,000; 132 condominiums at 14162 Yorba, valued at $2,300,403.

Ave., bounded by Main and Bryan.

— Applicants had requested a continuance for 30 days to allow changes in the plot plan but the council decided, instead, to approve the zone change subject to a use permit so the plot plan may be reviewed at a later date.

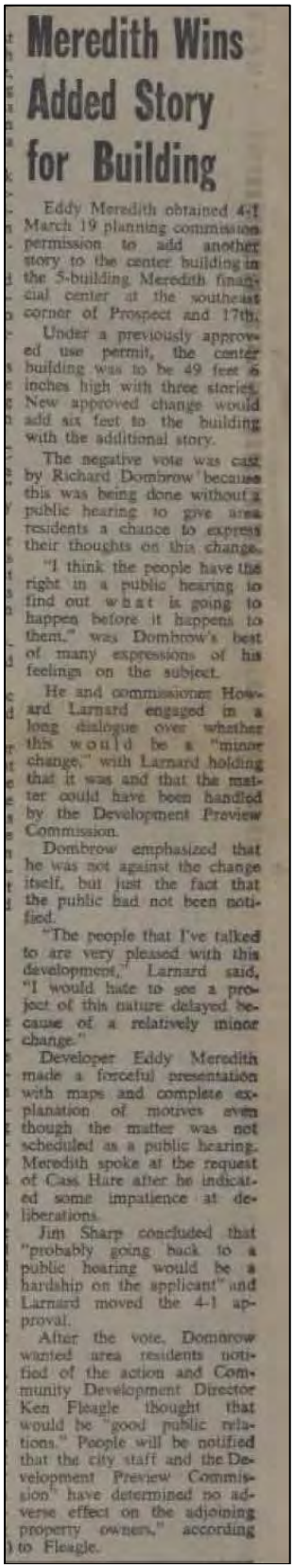
— Approved unanimously Chapter 27, Project 72-4, construction of street improvements on Laguna Rd. adjacent to Greinke Petroleum Corporation. No protests were filed and no one appeared Monday at the public hearing

— Approved minutes of the Sept. 18 regular meeting and Sept. 19 and 26 regular adjourned meetings; ratifications of demands in the amount of $99,392.49; and, as recommended by the City Engineer, the services of F. McKenzie Brown, attorney specialist in assessment districts, for assessment districts No. 2.

— Adopted unanimously an ordinance amending a section of Ordinance No. 85 relative to approval of tentative tract maps, giving council final approval after planners have made their recommendations.

— Heard first reading, by title only, on an ordinance amending the zoning ordinance and the sign ordinance and creating the office of zoning administrator and defining the duties of the office.

Permits for the construction of the Meredith Financial Centre.
The Tustin News, October 12, 1972



Meredith Wins Added Story for Building

Eddy Meredith obtained 4-1 March 19 planning commission permission to add another story to the center building in the 5-building Meredith financial center at the southeast corner of Prospect and 17th.

Under a previously approved use permit, the center building was to be 49 feet 6 inches high with three stories. New approved change would add six feet to the building with the additional story.

The negative vote was cast by Richard Dombrow because this was being done without a public hearing to give area residents a chance to express their thoughts on this change.

"I think the people have the right in a public hearing to find out what is going to happen before it happens to them," was Dombrow's best of many expressions of his feelings on the subject.

He and commissioner Howard Larnard engaged in a long dialogue over whether this would be a "minor change," with Larnard holding that it was and that the matter could have been handled by the Development Preview Commission.

Dombrow emphasized that he was not against the change itself, but just the fact that the public had not been notified.

"The people that I've talked to are very pleased with this development," Larnard said, "I would hate to see a project of this nature delayed because of a relatively minor change."

Developer Eddy Meredith made a forceful presentation with maps and complete explanation of motives even though the matter was not scheduled as a public hearing. Meredith spoke at the request of Cass Hare after he indicated some impatience at deliberations.

Jim Sharp concluded that "probably going back to a public hearing would be a hardship on the applicant" and Larnard moved the 4-1 approval.

After the vote, Dombrow wanted area residents notified of the action and Community Development Director Ken Fleagle thought that would be "good public relations." People will be notified that the city staff and the Development Preview Commission have determined no adverse effect on the adjoining property owners," according to Fleagle.

Meredith received approval to add an additional story to the Meredith Financial Centre Central Building.
The Tustin News, March 29, 1973



Anaheim Bulletin

SECTION B — Friday, November 30, 1973

New Orange Arts complex to rise soon

By LOUISE METEER
Bulletin Correspondent

ORANGE — Where an orange and avocado grove now stood close to this city's Plaza, a new $20,000,000 Fine Arts Complex for Chapman College soon will rise.

In addition, five apartment buildings to house a total of 150 persons in a new $1,200,000 residence project, will include a separate community center.

The site already has been cleared. The first phase in the long range program of campus renewal will cost an estimated minimum of $200,000 with $150,000 already raised, according to Donald C. Kleckner, president of Chapman College.

This renewal has been launched through cooperation of the city in closing Grand Avenue to public traffic. A new pedestrian mall will take its place, with the Fine Arts Complex, the already built Hashinger Science Center and the Clarke Memorial Library fronting it. A new entrance to the campus will be between the music building and an art drama center.

Located one block from the campus at Grand Street and Maple Avenue is Chapman College Chapel, the picturesque English-type church with steeple that formerly was the Episcopal Church. This will be moved to a site in the center of the campus during the latter phase of the master plan, thanks to a gift from Mrs. Edward H. Hashinger, a member of the board of trustees.

A major portion accomplished during the past year has cost the college approximately $250,000. Several parcels of the land have been sold from the area not in the master plan.

At a recent city council meeting, special note was taken of efforts made by Chapman to save the fine old trees that have been campus landmarks since days when the original buildings housed the Orange High School. One of a dozen valuable Australian tea trees was moved intact. In all, more than $10,000 and much effort have gone into the program to save or relocate trees.

President Kleckner, who calls campus renewal one of his "absolute priorities," said that "gift" financing has played an important part in funding. Robert Guggenheim of Newport Beach is chairman of the annual fund goal of $400,000. He has been a Chapman trustee since 1966. The fund campaign is spearheaded through nine divisions, each with its own chairman.

The new resident apartments and community center, designed by Harold Gimeno & Associates of Santa Ana, is financed entirely by a low-interest U.S. Department of Housing and Urban Development loan.

Each of the five three-story apartments and community center will contain six one-bedroom and two two-bedroom apartments — with semi-private entries for each apartment. Upper division and graduate students, married students, faculty and staff will be eligible for this housing.

The two-story community center will serve the entire resident student population as well as the rest of the campus lounge with fireplace, a recreation room, snack bar and central laundromat on the lower level; the housing office, students offices and meeting rooms on the upper level.

The Fine Arts Complex, designed by Leason Pomeroy III Associates of Orange, will be named for Mrs. Gail Moulton, long-time Chapman friend.

It will include two structures, one for music and the other for the theater arts. Both are two stories high and of tilt-up concrete construction.

The music building will have an acoustic buffer in the creative and economical use of space. Practice rooms, a multi-purpose recital hall with movable seats to accommodate 600 persons are planned. Classrooms and offices face the Shady Quad.

The recital hall and the 317-seat proscenium theater across the mall will have suspended ceiling panels to afford an inexpensive and visually exciting means of acoustical control.

An area for professional-quality recording is included in each of the new buildings, an architectural challenge in terms of sound control.

According to Pomeroy, flexibility and openness characterize the art drama center. Outdoor patios adjoin the ceramics and sculpture laboratories, outdoor decks for painting and print making allow maximum use of natural light.

Of special note, Pomeroy said, will be the theater design for which the Chapman Communications Department served as their own consultants. Seating is on a steep rise to improve sightlines and increased audience involvement and two slip stages side in and out so that one may be readied while the other is in use.

Ultimately, the Thurmond Clarke Memorial Library will be given a new entrance fronting on the mall, which will link the academic and administrative areas of the campus with the residential and athletic areas of the campus.

Chapman College has a history in Orange going back to 1923. The college came to Orange from Whittier to occupy the old Orange High School buildings. It is oriented with the sponsoring Christian Church, which first opened it in Los Angeles in 1861.

James J. Farley began his duties as vice president in charge of development in June, 1963. Most recently he has been instrumental in the tree saving program and in repainting and refurbishing of the old high school structures.

Many innovations in education have been spearheaded by Chapman, Farley said. Notable has been Chapman's Campus Afloat, which takes students overseas to all the ports of the world, while they continue studies aboard.

Most recently, according to Farley, Chapman professors have been engaged in short terms of teaching men aboard ships of the U.S. Navy during short cruises.

Chapman's full-time teaching faculty for the 1973-74 academic year numbers 92; of which 41 are full professors; 34 associate professors, 46 assistant professors and 11 instructors.

Many new residents express surprise upon learning that Orange is a "college town." The absence of pranks and rioting attests to the care with which students are accepted, Farley said.

ARCHITECT'S RENDERING OF CHAPMAN COLLEGE AS VIEWED FROM MAIL, FORMER GRAND STREET ENTRANCE
Established by Christian Church in 1861, college came to Orange in 1933 to occupy old high school campus near the Plaza

Police 'copter proving worth to community

ANAHEIM — The police department's Angel helicopter logged 303 calls and 190 additional observations during 226 hours of flight time last month.

Sgt. G. H. Finley said pilots and observers were involved in six arrests during October and on two occasions assisted ground patrol units in traffic control for events at Disneyland and Anaheim Stadium.

He said officers, using the copter's public address system, located a reported lost child.

The helicopter, he said, was used twice for aerial surveillance for the narcotics division and three times for the Special Enforcement Bureau. During the month, Angel crews spotted two runaway juveniles, reported a fire and were responsible for the issuance of a traffic citation.

Finley said the copter was used three times for aerial photographic purposes — by the department's intelligence section and the city's public information office.

Improvements on two local streets start

ANAHEIM — Two street improvement projects are under way locally, including excavation, clearing, grading and installation of curbs, gutters and sidewalks.

Work on Pauline Street between Joanna Street and La Palma Avenue is not expected to create any interruption in traffic flow, spokesmen said.

However, traffic will be restricted at various times to one lane along Atchison Street for improvements being made between Cypress and Santa Ana streets, officials said.

Contractor Orville E. Henderson of Santa Ana is in charge of the $8,325 Pauline Street improvements. Estimated completion date is Jan. 4.

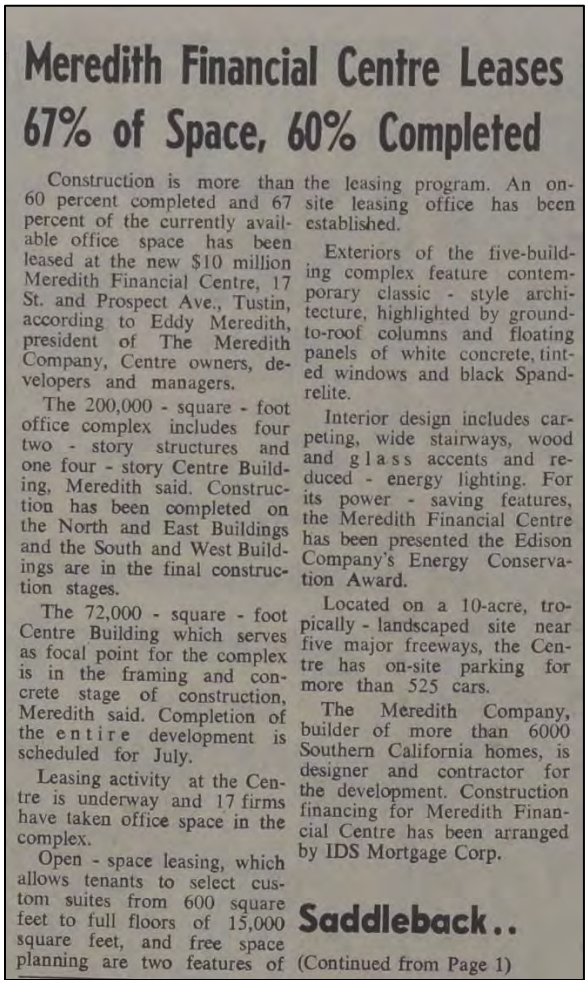
The Atchison Street project, which includes improvements to several alley approaches, is under contract to the R.N. Basich Co. of Laguna Hills, for $47,945, officials said. That project is also slated for completion Jan. 4.

TO BENEFIT FROM GIFT—Don Shively, right, Southern California Gas Company's Orange County division manager, meets with Children's Hospital of Orange County patient Kerry Wilson and registered nurse Susan Martin during recent visit to one of institutions to benefit from utility's $10,975 gift to 1973-74 AID-United Givers campaign in Orange County. Throughout Southern California, firm and employes are contributing more than $700,000 to health, welfare and community agencies.

HISTORIC ORANGE EPISCOPAL CHURCH HAS BEEN MARKED FOR REMOVAL TO CHAPMAN COLLEGE CAMPUS
Students presently attend services here at established location in neighborhood of old college campus, favorite chapel for weddings

HASHINGER SCIENCE CENTER OF CHAPMAN COLLEGE IN ORANGE SETS STYLE FOR CAMPUS GROWTH
Grand Street has been closed by city to provide pedestrian mall which will join old portion to new $2,600,000 Cultural Arts Complex

Work at Chapman College to be completed by Leason Pomeroy III.
Anaheim Bulletin, November 30, 1973



Meredith Financial Centre Leases 67% of Space, 60% Completed

Construction is more than 60 percent completed and 67 percent of the currently available office space has been leased at the new $10 million Meredith Financial Centre, 17 St. and Prospect Ave., Tustin, according to Eddy Meredith, president of The Meredith Company, Centre owners, developers and managers.

The 200,000 - square - foot office complex includes four two - story structures and one four - story Centre Building, Meredith said. Construction has been completed on the North and East Buildings and the South and West Buildings are in the final construction stages.

The 72,000 - square - foot Centre Building which serves as focal point for the complex is in the framing and concrete stage of construction, Meredith said. Completion of the entire development is scheduled for July.

Leasing activity at the Centre is underway and 17 firms have taken office space in the complex.

Open - space leasing, which allows tenants to select custom suites from 600 square feet to full floors of 15,000 square feet, and free space planning are two features of the leasing program. An on-site leasing office has been established.

Exteriors of the five-building complex feature contemporary classic - style architecture, highlighted by ground-to-roof columns and floating panels of white concrete, tinted windows and black Spandrelite.

Interior design includes carpeting, wide stairways, wood and glass accents and reduced - energy lighting. For its power - saving features, the Meredith Financial Centre has been presented the Edison Company's Energy Conservation Award.

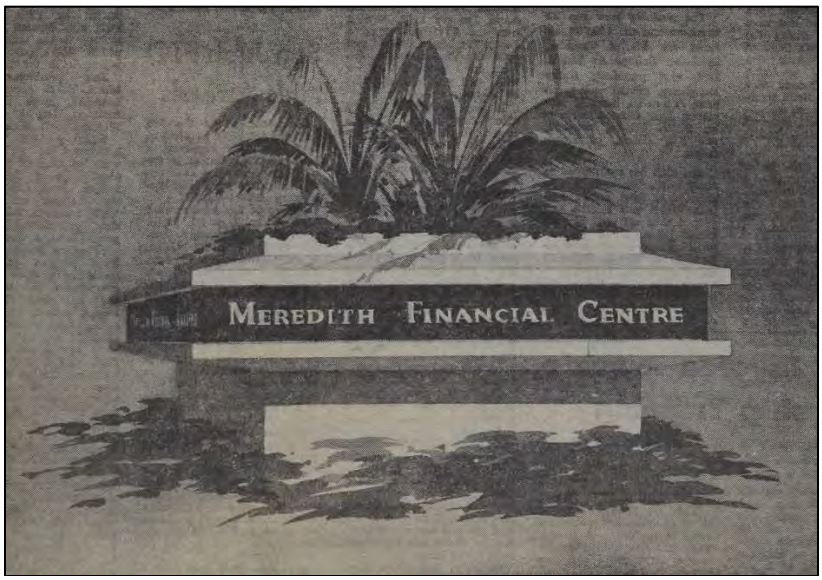
Located on a 10-acre, tropically - landscaped site near five major freeways, the Centre has on-site parking for more than 525 cars.

The Meredith Company, builder of more than 6000 Southern California homes, is designer and contractor for the development. Construction financing for Meredith Financial Centre has been arranged by IDS Mortgage Corp.

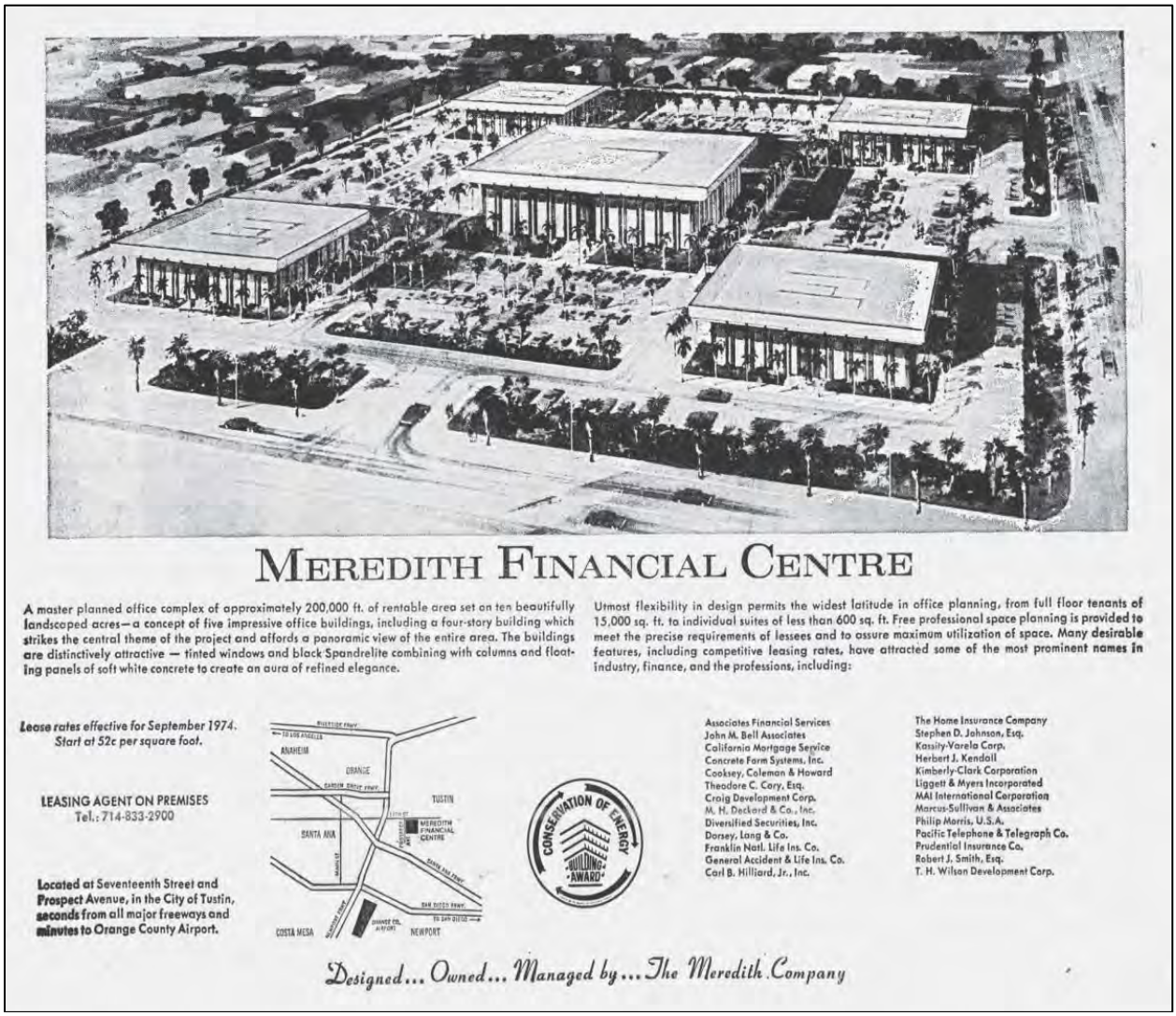
Saddleback..

(Continued from Page 1)

Construction and lease of the Meredith Financial Centre.
The Tustin News, March 4, 1974



Advertisement for the Meredith Financial Centre.
The Tustin News, March 25, 1974



Advertisement for the Meredith Financial Centre.
The Los Angeles Times, September 22, 1974



Firms Take Space in Meredith Buildings

Three new leases in the Meredith Financial Centre, 17th St. and Prospect Ave., Tustin, have been reported by the Meredith Co., owner, developer and manager of the five-building project.

With the new leases, the North and East buildings are more than 95% leased and the South building is more than 50% leased. The West building, near completion, is available for lease and final completion of the center is planned for July.

The newly signed leases cover about 5,000 square feet of space and represent an aggregate of more than $100,000 in compensation. New lessees are Wespac Financial Corp. and Herbert J. Kendall Inc. in the South building and John M. Bell and Associates in the East building.

The 200,000-square-foot center will consist of a four story Centre building surrounded by four two-story structures.

lease was negotiated by Stuart Klabin & Co. Owner of the building is Charles Mesak.

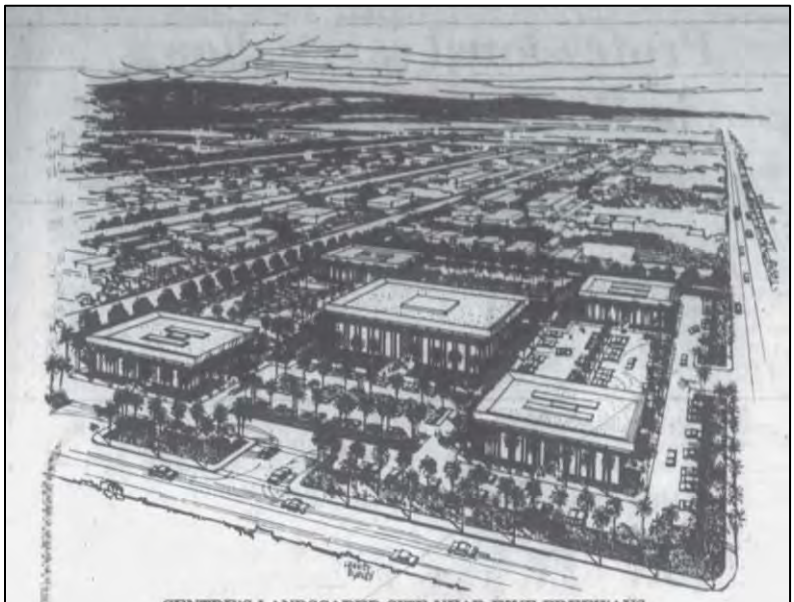
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Justin Industries Inc. has moved into a 28,160-square-foot building at 20722 Belshaw Ave., Carson under terms of a 10-year, $450,000 lease negoti-

LEASES

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Report on the ongoing leases of the Meredith Financial Centre.
The Los Angeles Times, May 19, 1974



CENTRE'S LANDSCAPED SITE NEAR FIVE FREEWAYS

Tustin Development Completed

"Meredith Financial Centre, the $10 million, five-building office complex at 17th Street and Prospect Avenue in Tustin, has been officially completed, according to Eddy Meredith, president of The Meredith Company, Centre owners, developers and managers.

Meredith Financial Centre is a 10-acre office development encompassing a four-story theme building and four, two-story satellite structures.

Located on a tropically-landscaped site near five freeways, the project offers a combined gross rentable area of 200,000 square feet.

EXTERIORS of the business complex feature contemporary classic-style architecture, highlighted by ground-to-roof columns and floating panels of white concrete, tinted windows and black Spandrelite.

Interior design includes carpeting, extra-wide stairways, visually-unobstructed interior expanses, wood and glass accents and reduced-energy lighting. For its power-saving features, the Meredith Financial Centre has been presented the Edison Company's Energy Conservation Award.

There are on-site parking accommodations for more than 550 cars.

"Special exterior attention has been given to pedestrian-oriented grounds with wide tree-lined paths to assure easy and pleasant passage between the buildings," Meredith said.

"Our landscaping was specifically designed to give the effect of serenity and timelessness with over 16,000 fully grown junipers and 860 fully grown palms combining to create an atmosphere that is restful and exotic," he added.

THE CENTRE was designed by The Meredith Co., Tustin-headquartered building and development firm, which also served as general contractor.

Construction financing was arranged by IDS Mortgage Corp. of Los Angeles and Santa Ana.

The Meredith Co. will move its headquarters into the 72,000-square-foot Centre Building, focal point for the entire complex.

To date, more than $2.6 million in long-term leases have been negotiated for office space in the Centre.

Lessees include Associates Financial Services; John M. Bell Associates; California Mortgage Service; Concrete Form Systems, Inc.; Cooksey, Coleman and Howard; Theodore C. Cory, Esq.; Diversified Securities, Inc.; Dorsey, Lang & Co.; The Franklin Life Insurance Co.;

Carl B. Hilliard Jr., Inc.; The Home Insurance Co.; Kassity and Varela Corp.; Herbert J. Kendall; Marcus-Sullivan; Kimberly-Clark Corp.; Liggett & Myers; MAI International Corp.; Philip Morris, USA; Pacific Telephone; Prudential Insurance Co.; Robert J. Smith, Esq. and Wilson Development, Inc.

MEREDITH SAID an open-space leasing program is being conducted which allows tenants to select custom suites varying in size from 500 square feet to full floors of 15,000 square feet.

In addition, no-cost space planning is being offered by The Meredith Company to assist its tenants.

Meredith Financial Centre is the first large-scale business project constructed by The Meredith Co., a firm that has been active in the construction and development industry for more than 30 years.

The Orange County-based company has built more than 6,000 homes and apartment units in Southern California.

Discipline improving in service

BONN — Discipline within the armed forces has evidently improved, to judge by statistics on offences in 1973 and 1974.

Senior officials at the West German Defence Ministry are already referring to a turning-point, a spokesman recently claimed at an SPD military conference in Delmenhorst.

According to statistics now available, the number of violations of armed forces' regulations has dropped for the first time. The number of offences has gone down by approximately 10 per cent, the civil servant claimed. There has also been a sharp drop in the number of soldiers going absent without leave.

The rate of suicides and attempted suicides among conscripts has however risen by 14 per cent. But the Defence Ministry claims that this is a general social problem. The number of suicides within the armed forces is far below the general average.

The Defence Ministry attributes improved discipline to the social and personal improvements granted to members of the armed forces in recent years.

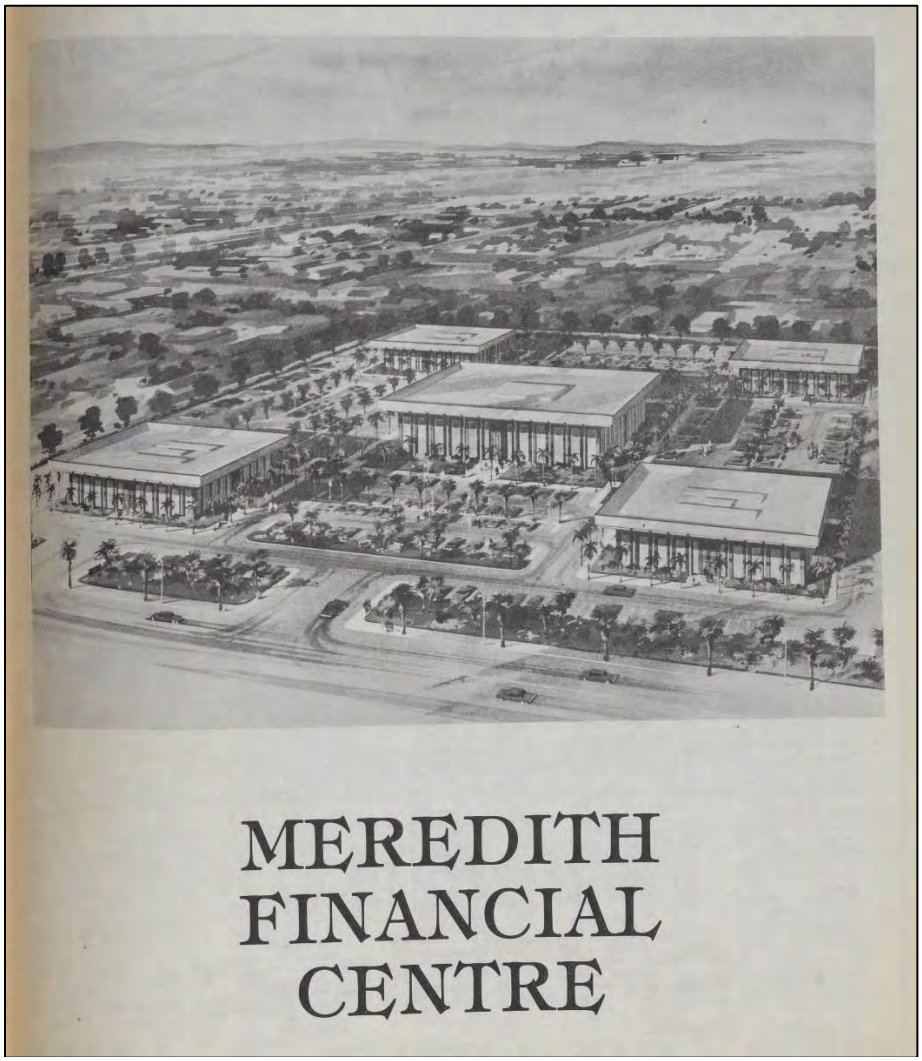
(Bremer Nachrichten, 9 Sept. 1974)

Thief leaves toothy mistake

NOTTINGHAM, England (AP) — The thief who broke into a house and exchanged his tattered blue jeans for an expensive suit left a whole set of clues for the police.

His false teeth were found in a pocket of the jeans.

Completion of the Meredith Financail Centre.
Press-Telegram, October 27, 1974



Advertisement for the Meredith Financial Centre.
The Tustin News, March 25, 1982

B-70, THE TUSTIN NEWS, THURSDAY, MARCH 25, 1982

Publisher Reflects on Growth, Changes, Challenges Here

By BILL MOSES

The Tustin News, a rather constant chronicler of local events, has seen this area change dramatically the past 60 some years. The newspaper having been founded about that long pre-dated our city government which was formed about six years later.

Although Columbus Tustin, our town founder, practically gave away lots back in the 1860s he wouldn't believe the prices they bring today. We know of 2 acres in Tustin that were traded a few years ago for a grazing ranch in Australia of some 10 square miles or more in size plus a lovely six bedroom home. That's really reaching out from Tustin.

The town is sort of diagonal to the world about it if you look at a map. Some years ago we asked City Engineer J.L. McBride, one of the three civil engineers who laid out the State of California highway system, why Tustin Cty was so situated. The late "Mac" chuckled, said, "Well, Bill, our first surveyor was a two quart a day man and some of his lines got a little off here and there."

For the Tustin area to maintain its geographic integrity and independence of adjoining cities meant a real series of annexation battles, fortunately mostly won by Tustin efforts. In five years enough annexations were accomplished on a north-south line that the 5-mile strip involved reached from the City of Orange border at Fairhaven to Valencia Ave. on the south near the Helicopter Base. When that was sealed Tustin's bounds were secure from other annexations principally by City of Santa Ana. Our local school districts, the elementary and union high school as they were, had been in grave danger of being erased through Santa Ana City annexations.

However, in the late 'Fifties the challenges to the Tustin area were met by a dedicated group of pro Tustin men and women, some of the best movers and shakers you could imagine. A revitalized Tustin Area Chamber of Commerce was founded and its board and members immediately went to work on several fronts—annexations, sewer and water bonds plus freeway interchange improvements.

All of those civic affairs took years in the doing. Along the way the volunteer Tustinites, individuals and local organizations, raised about $25,000 cash and gifts to endow and build the Tustin Area Youth Center, then at the end of Sixth St. and Santa Ana Freeway on a parcel of city-owned orange grove. The Youth center was built by private subscription in a several year effort and the land rented at $1 per year from a cooperative Tustin City Council. If you wonder where it is today, it isn't. The Youth Center was burned in a fire severely enough that a more current council, some of whom still serve, accepted and "ear marked" the fire insurance cash, sold the building later to a private firm. The community has the city council promise—for several years—to put the $59,000 insurance funds into another Youth Center. Promises, promises...

PLENTY OF WATER

We have plenty of water nowadays, thanks to bonding ourselves to accept Metropolitan Water District supply through the East Orange County Diemer Line, among others. Sanitary sewer lines did not receive bond issue voter approval until the Tustin area was about 35 percent populated. When that occurred building of more dwelling units was made easier for developers who had formerly been held to septic tank and cesspool installations.

In other fields than civic improvement, we had movers and shakers putting an area on the map in construction, financial houses and in so doing, removing our citrus production for the advance of "progress"—all of us who bought or built homes here.

In banking, Charles Vance, early in from Kansas, perpetuated the First National Bank of Tustin which had been founded in the 'Eighties (see interview with G.O. Bixler, a former president of this bank elsewhere in this issue). Charley Vance achieved note when Franklin D. Roosevelt ordered all banks to close in the Thirties for the Bank Moratorium. Vance, foreseeing problems, had turned his notes into gold, left his El Camino Real door open for customers. His bank was the only place in Orange Coutny public servants such as teachers and others could cash county warrants for their pay.

SOLID BANK

When there was a rush to withdraw funds, Vance told his customers they could have their accounts in gold but never to come back to the bank again. With such acerbic liquidity they left their funds in Tustin's solid bank.

As the decades drifted by, sleepy Tustin saw Tustin Savings & Loan Assn. organized and then Saddleback National Bank—after the First National had been sold to First Western and no independent banks existed here. Later when these newcomers were merged out Santiago Bank was launched and a couple years later in came Eldorado Bank, both of whom have proven footings well over $100 million now and enviable profit-making records.

In between and thereafter a number of chain banking offices opened in Tustin and there were mergers and buy-outs of some of these by other chains. Tustin is known to have well over one half billion dollars in various bank, savings and loan and thrift loan deposits, in case you wondered why we have so many "money mills". We are termed a wealthy town because of these undeniable totals.

Our residential developments attracted the genius of a number of builder-developer gentry, including Eddy Meredith, Richard B. Smith, Ed Akins, John Lyttle, the early bird, John B. Clark and his late father, Frank, Gil Smith, the Smyth Brothers (identical twins), Howard Bryan, C. E. Meek, Eugene (Jake) Jacobson, Clarence Young and a host of others including Ed Nahigan who specialized in custom homes.

For them to succeed with their attractive residential developments, Tustin's orange orchard were sold by numerous residents who had prospered locally on plots of 5 acres on up over the years. The word went out in the 'Fifties from the late Brad Hellis, general manager then of the Irvine Ranch, that if farmers could make more in invested funds than from orange sales they were prudent to sell their groves to developers.

Grove by grove the Tustin area was recreated into new housing with new streets attaching subdivisions to the area's existing traffic arteries. And that's how we no longer were known as "in the heart of the Orange Belt."

The Tustin News weekly commercial publication "The Orange Belt Shopper," took its name therefrom and it is a bygone name for a current production. But The News still exhibits its own "orange belt"—a dozen or so Troyer sweet root stock trees forming three sides of the property perimeter.

Movers and Shakers-- Then and Now



THE ABOVE illustrations are from the collection of Jim Sleeper.



SYNDICATES—George Argyros, one of Tustin's most spectacular builder-developer entrenpreneurs, reached early success putting together local syndicates for joint venture capitalists. From there he went out on his own account, becoming one of California's most outstanding success stories, now being a co-owner of Air Cal plus the "angel-owner" of Seattle Mariners as well as President of Chapman College board of trustees.



ELEGANCE—Eddy Meredith, one of Tustin's early builder-developer tycoons who still resides here, long has been known for this "touch of elegance" to his construction. Eddy's Meredith Homes are so well-built, owners say, that over the years they had great resale activity when they had to move. He also is known for his Meredith Financial Centre at 17th and Prospect plus hundreds of other developments through the years.



"DO IT RIGHT"—That's been Richard B. Smith's building admonition to his staff while he was busy running his Tustin-based Broadmoor Homes concept into beautiful single family residences as well as some large apartments hereabouts. A former Tustin Elementary District trustee, Dick's contribution to builder-developer history in Southern California earned him many accolades.

Article reflecting on changes to the area, including Meredith's developments.
The Tustin News, March 25, 1982



Eddy Meredith

Funeral services were held at Saddleback Chapel on Dec. 16 for Eddy Meredith, 78, who died Dec. 11. He was born in New York City Feb. 9, 1917, and had been a builder and real estate developer here for 40 years.

He lived his early life near Times Square and served in an anti-tank outfit during WWII. After the war, he built hundreds of homes througout Long Island.

In 1955, the family moved to California where he purchased a Burt Huff home in Orange. Mr. Huff was headquartered in Tustin and showed Mr. Meredith the town. At that time, it was a one mile square with a human population of 700 and several mules. Recognizing the potential of Tustin being in the path of the Santa Ana Freeway, he met with Bill Moses, new publisher of The Tustin News, who foretold the explosive development of the Tustin area.

He competed with other developers, Burt Huff, John Clark, George Argyros, George Buccola and Richard Smith, during the boom days of residential development. It was he who introduced the split level house in Southern California.

His neighborhoods still are called Meredith Park, Meredith Gardens, Meredith Village, Meredith Acres, Meredith Terrace, Meredith Hills and Meredith Ridge.

In 1960, he built a home in North Tustin for his wife Violet and himself, and they lived there from then on. He also built the office building on Main St. Today, the Tustin Civic Center is next door and a large shopping center is across the street.

The development of Meredith International Center is now in his son Craig's hands; Craig joined the company after receiving his master's degree in architecture from the University of Hawaii. In 1971, Mr. Meredith built the Meredith Financial Center.

Mr. Meredith is survived by his wife Violet; son Craig Meredith of San Juan Capistrano; sisters Tess Pastore of New York and Kay Pompei of Irvine; brother Richard Meredith of Tustin; and two grandchildren.

Interment was at Pacific View Memorial Park, Newport Beach.

Helen Souther

Private services were held for Helen Boyer Souther, 79, who died Dec. 12. She was born in Salt Lake City on March 9, 1916, and was a classified advertising representative for the Torrance Daily Breeze. She had lived in Tustin for seven years.

A widow, Mrs. Souther is survived by daughters Jean Higginson of Tustin and Sandra Moore of Mission Viejo; sister Margaret Montague of Cupertino; four grandchildren and two great grandchildren.

Saddleback Chapel assisted the family.

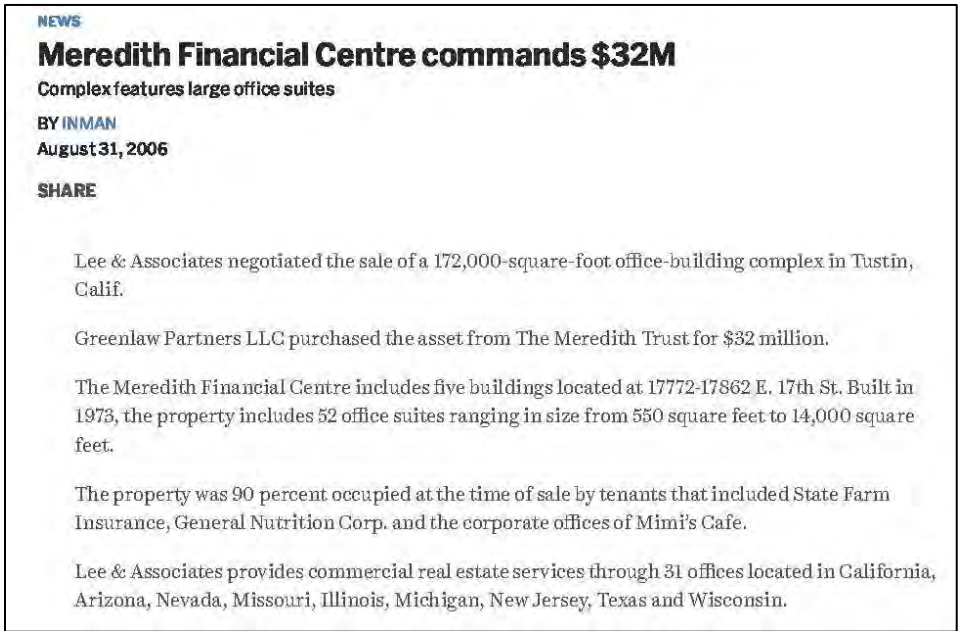
Ann Marie Woelper

A funeral mass was held Dec. 14 at St. Cecilia Church for Ann Marie Woelper, 85, who died Dec. 11. She was born in Baltimore on Oct. 2, 1910, and been the manager of Michael's Jewelry. She had lived in North Tustin for nine years.

A widow, Mrs. Woelper is survived by son Ronald A. Petti of Columbus, Ohio; daughter Diane D. Mazurie of North Tustin; seven grandchildren and eight great grandchildren.

Burial was at Calvary Cemetery, Cleveland, Ohio, on Dec. 16. Saddleback Chapel made the arrangements.

Obituary for Eddy Meredith.
The Tustin News, December 21, 1995



NEWS

Meredith Financial Centre commands $32M

Complex features large office suites

BY INMAN
August 31, 2006

SHARE

Lee & Associates negotiated the sale of a 172,000-square-foot office-building complex in Tustin, Calif.

Greenlaw Partners LLC purchased the asset from The Meredith Trust for $32 million.

The Meredith Financial Centre includes five buildings located at 17772-17862 E. 17th St. Built in 1973, the property includes 52 office suites ranging in size from 550 square feet to 14,000 square feet.

The property was 90 percent occupied at the time of sale by tenants that included State Farm Insurance, General Nutrition Corp. and the corporate offices of Mimi's Cafe.

Lee & Associates provides commercial real estate services through 31 offices located in California, Arizona, Nevada, Missouri, Illinois, Michigan, New Jersey, Texas and Wisconsin.

Sale of the property in 2006.
Inman, August 31, 2006

APPENDIX D

HISTORIC AND CURRENT VIEWS

Historic Photographs

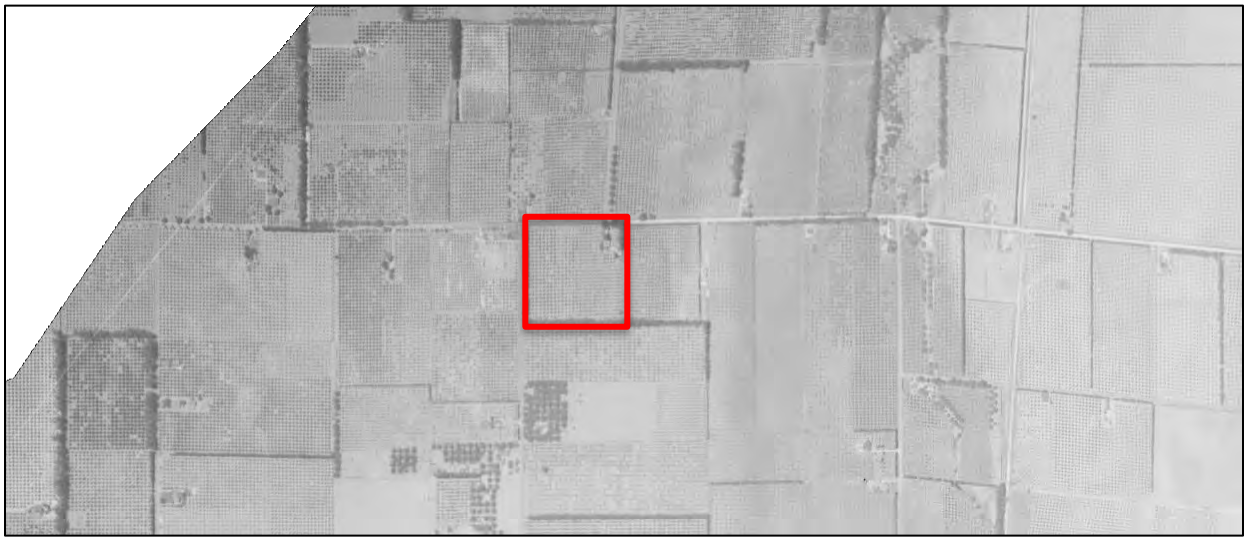


Figure 1. 1931 Irvine Ranch Aerial Image.
Source: *County of Orange, Historical Aerial Imagery.*

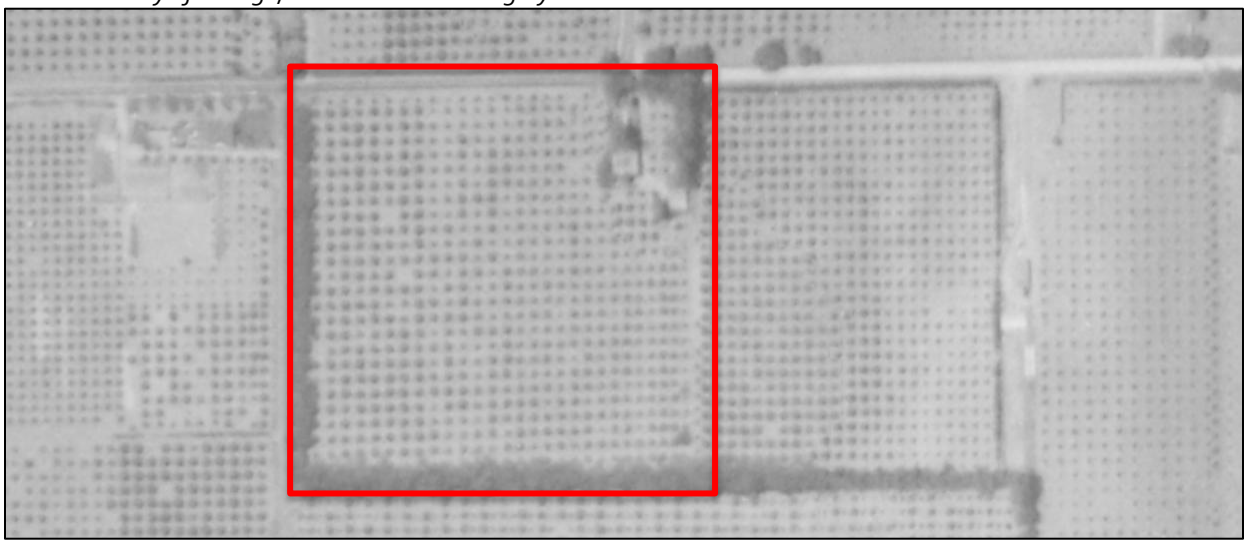


Figure 2. 1931 Irvine Ranch Aerial Image.
Source: *County of Orange, Historical Aerial Imagery.*



Figure 3. 1938 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.

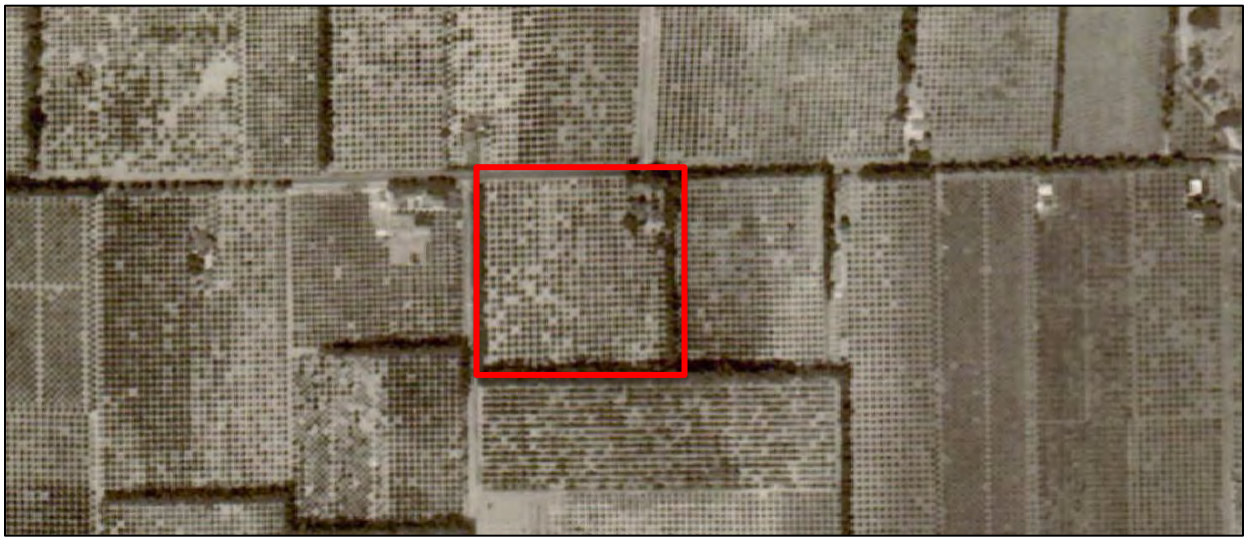


Figure 4. 1947 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.

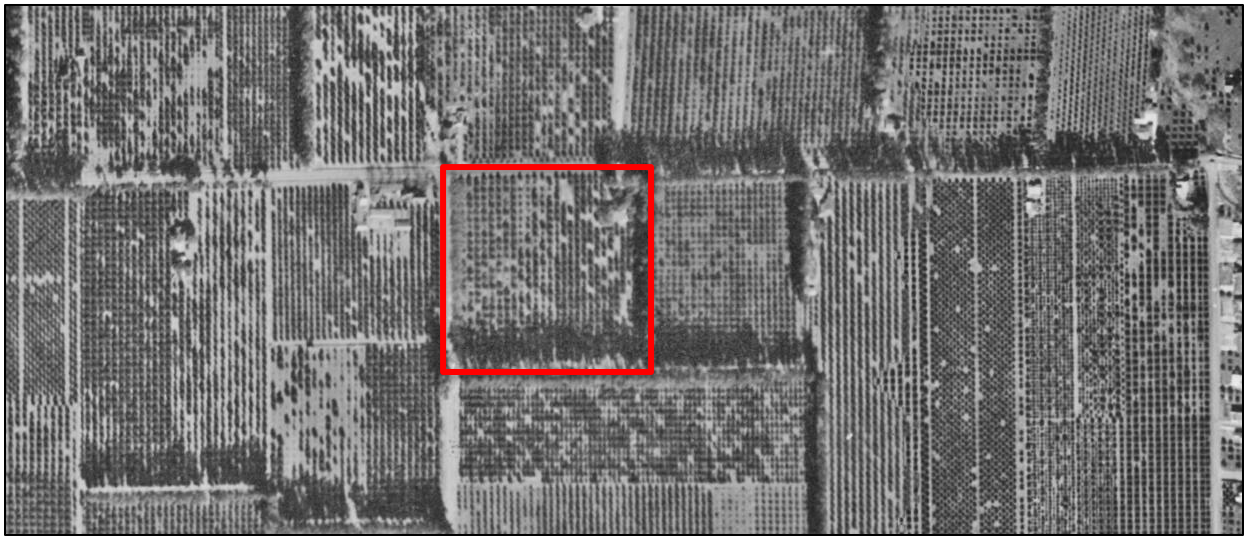


Figure 5. 1953 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.



Figure 6. 1960 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.



Figure 7. 1970 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.



Figure 8. 1974 Orange County Aerial Image.
Source: *UC Santa Barbara Frame Finder*.



Figure 9. Drawing of property, 1974.
Source: The Los Angeles Times, September 22, 1974.

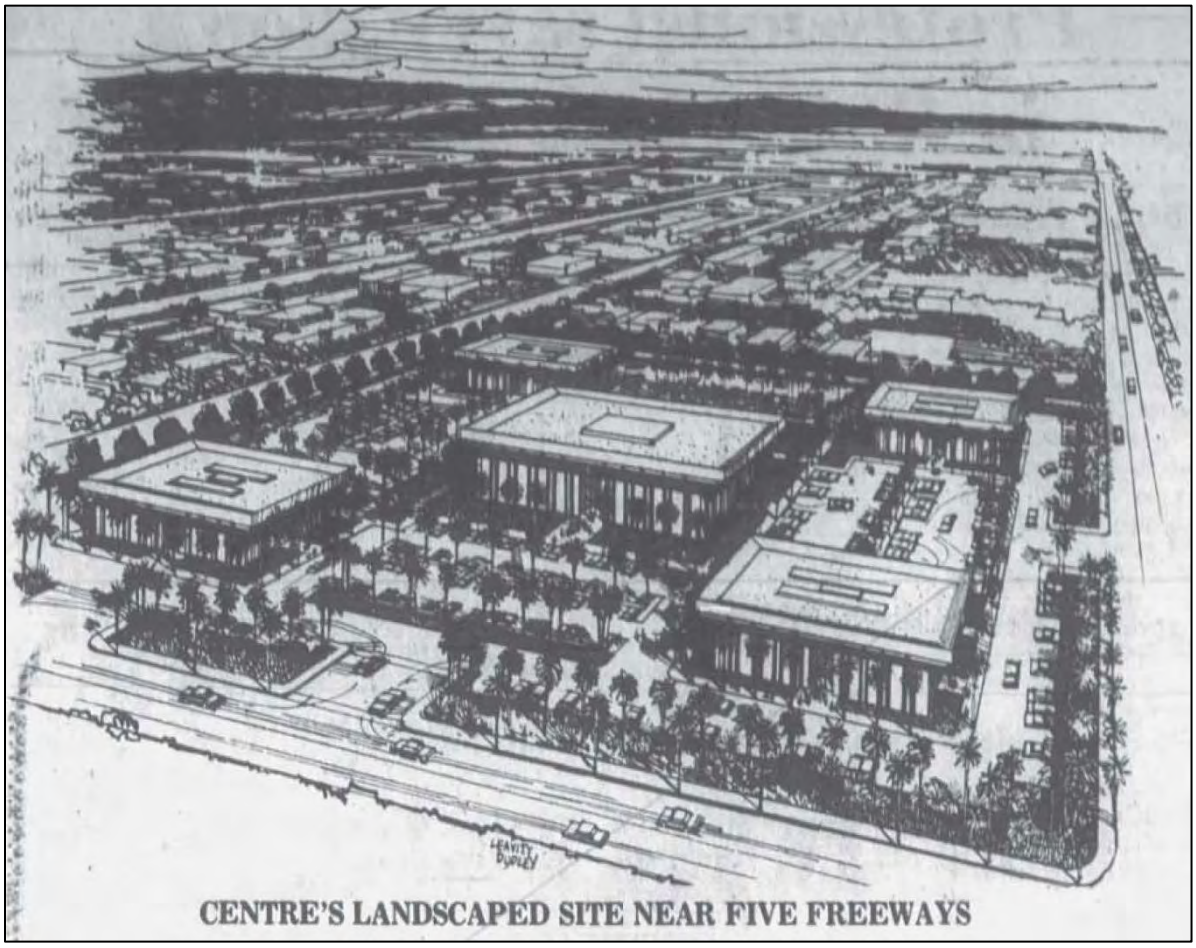
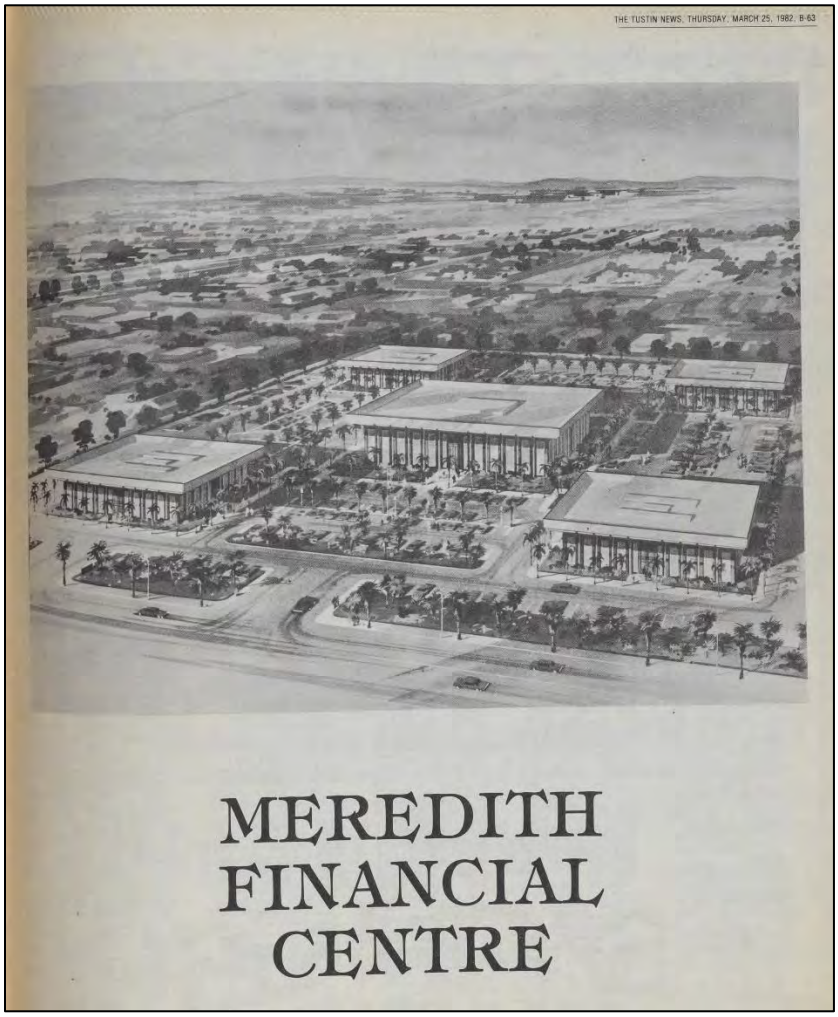


Figure 10. Drawing of the property, 1974.
Source: The Press Telegram, October 27, 1974.



Figure 11. 1980 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.



1982 Advertisement drawing
Source: The Tustin News, March 25, 1982



Figure 12. 1990 Orange County Aerial Image.
Source: *County of Orange, Historical Aerial Imagery*.

Vintage Photographs



2013 image of the Central Building
Source: Daralees Web World Photos, Flicker.

Current Views



View of the west of the east elevation.



View south of the signage at the front of the property, with the Central Building in the background.



View south of the property with the Central Building at the left side of the frame and the North Building at the right.



View south of the north elevation of the Central Building.



View east of the west elevation of the Central Building.



View north of the south elevation of the Central Building.



View north of the south elevation of the Central Building.



View west of the east elevation of the Central Building.



View south of the north elevation of the North Building.



View south of the north elevation of the North Building.



View southeast of the north and west elevations of the North Building.



View north of the south elevation of the North Building.



View south of the north elevation of the West Building.



View southeast of the north and east elevations of the West Building.



View east of the west elevation of the West Building.



View northeast of the west and south elevations of the West Building.



View north of the south elevation of the West Building.



View west of the east elevation of the West Building.



View east of the west elevation of the South Building.



View northwest of the south and east elevations of the South Building.



View northwest of the property with a corner of the South Building in the foreground, the Central Building in the center of the frame, and the East Building at the left side of the frame.



View south of the north elevation of the South Building.



View north of the south elevation of the East Building.



View northwest of the south and east elevations of the East Building.



View west of the east elevation of the East Building.



View west of the property with the corner of the East Building in the foreground, the Central Building at the center of the frame, and the North Building in the background.



View southeast of the north and west elevations of the East Building.



View east of the west elevation of the East Building.



View southeast of the Break Area located at the southeast corner of the property.

APPENDIX E

DPR FORM & PREVIOUS RECORDATION

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

PRIMARY RECORD

Primary #
HRI # _____
Trinomial: _____
CRHR Status Code: 3S
Other Listings: _____

Review Code _____ **Reviewer** _____ **Date** _____
Resource Name or #: Meredith Financial Centre
Page 1 of 44

P1. Other Identifier: Tustin Financial Plaza
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
- ***a. County** Tustin **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- ***b. USGS 7.5' Quad** Orange **Date** 2022 **T** 5S; **R** 9W; NW ☐ **of** SW ☐ **of Sec** Unsectioned **B.M.**
- c. Address 17772, 17862, 17782, 17852, 17822 E 17th Street City Tustin Zip 92780
- d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 423934.30mE/ 3735713.71 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The subject property is sited on the south side of 17th Street and the east side of Prospect Avenue on Tract No. 17342 (Deed Book 40-401) on Township 5S, Range 9W (Unsectioned). Identified as Orange County Assessor's Parcel Numbers 401-401-12, 401-401-13, 401-401-14, 401-401-15, and 401-401-16, the property is located within the City of Tustin in Orange County.

***P3a. Description:** Constructed in 1972-1973 the evaluated property consists of five commercial office buildings constructed in the New Formalism architecture style. The buildings are located on a rectangular parcel, approximately 8.57-acres in size, on the south side of 17th Street and east of Prospect Avenue. Surface parking surrounds the office buildings, with one four-story building at the center of the lot and the four two-story buildings at each corner of the lot. Simple landscaping surrounds the lot, and throughout the parking lot. There is a small, outdoor break area in the southeast corner of the lot. The surrounding area is a mix of commercial and residential properties, with single family residences to the south and east and light commercial buildings and office space to the north and west. **See Continuation Sheet for additional description (p.5).**



***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial building, HP7. 3+ story commercial building.
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: View southeast of the West Building (IMG_3651; July 2024)
***P6. Date Constructed/Age and Source:**
☒-Historic: 1972-1973, Newspaper Records
***P7. Owner and Address:**
GRE Tustin Financial Plaza, LLC.
PO BOX 460189, Houston, TX 77056
***P8. Recorded by:**
Wendy Tinsley Becker, RPH, AICP
Alexandrea Baker, MCP. Urbana Preservation & Planning, LLC
www.urbanapreservation.com

***P9. Date Recorded:**
August 13, 2024
***P10. Survey Type:** Historical Resource Assessment
***P11. Report Citation**: (Cite survey report and other sources or enter "none.") Urbana Preservation & Planning, LLC, *Historical Resource Assessment Memorandum* Meredith Financial Centre, Tustin, CA, August 2024.
***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):

B1. Historic Name: Meredith Financial Centre
B2. Common Name: Tustin Financial Plaza
B3. Original Use: Commercial-use B4. Present Use: Commercial-Use
***B5. Architectural Style:** New Formalism
***B6. Construction History:** Construction history is based on the City of Tustin permit records, historic and current aerial photography, and newspaper records. Prior to development of the Meredith Financial Centre, the subject property was utilized as farmland. Based on historic topo maps, it was determined that the development of this land dates to at least 1896. Topographic maps from this era indicate that by 1896, the property had been developed with at least one structure. This structure was located at the northwest corner of the property at the corner of 17th Street and Prospect Avenue. By 1931, this structure was removed, and a new one was constructed at the northeast corner of the property. It is referenced in Permit No. 6367 as a single-family residence. Aerial images show the single-family residence at the northeast corner of the property, dating to pre-1931. Historic aerial images from1931 to 1966 show that the parcel had been planted with rows of crops, likely citrus. From 1931 to 1954, this agricultural land usage was consistent with the surrounding area. However, by 1960, the surrounding land use began to change. By 1960, parcels to the north, south, and east of the subject property had been developed with single family residential homes. This development continued and by 1980, the surrounding area had been entirely infilled with commercial and residential development.[1] **See Continuation Sheet for continued Construction History and area history.**

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:**_____
***B8. Related Features:** No related features.
B9a. Architect: Leason Pomeroy III; L.A. Bivens b. Builder: Craig Development Corp; Meredith Co.
***B10. Significance: Theme** N/A **Area** N/A **Period of Significance** N/A **Property Type** Commercial
Applicable Criteria Local Register / CRHR Eligible
The Meredith Financial Centre qualifies for designation under two of the City of Tustin Local Register of Historical Resources Criteria. The property and buildings are not associated with events that have made a significant contribution to the board patterns of Tustin's history and cultural heritage under **CRHR/Local Criterion 1/1**; the property is not associated with the lives of persons or businesses important to the history of Tustin under **CRHR/Local Criterion 2/2;** the property embodies the distinctive characteristics of the New Formalism style and represents the work of Leason Pomeroy III, and is eligible under **CRHR/Local Criterion 3/3/Local Criterion 4;** further research and analysis of the subject property is unlikely to yield information important to an archaeological site under **CRHR/Local Criterion 4/4;** it does not represent a unique location or visual feature of the community under **Local Criterion 5;** it does not strongly contribute to the wellbeing of residents or the neighborhood **under Local Criterion 6;** lastly, it is not part of a unified geographic area under **Local Criterion 7**. **See Continuation Sheet for in depth significance and integrity analysis.**



B11. Additional Resource Attributes: N/A
***B12. References:** See Continuation Sheet for References
B13. Remarks: None
***B14. Evaluator:** Alexandrea Baker, MCP.
Urbana Preservation & Planning, LLC
***Date of Evaluation:** August 2024

(This space reserved for official comments)

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

LOCATION MAP

Primary# _____
HRI# _____
Trinomial# _____

*NRHP Status Code: 3S

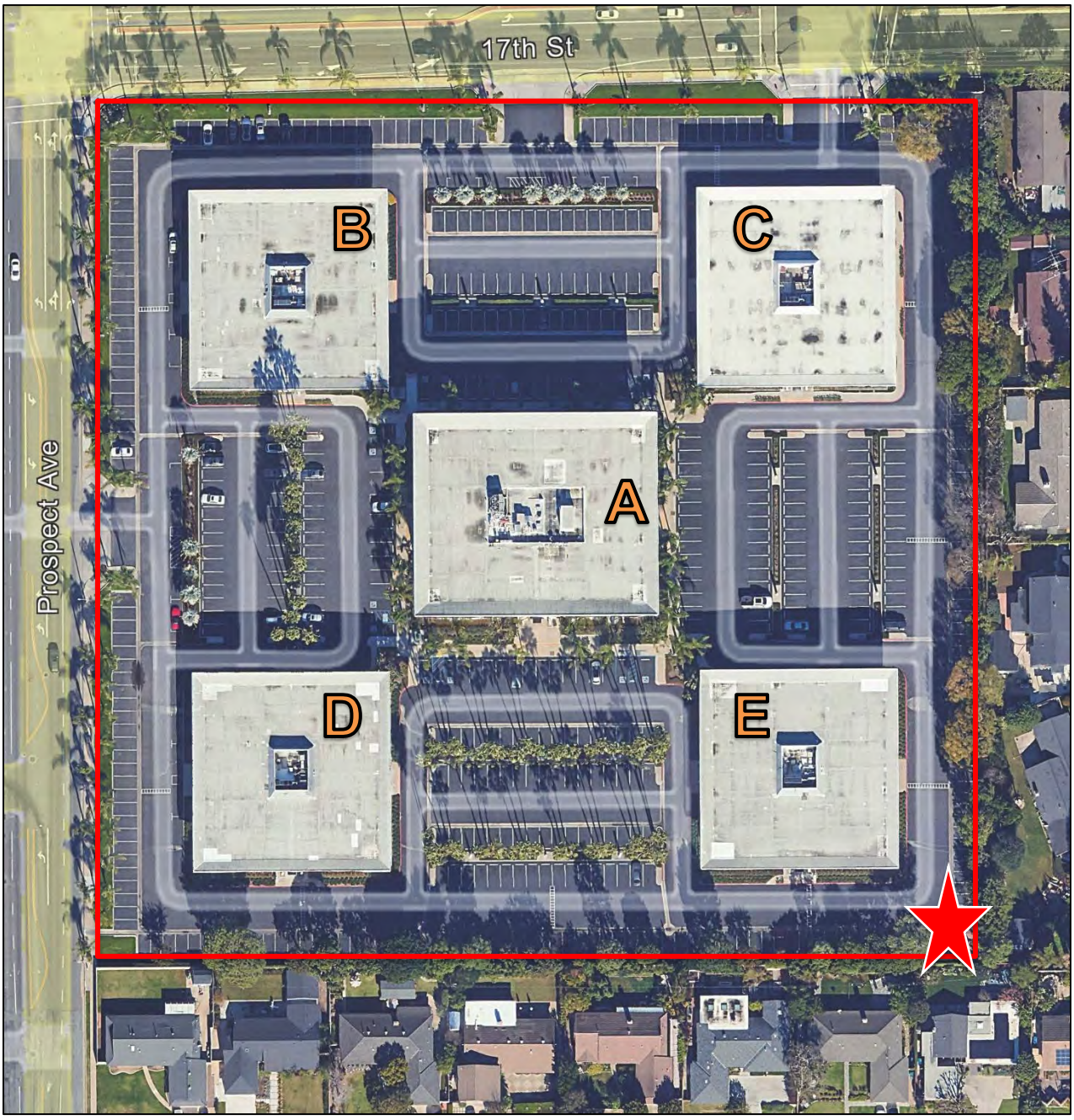
*Resource Name or # (Assigned by recorder) **Meredith Financial Centre**

*Map Name: Orange USGS Quadrangle Map *Date: 2022 *Scale: 1:24,000



*Required information

Site Plan



Building A: Central Building, 17822 17th Street
Building B: North Building, 17772 17th Street
Building C: East Building, 17862 17th Street
Building D: West Building, 17782 17th Street
Building E: South Building, 17852 17th Street
Break Area:
Property Boundary:

P3a. Description (Continued from page 1)

The office park has five multi-story buildings, each built in the New Formalism style and arranged symmetrically on the lot. The central building is four-stories, and the other four are two-stories. The buildings are surrounded by a landscaped parking lot, with pedestrian walkways going between each building.
The five buildings are each addressed separately with separate APNs:

- 17772 17th Street, APN: 401-401-12 (located at the northwest corner, identified as the North Building),
- 17862 17th Street, APN: 401-401-13 (located at the northeast corner, identified as the East Building),
- 17782 17th Street, APN: 401-401-15 (located at the southwest corner, identified as the West Building),
- 17852 17th Street, APN: 401-401-16 (located at the southeast corner, identified as the South Building),
- 17822 17th Street, APN: 401-401-14 (located at the center of the lot, identified as the Central Building)

Central Building
The Central Building is located at the center of the lot, surrounded by the other four buildings. The building is constructed in the New Formalism style. The building has a rectangular plan and is four stories in height. It has a symmetrical form, with a flat roof featuring continuous, broad overhanging eaves with coffered-panel soffits clad in painted roughcast/wet dash stucco. There are entrances at each elevation, with the main entrance located at the north elevation. The building has a geometric form, generally identical at each elevation. The exterior walls are composed of recessed painted roughcast/wet dash stucco wall panels set within vertically oriented grouped fixed panel aluminum-framed window surrounds with dark-tinted Spandrelite glazing. The wall and window sections are separated by roughcast/wet dash stucco pilaster that extends to meet the coffered soffit roofline above. The exterior walls create a striking pattern, indicative of the New Formalism style by drawing on Neoclassical characteristics. There are exterior doors at each elevation of the building. The exterior doors are fully glazed aluminum with vertically oriented grouped fixed panel aluminum-framed windows above. It is not clear if the doors are original; permits do not reference door replacements. The entrance at the north elevation appears to be the main entrance; there is a roughcast/wet dash stucco-clad rounded awning affixed to the wall above the door assembly with signage reading "Tustin Financial Plaza" with the building's address (17822) in brushed steel floating letters above. At each elevation, there are free-standing square light posts, flanking each entrance. The light posts are clad in roughcast/wet dash stucco, capped with square frosted glass light fixtures with metal frames; these fixtures are similar in composition to the streetlights throughout the parking lot areas. There are concrete steps and landscape features at each of the entrances. The Central Building is the focal point of the lot; it is the largest of the buildings, two stories higher than the other buildings.

North, South, East, West Buildings
The North, South, East and West Buildings are generally identical, placed symmetrically at each corner of the lot. They were constructed between 1972-1973, and are nearly identical in form, massing, and material composition. They are constructed in the New Formalism style, with each having a two-story volume with a square plan. The buildings all have a capped flat roof, with eaves and soffit details that match the Central Building (described above). The facade of each building is clad by roughcast/wet dash stucco with recessed wall panels set within vertically oriented grouped fixed panel aluminum frame window surrounds that contain dark-tinted Spandrelite glazing and are separated by roughcast/wet dash stucco pilasters that extend to the soffit. There are entrances at each elevation of each of the buildings. The exterior doors are typical fully glazed aluminum with vertically oriented fixed panel aluminum-framed windows above. It is not clear if the doors are original; permits do not reference door replacements. All of the entrances are fronted by concrete steps, sidewalks, landscape features, and are flanked by lamp posts that match those at the Central Building and throughout the property. At the north elevation, of each four buildings, are rounded roughcast/wet dash stucco-clad awnings and the building's address in brushed steel floating letters above. There are no

significant differences between the four buildings, besides signage. There is printed signage at each building with the identifier (North Building, South Building, East Building, West Building).

Other Features

At the southeast corner of the property there is a small outdoor break area. The area is set on a small concrete pad with one light post, four fixed metal tables with umbrellas and fixed seats around them. This was likely an outdoor smoking area associated with stricter anti-smoking regulations dating to 1995 when California became the first state to ban smoking in the workplace. The landscaping throughout the property includes sidewalks between each building and the parking spaces. The parking area accommodates over 550 cars. The parking and landscaping were designed to be pedestrian-oriented with wide tree-lined paths between buildings. The landscaped area was originally developed with over 16,000 fully grown junipers and 860 fully grown palms.[2] Throughout the landscaping are free standing light posts. The light posts are clad in roughcast/wet dash stucco, capped with square frosted glass light fixtures with metal frames, and match those outside each building. At the northwest corner of the property is a freestanding sign with the property's name (Tustin Financial Plaza). There are two entrances to the property from the street on the north side and one at the west side.

Current views of the property are included below and in the following pages.



View of the west of the east elevation.



View south of the signage at the front of the property, with the Central Building in the background.



View south of the property with the Central Building at the left side of the frame and the North Building at the right.



View south of the north elevation of the Central Building.



View east of the west elevation of the Central Building.



View north of the south elevation of the Central Building.



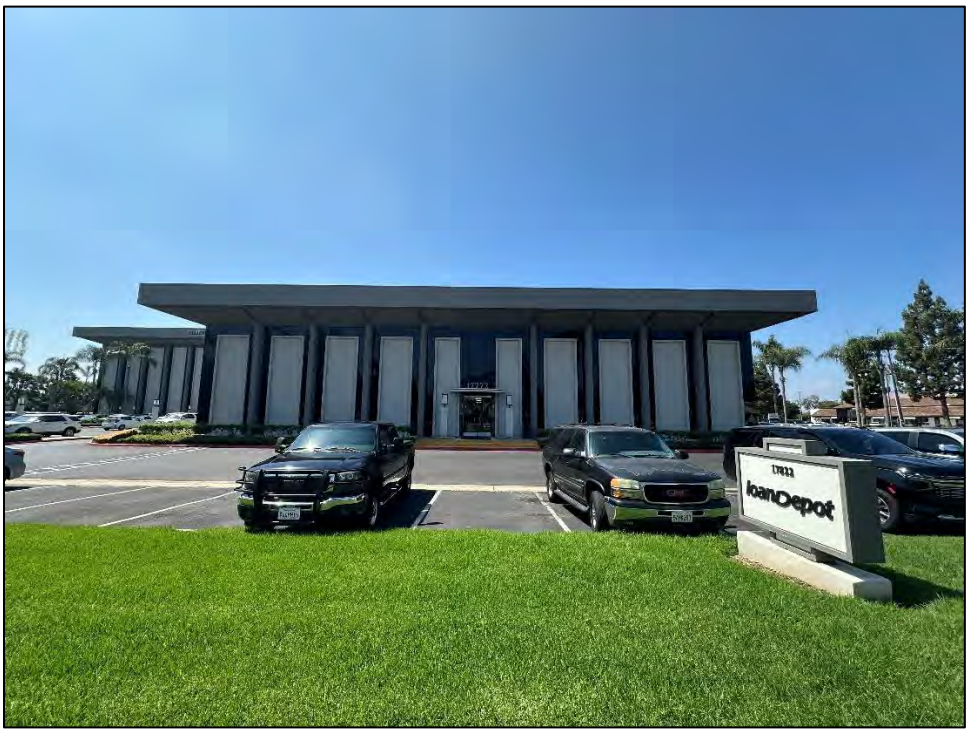
View north of the south elevation of the Central Building.



View west of the east elevation of the Central Building.



View south of the north elevation of the North Building.



View south of the north elevation of the North Building.



View southeast of the north and west elevations of the North Building.



View north of the south elevation of the North Building.



View south of the north elevation of the West Building.



View southeast of the north and east elevations of the West Building.



View east of the west elevation of the West Building.



View northeast of the west and south elevations of the West Building.



View north of the south elevation of the West Building.



View west of the east elevation of the West Building.



View east of the west elevation of the South Building.



View northwest of the south and east elevations of the South Building.



View northwest of the property with a corner of the South Building in the foreground, the Central Building in the center of the frame, and the East Building at the left side of the frame.



View south of the north elevation of the South Building.



View north of the south elevation of the East Building.



View northwest of the south and east elevations of the East Building.



View west of the east elevation of the East Building.



View west of the property with the corner of the East Building in the foreground, the Central Building at the center of the frame, and the North Building in the background.



View southeast of the north and west elevations of the East Building.



View east of the west elevation of the East Building.



View southeast of the Break Area located at the southeast corner of the property.

B6. Construction History (Continued from page 2)

The project was first brought before the Tustin City Council in March 1971. Owner Eddy Meredith applied for pre-zoning the subject property from Orange County E-4 to (Residential Estate) to C-1 (Business Park). The pre-zoning would be effective if the parcel was annexed to Tustin from the county. The original reporting stated that the proposed business park would permit development of a banking facility and several detached professional office buildings in a way that was "esthetically compatible" with the surrounding area. At the initial March meeting, adjoining property owners and the Foothill Homeowners Association opposed the action, protesting the lack of specific plans. They stated making a decision would be premature. The project would have been within the newly established Tustin Area General Plan area – there were complaints that approval of the application would be going against the plan as it was seen as more of the same rapid commercial development. However, despite protests, the city council approved the pre-zoning application.[3] Following the pre-zoning approval for the project, it was met with opposition, specifically relating to the city granting approval prior to the plans for the parcel being finalized. There were also protests regarding the land ownership and the annexation of the property. Dan Jones, an adjacent property owner, claims he was not given adequate time to dispute the annexation, however, a judge and the City ruled against him, determining that he had been given enough time.[4]

In December 1971, the use permit for the project was approved. The resolution allowed for the staged construction of five office buildings, in accordance with Meredith's provided plan, and the annexation of the property to the Tustin Lighting District. There continued to be concerns about the project fitting within the existing landscape, specifically relating to the color and architecture style, which the commissioners found too modern.[5]

Leason F. Pomeroy III, a local architect and principal of LPA, Inc, was the architect for two of the office buildings: 17772 17th Street (northwest corner building) and 17862 17th Street (northeast corner building). Larry A. Bivens, a structural engineer by trade, was the architect for the other three: 17782 17th Street (southwest corner building), 17852 17th Street (southeast corner building), and 17822 17th Street (center building).[6] These buildings were designed using Pomeroy's original design.[7] Pomeroy designed the overall complex and the Meredith Company served as general contractor for the Centre. Pomeroy did not design the landscape plan for the project; it was likely designed by contractors associated with the Meredith Company. The Meredith Company had constructed more than 6,000 homes and apartment units in Southern California by the mid-1970s; the Meredith Financial Center was the first large-scale business project constructed by the firm.[8]

By 1972, construction of the project was underway. In 1972, a permit was obtained by the Craig Development Corp. for the demolition of the single family residence on the property (Permit No. 6367). The Pomeroy designed buildings at the northwest and northeast corners of the property were constructed first.[9]

In March 1973, Eddy Meredith obtained planning commission permission to add an additional story to the center building at the project. The previously approved use permit stated the center building was to be 49 feet, 6 inches high, totaling three stories. The later approval allowed for an additional six feet, effectively adding an additional story to the building. The vote was approved 4 to 1, with the negative vote based on the lack of public hearing.

By 1974, the Meredith Financial Building was accepting leases for occupation. In May, it was reported that more than 95% of the spaces in the North and East buildings were leased, and 50% of the south building was leased.[10] The Meredith Company moved its headquarters into the 72,000-square-foot Center Building, the focal point of the complex. Construction was officially completed in October 1974. The project cost approximately

$10 million to complete and offered a gross rentable area of 200,000 square feet. At the time of completion, the complex was described as featuring "contemporary classic style architecture, highlighted by ground-to-roof columns and floating panels of white concrete, tinted windows and black Spandrelite. Interior design includes carpeting, extra-wide stairways, visually-unobstructed interior expanses, wood and glass accents and reduced energy lighting." The project was awarded the Edison Company's Energy Conservation Award for its power saving features. According to a 1974 newspaper article, the parking area was designed to accommodate more than 550 cars. The parking and landscaping were designed to be pedestrian-oriented with wide tree-lined paths between buildings. The article indicated the landscaped area was first developed with over 16,000 fully grown junipers and 860 fully grown palms.[11]

The Meredith Financial Centre was advertised in 1974, described as such: "The buildings are distinctively attractive – tinted windows and black Spandrelite combining with columns and floating panels of soft white concrete to create an aura of refined elegance. Utmost flexibility in design permits the widest latitude in office planning, from full floor tenants of 15,000 sq. ft. to individual suites of less than 600 sq. ft." The accompanying drawing shows that the buildings and surround parking/landscaping has not been substantially altered since this era.[12] Historic aerial photos also do not indicate that there have been substantial alterations to the property. All five buildings exist in the same configuration as at construction, and an in-person survey indicates that there have not been any significant alterations to the exterior. There have been changes in signage, as the various tenants have changed throughout the years, however, these changes do not alter the overall appearance of the building or property.

The permit records provided by the City of Tustin indicate that most of the alterations to the buildings occurred in the interior. There are many permits for the addition or removal of partitions and walls, for new lighting, for tenant improvements, and other general remodel work. These interior alterations were part of the selling point of the property from the onset, with advertisements indicating that tenants would have the ability to fully remodel the space to fit their needs. There were few permits related to the exterior of the building. In 1987, 1996, and 2006, permits were processed for reroofing the buildings (Permit No. 2617, B96-0469, B06-0483/B06-0485/B06-0484). In 2001, a permit was approved for a block wall on the property (Permit No. B01-0159). In 2006, a new sign was added, with the name change to "Tustin Financial Plaza" (Permit No S-06-0083). In 2008, the corner monument sign was added and two directional signs (Permit No. S08-0054). In 2013, LED wall signs and a wall mounted sign for Keller Williams was added (Permit No. S2013-0083, S2013-0084). In 2018, an EV charging station was added to the property (Permit No. E2017-0193). In 2018, a new Keller Williams wall sign was added (Permit No. S2015-0048). In 2019, a "LoanDepot" wall sign was added (Permit No. Sign-2019-00055). In 2020, roof mounted solar was added to the property (Permit No. Combc-2020-00041). In 2022, the roof was repaired and resealed (Permit No. BC-2022-00028). In 2024, the property was listed for sale. At the time, the property was 70% occupied.[13]

BRIEF OVERVIEW OF THE CITY OF TUSTIN

The City of Tustin is located in Orange County in the Santa Ana Valley region, and City is bordered to the north by the City of Orange, to the west by the City of Santa Ana, to the south by the City of Irvine, and to the east by the Santa Ana Mountains. Located approximately 35-miles from Downtown Los Angeles, Tustin encompasses 11.12 square miles and is situated on a largely flat alluvial plain, south of the area's major watershed, the Santa Ana River. The river originates from the San Bernardino Mountains and extends west into Riverside County and Orange County, terminating at the Pacific Ocean. The city is characterized as a fully developed suburban community, with planned residential, commercial, and institutional-use properties throughout, and industrial-use properties located towards the south end of the city boundaries. Three major transportation corridors intersect the city and provide regional access between the Cities of Los Angeles,

Orange, and San Bernardino. Interstate 5 intersects the city in a northwest-southeast orientation, California State Route 261 intersects the city in a southwest-northeast orientation, and California State Route 55 intersects the city in a north-south orientation. Major arterial routes that intersect that city include Irvine Blvd., Tustin Ranch Road, Jamboree Road, Newport Ave., and Red Hill Ave.

The city is named after Columbus Tustin, a carriage maker originally from Philadelphia, who relocated west with his family in the mid-1830s. In 1868, Tustin and his partner Nelson O. Stafford acquired 1,359-acres of the former Rancho Santiago de Santa Ana land grant. The former Mexican rancho was approximately 63,400-acres and encompassed the present-day cities of Santa Ana, Orange, Tustin, Costa Mesa, and parts of Irvine. The rancho was previously owned by the Yorba and Peralta family and later acquired by Jonathan E. Bacon and Isaac Johnson in 1866. Following the transaction, Tustin took control of 840-acres and relocated to the area from Sacramento with his wife Mary and five children in 1870. He developed approximately 100-acres roughly near the present-day area of Old Town, and formally established "Tustin City." The town featured 300 sq. ft. blocks that were divided into 50 x 150 ft. lots.[14] Streets were laid out in a north-south, east-west orientation, with an average width of 66-feet. Mr. Tustin worked hard to ensure the success of the new townsite and marketed Tustin City as a "semi-tropical paradise," along the future corridor of the Southern Pacific Railroad. However, the new townsite failed to develop as Tustin had anticipated. Development was slow and eventually free lots were offered to encourage settlement in the area. In 1878, the new town experienced yet another blow when the Southern Pacific Railroad chose the town of Santa Ana as its new terminus. As a result, most of Tustin City's already-few commercial operations and residents relocated to Santa Ana where the railroad would guarantee continued growth and prosperity. In 1883, Tustin died at the age of 57 before he could see Tustin City transform into a thriving agricultural center.

Throughout the late 1880s and 1890s, Tustin City experienced several ups-and-downs that inhibited the town's continued success. In 1886, the Santa Ana, Orange, and Tustin Street Railway, a horse-drawn streetcar line, was established to provide a link between the Southern Pacific Railroad depot in Santa Ana to Tustin City. The new connection to the railroad was meant to encourage further development in the town, however, by the close of the 1880s, the railroad fare war between the Southern Pacific Railroad and the Atchison, Topeka, & Santa Fe (ATSF) ceased, making it difficult for the average rider to afford a train ticket. Despite its promising prospects and the boost provided with the establishment of Orange County in 1889, Tustin City found itself at a standstill. In 1894, the post office dropped the word "City" from its name and the following year streetcar operations ceased.

Beyond the fluctuations the area experienced, much of Tustin's early development lay within its burgeoning agricultural district which provided the city with a stable economic base. Although small-scale farming was one of the earliest activities to take root in Tustin, it took some time to expand into larger commercial operations. Everything changed for Tustin's local economy, when the Southern Pacific and ATSF established new lines near Tustin, creating new opportunities to market and ship the area's produce. As a result, this allowed the agricultural development of the area to expand greatly. By 1901, Tustin had emerged as a booming agrarian society with a population of 800. The vast majority of Tustin's residents were associated with agricultural industry. Much of Tustin's growth was concentrated around the peripherals of the town center. The outlying areas were developed by farmers who cultivated a variety of crops such as walnuts, apricots, olives, grain, hay, and alfalfa, in addition to the dominant citrus crop. Farmhouses were built in the Victorian-era styles and packing houses were constructed, prompting new agricultural organizations.

For much of the early 1900s, agriculture was the leading industry in Tustin which allowed the area to flourish. The townsite's commercial core began to reflect the predominant role of agriculture. In support of agricultural operations, the area's irrigation systems were expanded and updated so it could service approximately 18,000

acres in and around Tustin. The water was diverted from the Santa Ana River through a series of ditch or channel systems. Between 1914 and 1915, growth was further bolstered by improvements made to the main state highway system that intersected the area, Highway 101. Located halfway between Los Angeles and San Diego, with the advent of the automobile Tustin benefited from increased traffic through the area. As a result, the commercial core of the town began to grow, and residential development increased after World War I. By 1923, the automobile had become the predominant method of transportation. As a result, the Southern Pacific Railroad ceased operations of its passenger service in Tustin. Freight service would continue to serve the area for another 40 years. On September 21, 1927, Tustin was incorporated with a population that exceeded 900. Tustin embraced its new status as an autonomous new city with the drive for growth, only stunted by the Great Depression.

During the 1930s and early 1940s, Tustin experienced a number of issues that led to the eventual decline of the agricultural industry. The Great Depression created a lack of demand for agricultural products and as a result prices decreased. Fruits were often left to rot on trees because the price of picking and packaging produce outweighed any profit. Labor unrest in many parts of the country culminated with a massive strike in 1936, as Mexican and Mexican-American workers demanded better pay. Towards the end of the decade, matters worsened as the area experienced extreme weather conditions, resulting in severe flooding, crop and infrastructure damage, and loss of life. Although the agricultural industry was stunted, it did not stop entirely. Most of the area's residents were able to overcome the economic depression without long term effects. Those who managed to make it through the depression were impacted by yet another issue. During the 1940s, much of Southern California's citrus industry was devastated by the spread of the quick-decline disease. The virus, which was spread by melon aphids, decimated Tustin's citrus groves and the area never fully recovered. By the late 1940s, Tustin's status as a sparse bucolic agricultural community began to shift following World War II, to a suburban neighborhood.

The Post-World War II period ushered in an unprecedented era of residential construction throughout the United States. Much like the rest of the country, Tustin saw an increase in population and building activity. Returning servicemen flocked to Orange County in search of the American Dream. Developers bought up thousands of acres of agricultural lands that once defined the city and installed streets and infrastructure. Hundreds of single-family residences, coupled with multi-family and commercial-use properties, were constructed within a short span of time. The construction of the freeway system encouraged continued growth, each new mile opening up areas that were once relatively inaccessible. The Santa Ana Freeway (Interstate 5) traced its way south from Los Angeles reaching the area by 1955, alleviating congestion on old Highway 101. With the completion of the Newport Freeway (now State Route 55) in 1963, Tustin was fully linked into the regional transportation system. The result was a complete transformation of the city's formerly rural character. Today, the population of Tustin exceeds 80,000 and development continues to this day.

COMMERCIAL DEVELOPMENT, 1946-1980

The commercial development of Tustin exploded following World War II, as building resumed, and the burgeoning economy led to increased opportunities for businesses.[15] While it was initially slow to start, the completion of the freeway system ignited commercial development and altered existing development patterns within the city. Traffic that once traveled through the heart of the city along Highway 101 was now bypassed with the establishment of Interstate 5 in the 1950s.[16] As a result, many of the small businesses that existed along the historic route were impacted and left isolated from potential customers. Some business owners relocated along major feeder streets, such as 1st Street, Irvine Boulevard, Newport Avenue, and Red Hill Avenue, while others stayed and updated their building's main facades with larger windows, new cladding, and storefronts.

During the 1950s, new businesses that were established along major feeder streets were similar to the auto-oriented businesses that had once dominated along Highway 101.[17] Most of the commercial-use properties were stand-alone businesses of all kinds, which included tall over-the-top signage designed to attract passing drivers. Drive-through and drive-up restaurants, food stands and markets, became a common establishment during the 1950s, allowing customers to pick up orders without having to park. Commercial-use properties often exhibited simple restrained Late Moderne or Mid-Century Moderne characteristics, while others were constructed with dramatic structural elements, visible in Googie or New Formalism styles.[18] One notable example of an automobile oriented business in Tustin is the Googie-style Alta Dena Dairy (1062 Irvine Blvd., extant).

By the 1960s, as commercial construction accelerated to keep up with the increased residential development, commercial-use properties increased in value attracting further development. More commercial-use buildings were added to major transportation corridors and included office buildings, retail strips, service stations, and restaurants.[19] Large shopping centers often featured large integral parking lots and were typically visible at nearly every major intersection. The Claude T. Gilbreath Jamestown Village (462-566 El Camino Real, extant) is one of the first shopping centers that was established in Tustin. By 1965, there were at least three major shopping centers located in the area.

Into the contemporary period in the 1970s and 1980s, Tustin, Orange County, and the greater Southern California region experienced an uptick in development of suburban business parks and commercial office parks. A product of the country's post-WWII car culture that emerged in the decades prior, most of these office complexes were speculative for profit endeavors intended to house numerous tenants, both large 'anchor' companies and smaller sole-proprietor businesses offering goods or professional services. In this period, the city annexed surrounding lands to allow for the development of these commercial-use properties.

In addition to new commercial-use properties, the freeway system also encouraged different types of industries to establish themselves within the Tustin area. Major companies looking for larger properties at a lower cost began moving into Orange County in anticipation of the freeway's completion. New industries established in Tustin included the aircraft industry and tourist industry. As larger industries flourished in the city, smaller companies followed, transforming Tustin into a city with some of the most diverse industries in the county. To control the increased development that occurred, the city established industrially zoned areas which were filled in with warehouses, distribution centers, manufacturing facilities, and office parks. For the first time since the area's agricultural development, Tustin was fully autonomous and offered its residents a variety of goods, services, and jobs. The development of additional business caused a need for more housing and thus the cycle continued.

NEW FORMALISM ARCHITECTURAL STYLE

New Formalism emerged in the United States during the mid-1950s and flowered in the 1960s. The style was a response to the more ridged International style. New Formalism blended elements and design concepts of classicism with the new materials and technologies being used in the International style. Buildings designed in the style exhibited many Classical elements including strict symmetrical elevations, building proportion and scale, Classical columns, highly stylized entablatures and colonnades. Architects Edward Durrell Stone, Philip Johnson and Minoru Yamasaki, are considered the foremost architects of the style; they had gained recognition for their work within the International style but were interested in the use of new styles and materials. Stone's New Delhi American Embassy (1954), which blended the architecture of the east with modern western concepts, is considered to be the symbolic start of New Formalism architecture. The style was

used primarily for high-profile cultural, institutional and civic buildings. Within Southern California, the style was primarily used for museums, auditoriums, and college campuses. Examples of the style include the Los Angeles Music Center, the Century Plaza Hotel in Los Angeles, the Ambassador Auditorium in Pasadena, the Ahmanson Center in Los Angeles, and buildings at the University of Southern California, the California Institute of Technology, and Harvey Mudd College in Claremont.[20] While other Modern styles were built to be integrated with nature, New Formalism creates a separation from nature. Properties in this style are typically set on a podium or base, or in a cohesive grouping surrounded by formal landscaped and hardscaped features, drawing a clear distinction between the architecture and the surrounding.[21]

Common and character-defining features of the New Formalism style include:

- Use of traditionally rich materials, such as travertine, marble, and granite or man-made materials that mimic their luxurious qualities;
- Buildings painted in a light or neutral color, with exposed stone or other materials, and dark, rich accent colors;
- Buildings usually set on a podium;
- Designed to achieve modern monumentality;
- Embraces classical precedents, such as arches, colonnades, classical columns and entablatures;
- Smooth wall surfaces;
- Delicacy of details; and
- Formal landscape; use of pools, fountains, sculpture within a central plaza.

LEASON F. POMEROY III / LPA, INC

Leason Pomeroy III was born in 1938 Orange County, California, and continued to live in the area throughout his life. He married Marlene Egerer in June 1960 in Orange, California. He graduated from Arizona State University with a fine arts degree, and from the University of Southern California with a graduate degree in Architecture. Pomeroy was trained as a modernist, and his time at Arizona State University was influential to his future work, as the harsh desert landscape necessitates careful consideration of site and building integration. Pomeroy's work throughout his career has utilized natural materials, simplistic style, and focuses on the use of space. He was influenced by Frank Lloyd Wright, especially his Prairie School period and his use horizontal lines and compression of space.

Prior to opening his own firm, Pomeroy worked as a draftsman and project manager for Schwager, Desatoff Henderson in Costa Mesa, from 1961 to 1963. He maintained an architect license from the California Architects Board from 1966 to present. In 1963, he opened his own architectural practice in Orange, Leason Pomeroy Associates, Inc (LPA). The office was located in Old Towne Orange (850 E. Chapman), and originally took on primarily small, local projects, including the Orange YMCA and local renovations. Pomeroy's brother Jon P. Pomeroy graduated from Arizona State University in 1968 with an Architecture degree and began working at LPA. The firm expanded in 1965 with Leason Pomeroy Northwest, based in Seattle, Washington, in partnership with Royce Berg, AIA.

There are two projects that are credited with setting up LPA for future success: contracts for American Motors dealerships in California and Arizona, and a three-phase master plan and development adjacent to John Wayne Airport for developer Don Cole. These projects set the firm up for success going into the 1970s, granted LPA experience with larger projects and land development work.[22]

LPA won their first AIA Design Award in 1971 for the renovation of a one-story building in Old Towne Orange (44 Plaza Square). This building was the former location of Freedom Newspapers, publishers of The Register. Pomeroy purchased the building, and in 1971, completed a remodel of the building for his new office. The building was originally constructed in 1900, and Pomeroy stated that he worked to preserve as much of the original building as possible.[23]

The subject property was constructed from 1972 to 1973 in Tustin. Conversations with Pomeroy conducted in 2024 indicate that the Meredith Financial Plaza was a notable project in his early career. He felt the Meredith Financial Center was a significant design in his overall body of work. Pomeroy indicated it was significant because it was an important commission early in his career. Prior to that time, he was working on smaller scale projects. This commission opened his business to new opportunities such as the housing developments in the lands surrounding the Orange County airport that were being developed by Don Cole and the Bircher family.[24]

Into the 1970s, LPA was selected to design several large land planning projects including ADP's first office in California, LPA's first corporate headquarters in La Palma, and the Sammis Company's first mid-rise office building, the Point West Executive in Sacramento, California. In 1973, LPA designed the Fine Arts Complex for Chapman College in Orange, California. The complex included two structures, one for music and one for theater arts. The structures were two stories high and built of tilt-up concrete construction. In 1975, LPA designed the office building at the Northridge Business Center in Northridge. In 1978, LPA collaborated for the first time with the Irvine Company, working on Executive Park. Irvine Company is considered Orange County's leading real estate investment company and master planner, and LPA has collaborated with the company several times since the 1970s.[25]

Under Pomeroy's leadership, LPA became the largest multi-discipline design firm in the country. Pomeroy was active on local civic and community boards and in many professional developer organizations; these connections enabled the firm to expand regionally, resulting in work in 21 states and four foreign countries. The firm earned over 300 major design awards, including national recognition for the prestigious "Outstanding Design Firm in California" award presented by the American Institute of Architects in 1990. The firm worked on the John Wayne Airport and Sage Hill School. LPA received the 1990 Firm Award from the California Council of the American Institute of Architects. By 1990 they had offices in Irvine, Los Angeles, San Diego, and Sacramento.

Pomeroy sold the company in 1999 when the company became employee owned. Pomeroy then founded LP3 Architecture with Al Ricci, an architecture firm focused on design for private residences and specialized projects.[26]

LARRY ALLEN BIVENS

Larry Allen Bivens was born in July 1932 in Missouri.[27] He married Margaret Magala in 1956 in Ventura, California.[28] He maintained a civil engineer from the Board for Professional Engineers, Land Surveyors, and Geologists from 1963 to 1997.[29] In 1966, Bivens was working as a civil engineer in Orange.[30] He was operating under the firm name L.A. Bivens & Associates, in Orange in 1973.[31] Bivens died in 1993.

EDDY MEREDITH / CRAIG DEVELOPMENT CORPORATION / THE MEREDITH COMPANY

Eddy Meredith was a prolific builder and real estate developer. He was born in New York City in February 1917. Meredith grew up near Times Square in New York, graduated from high school in 1934, and received a law degree from New York University in 1942. He received a real estate license in 1938, working weekends as a

salesman until he entered the infantry in 1942. During World War II, served in an anti-tank outfit. After being discharged in 1944, Meredith worked as a real estate and insurance salesman in New York. In 1945, he began working in building and development. By 1955, he had built 1,000 homes in the New York area. After the war, he built hundreds of homes throughout Long Island. In 1955, the Meredith family moved to Orange County, California.

In 1955, Meredith purchased a home built by developer Burt Huff in Orange, California; Huff became Meredith's introduction to the area. Huff's business was headquartered in Tustin, California. At the time, Tustin was approximately one mile square with a population of about 700. Meredith saw the potential for development in the Tustin Area which was located in close proximity to the new Santa Ana Freeway. During the boom of residential development in the Tustin area, Meredith competed with other developers, including Burt Huff, John Clark, George Argyros, George Buccola, and Richard Smith.

Meredith was the owner and president of the Craig Development Corporation, in Santa Ana. He was also the head of the Meredith Co., and during the 1960s-1970s was doing working under both firms. Meredith's wife, Violet, also worked within the firm. At the time, the firm was building Medallion Homes in Orange County – homes that featured all electric kitchens, upgraded wiring throughout the home, and functional and decorative lights throughout the house. The Meredith Park community was built by the Craig Development Company in 1959 and was advertised as a luxury community in North Tustin.

By 1962, Meredith was operating under his own name with the Meredith Company. Meredith was noted for insisting on eye-appeal, quality and livability in his projects. He is attributed as being the first developer to introduce projects with six-bedroom homes and three-car garages to Orange County. Meredith is also credited with introducing the split-level house to Southern California. Lenders at the time did not believe that the style would sell, but Meredith persisted to great success. By 1963, Meredith Co. had built 500 homes in Orange County, mostly in the $25,000 to $40,000 price range. In the 1960s, Meredith built the $6 million Meredith Village, located off Champman Boulevard in East Orange. The project included 155 homes, with some homes up to six bedrooms and three car garages. The Meredith Manor development was also built by Meredith, under Craig Development Co., located opposite the Orangefair Shopping Center in Fullerton. It opened in 1963 and featured 160 garden apartments. The $3.5 million development featured all electric units, four swimming pools, and 85-year-old mission olive trees that Meredith had transplanted from Riverside. Meredith worked in partnership with Southern California Edison, building "Medallion Homes" in his neighborhoods; these buildings were built with electric capacity throughout the home to a specific set of standards. Neighborhoods attributed to Meredith include Meredith Park, Meredith Gardens, Meredith Village, Meredith Acres, Meredith Terrace, Meredith Hills, and Meredith Ridge. In the early 1960s, Meredith built approximately 500 Medallion homes between 1958 and 1962, with 160 Medallion Apartment units under construction in 1962. Southern California Edison identified Meredith as a leader in the trend towards constructing homes to Medallion electrical standards.[32]

Meredith built an office building for the company at 305 S. Main Street Tustin, adjacent to the Tustin Civic Center. He built the Meredith Financial Center in 1971. His son Craig joined the company after graduating from the University of Hawaii with a master's degree in architecture. Development of the Meredith International Center passed to Craig Meredith after his father's death. Eddy Meredith passed away in December 1995 at age 78.[33]

PROPERTY OWNERSHIP HISTORY

The Meredith Co./Eddy Meredith was the original owner of the property. Meredith was a prominent developer in Orange County in the 1960s and 1970s. They submitted the original permits for construction in 1971. Construction of the property was completed in 1974. The Meredith Company was identified as the owner of the property from 1971 to 1988. In 1996, the ownership was identified as the Eddy Meredith Trust, and 2001 to 2018, the Violet Meredith Trust was listed as the owner. The Meredith family owned the subject property in some form from 1971 to 2018.

Greenlaw Partners LLC purchased the property from The Meredith Trust for $32 million in 2006.[34] The Greenlaw Partners LLC is a comprehensive investment management and real estate firm that offers in-house asset and property management acquisitions, development, construction management, leasing, and accounting/finance services. They were founded in 2003 by founder Wil Smith. Greenlaw Partners, LLC is named after Smith's grandfather, Greenlaw Grupe, Sr., an early and innovative California real estate developer, operating in the mid-1900s. The company is based in Irvine, California. It appears that post acquisition in 2006, the Greenlaw Partners LLC operated as the property managers, while ownership continued to by a sperate entity; ownership was listed as the Violet Meredith Trust and the GRE Tustin Financial, LLC.[35] GRE Tustin Financial, LLC is listed as the current owner according to ParcelQuest Assessor Parcel Data.

See **Table 2** below for property ownership history.

Table 1. Property Ownership History

Date	Owner	Source
1971-1988	The Meredith Co.	City of Tustin Permits
1996	Eddy Meredith Trust	City of Tustin Permits
2001-2018	Violet Meredith Trust	"Meredith Financial Center commands $32M," *INMAN*, August 31, 2006 City of Tustin Permits
2006-2024	Greenlaw Partners, LLC/ GRE Tustin Financial Plaza, LLC	"Meredith Financial Center commands $32M," *INMAN*, August 31, 2006 City of Tustin Permits ParcelQuest Assessor Data

B10. Significance (Continued from page 2):

ELIGIBILITY REVIEW

CRHR Criterion 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.
Local Register Criterion 1: It exemplifies or reflects special elements of the City's cultural, architectural, aesthetic, social, economic, political, artistic, engineering and or architectural heritage.

The subject property was constructed from 1972 to 1973. During this time, Tustin was undergoing a period of rapid growth. At the time of development, the area was transitioning from agricultural land to low density commercial and single family residential. The subject property was agricultural land until construction of the

Meredith Financial Centre in the early 1970s. Construction of the Santa Ana Freeway (Interstate 5) in 1955 and State Route CA-55 in 1964 lead to a rapid construction of commercial development in Tustin and Orange County. The subject property was constructed during this period of postwar development in the region; however, the property is not a significant example of this period of development. Many commercial buildings were constructed at this time and the subject property is not uniquely associated with this period of history. The property has operated as an office business park for the entirety of its history; it is not associated with any specific historical events. It does not reflect a special element of the City's cultural, architectural, aesthetic, social, economic, political, artistic, engineering and or architectural heritage. As such, the property is not significant under CRHR Criterion 1 or Local Register Criterion 1.

CRHR Criterion 2: It is associated with the lives of persons important to local, California, or national history.
Local Register Criterion 2: It is identified with persons, a business use or events significant in local, state, or national history.

The subject property is associated with Eddy Meredith, owner of the Meredith Company and Craig Development Corporation. Meredith was a notable developer in the City of Tustin. Meredith was a prolific developer in the post-war era, specifically in the 1960s and 1970s. Meredith was a prolific builder, and was known for his elegant, well-built homes. He is best known for the development of residential subdivisions. Meredith is credited with bringing the split-level home to Southern California. Several of the residential subdivisions built by Meredith bear his name, including Meredith Park, Meredith Gardens, Meredith Village, Meredith Acres, Meredith Terrace, Meredith Hills, and Meredith Ridge. The subject property was the first large scale commercial development built by Meredith. Early records indicate that the Central Building of the Meredith Financial Centre was planned to be used for the Meredith Co. office, however, there is no indication that it was ever used as such after construction. While the subject property maintains association with Meredith, he is more strongly associated with residential development. The Meredith Financial Centre does not have a strong enough association with Meredith to be considered eligible under CRHR/Local Register Criterion 2.

The property was utilized as a for-lease office space since construction. Many different tenants occupied the buildings throughout the years; research does not indicate that any of the tenants made significant contributions to local, state, or national history. As such, the property is not considered eligible under CRHR/Local Register Criterion 2.

CRHR Criterion 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.
Local Register Criterion 3: It embodies distinctive characteristics of style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftmanship.
Local Register Criterion 4: It is representative of the notable work of a builder, designer, or architect.

The subject property is a unique example of a New Formalism style in Tustin. During the 2021 Tustin Historic Resources survey, the subject property was the only identified example of the New Formalism style in Tustin. The Meredith Financial Centre, now known as the Tustin Financial Plaza, was built in 1972 and 1973. The New Formalism style began in the mid-1950s and grew in popularity in the 1960s. The style was a response to the more ridged International style that had come about in the post-war era. The New Formalism style utilized the new materials and technologies found in the International style while also drawing inspiration from the Classical style. Buildings designed in the style exhibited many Classical elements including strict symmetrical elevations, building proportion and scale, Classical columns, highly stylized entablatures and colonnades.

Architects Edward Durrell Stone, Philip Johnson, and Minoru Yamasaki are considered the foremost architects of the style; they had gained recognition for their work within the International style but were interested in the use of new styles and materials. Stone's New Delhi American Embassy (1954), which blended the architecture of the east with modern western concepts, is considered to be the symbolic start of New Formalism architecture. The style was used primarily for high-profile cultural, institutional and civic buildings. Within Southern California, the style was primarily used for museums, auditoriums, and college campuses. While other Modern styles were built to be integrated with nature, New Formalism creates a separation from nature. Properties in this style are typically set on a podium or base, or in a cohesive grouping surrounded by formal landscaped and hardscaped features, drawing a clear distinction between the architecture and the surrounding.

The Meredith Financial Centre features many character defining features of the New Formalism style. The buildings utilized man-made materials, including roughcast/wet dash stucco and dark-tinted Spandrelite glazing, that mimic luxurious qualities. The building is painted in a light, neutral color, an off white tan, with the dark glazed windows creating a striking accent. The buildings are set on a slight podium, with concrete steps leading to each entrance and a separation from the parking and landscaping. The property was designed with a certain sense of modern monumentality: the symmetrical form of the buildings and layout of the property, the vertical lines of the windows, and the large central building make an impressive visual. As the property features many of the character defining features of the style, it is considered eligible under CRHR Criterion 3/Local Register Criterion 3.

The subject property was partially designed by notable architect Leason Pomeroy III. Pomeroy designed two of the five buildings and is responsible for the layout of the property. The other three buildings were designed by civil engineer L.A. Bivens, however, these buildings are essentially duplicates of the buildings initially designed by Pomeroy. The Orange County based architect opened his firm, Leason Pomeroy Associates, Inc (LPA), in Orange, California in 1965. The subject property was one of Pomeroy's earliest projects. In conversations with Pomeroy, he indicated that it was an important early commission that led to future large scale projects. Prior to the Meredith Financial Centre, Pomeroy had only worked on small projects, mainly single houses.

The subject property was comprehensively designed by Pomeroy with two of the five buildings designed by Pomeroy, and the other three built based on his original designs. The Meredith Financial Centre was a modern office park designed in the New Formalism style. The style is typically reserved for institutional and commercial settings. It marks a new era of projects in Pomeroy's career as he went on design more large scale projects in the New Formalism style. Following construction of the Meredith Financial Centre, Pomeroy went on to design many large scale projects in the 1970s, and into the 1980s and 1990s, including several buildings at Chapman College in Orange and a terminal at John Wayne Airport. In the 1970s, Orange County was undergoing rapid change and large scale commercialization. Pomeroy and his firm, LPA, designed many commercial projects in this era, many of which are recognizable features in the community.

Pomeroy is considered a notable architect in the Orange County region. The Meredith Financial Centre project is one of his earliest works and is significant within his body of work as it was the start of his work in the large scale commercial sphere. As such, the subject property is considered eligible under CRHR Criterion 3/Local Register Criterion 4 as a representative work of Leason Pomeroy III.

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

Research and analysis of the subject property has not yielded information important in prehistory or history. Further study of the property is not likely to yield important information. The property is not eligible under Criterion 4.

Local Register Criterion 5: Its unique location or singular physical characteristic represents an established and familiar visual feature of a neighborhood, community or the City.

While the subject property is a unique example of the New Formalism style in Tustin, it is not a unique property type. The subject property is a for lease office park. While the architecture style is unique, the type is not. It was constructed during a period of rapid development and was one of many commercial properties built in the area. The subject property was built along two key streets (17th Street and Prospect Avenue), and there are several other office parks located along these streets and in the area. It does not represent an established or familiar visual feature of the community. As such, it is not eligible under Local Register Criterion 5.

Local Register Criterion 6: Its integrity as a natural environment or feature strongly contributes to the wellbeing of residents of the City or the wellbeing of a neighborhood within the City.

The property consists of five commercial office buildings that do not play an integral part of the natural environment and do not contribute to the wellbeing of residents of the City or the neighborhood. Therefore, the subject buildings are not eligible under Criterion 6.

Local Register Criterion 7: It is a geographically definable area possessing a concentration or continuity of site, buildings, structures or objects as unified by past events or aesthetically by plan or physical development. The property is not a geographically definable area that is unified by past events. Additionally, the property is not located within the boundaries of a registered historic district. Therefore, the property is not eligible under Local Register 7.

Integrity
If it is determined that a resource is eligible for designation because it meets one or more of the adopted designation criteria, the integrity of the resource must be evaluated. Integrity is the ability of a resource to convey its significance. Only after the historic significance of a resource is fully established can the issue of integrity be addressed. In the case of the subject property, it has been found significant under Local Register Criterion 3 and 4. Further integrity analysis is included below.

Location: The subject property was built at the corner of 17th Street and Prospect Avenue. It has not moved since construction. The subject property maintains integrity of Location.

Design: The Meredith Financial Centre was built in a symmetrical plan with one four-story central building and four two-story buildings surrounding it. The property was comprehensively designed with the five buildings built in the New Formalism style. The property's layout has not been altered since construction. The buildings have not undergone any significant alterations. As such, the property maintains integrity of Design.

Setting: Construction of the Meredith Financial Centre began in 1972. At this time, the surrounding area was undergoing a rapid transition from agricultural to commercial and residential land uses. By the time construction finished in 1973, the surrounding area was infilled with single-family residential homes and commercial buildings. The surrounding area has not changed substantially since construction. The setting has not changed and the property maintains integrity of Setting.

Materials: The subject property was built in the New Formalism style and utilizes a mix of modern and natural materials. The exterior is made of roughcast/wet dash stucco with large, vertical windows with dark-tinted Spandrelite glazing. There have not been significant alterations to the buildings materials. The roof and some doors have been replaced in kind; these alterations do not change the overall look of the buildings. The property maintains a majority of its original materials. The property maintains integrity of Materials.

Workmanship: The Meredith Financial Centre was built by the Meredith Company based on designs by Leason Pomeroy III. There have been few alterations to the property since construction. The few alterations have been in kind, and do not detract from the workmanship of the property. The property maintains its integrity of Workmanship.

Feeling: The subject property was built in the early 1970s as a suburban office park leased to tenants. The property has not changed its use since construction. The buildings or layout have not been altered. The surrounding area has not substantially changed. The property maintains integrity of feeling.

Association: There have been very few alterations to the property since construction. It maintains the architect's and contractors' original vision of the property. It appears much as it would have at construction. It maintains integrity of Association.

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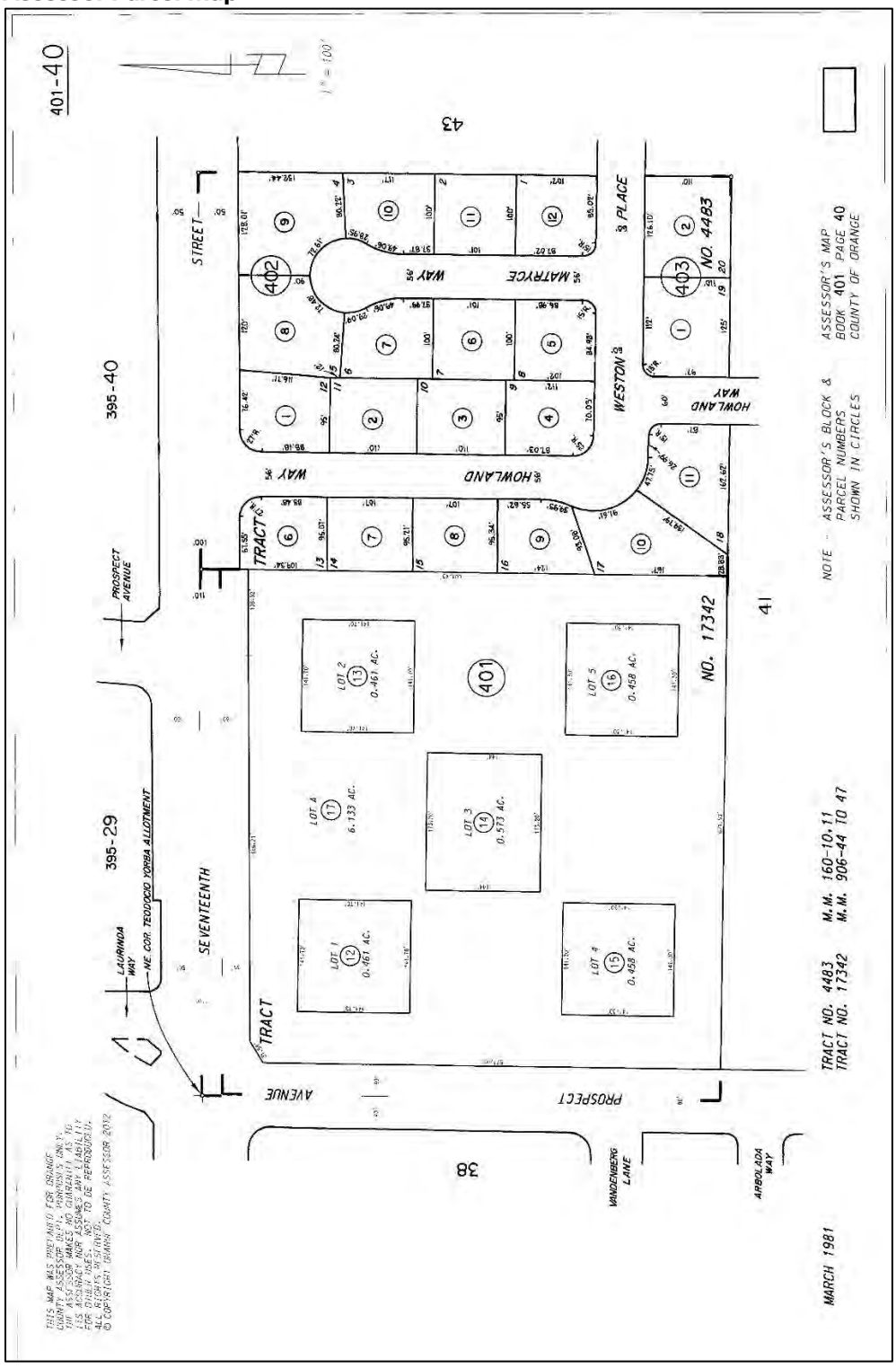
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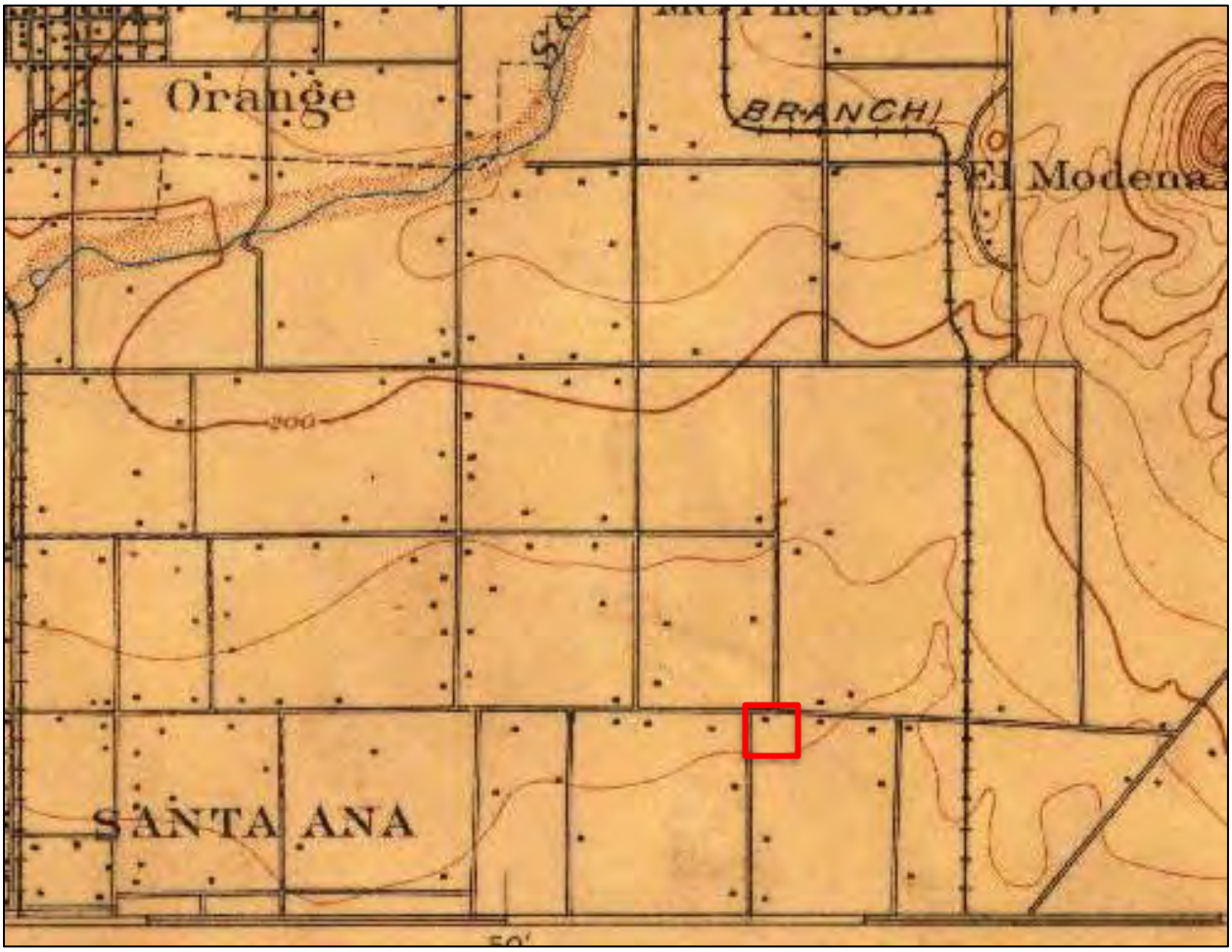
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Assessor Parcel Map



Source: Orange County Assessor's Map Book 401-40

Historic Aerials



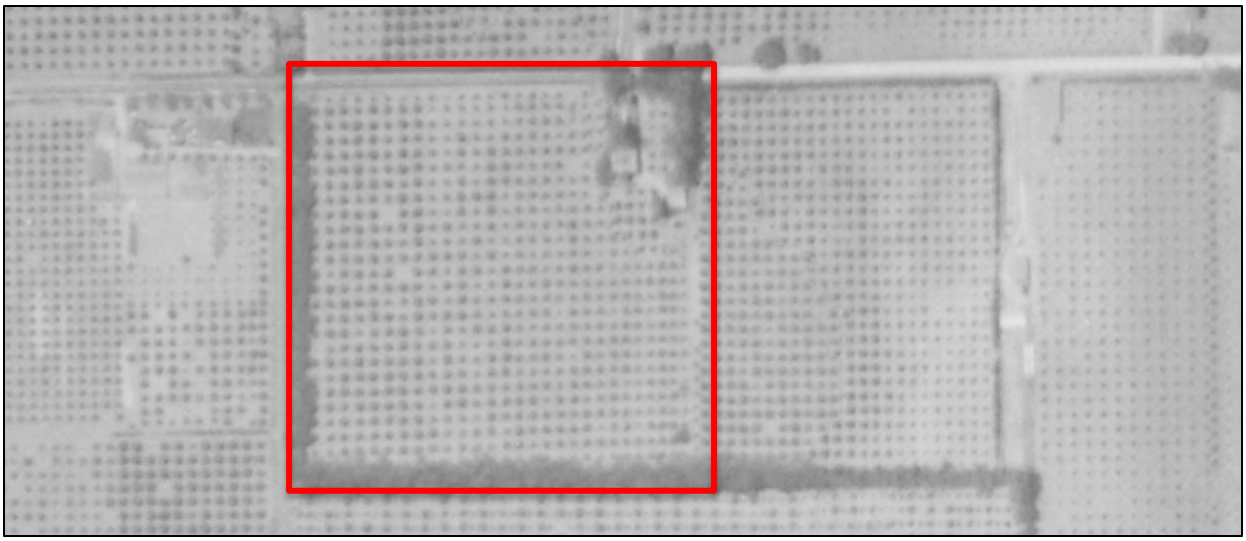
1896 Anaheim Topographic Map.

Source: *USGS TopoView*.



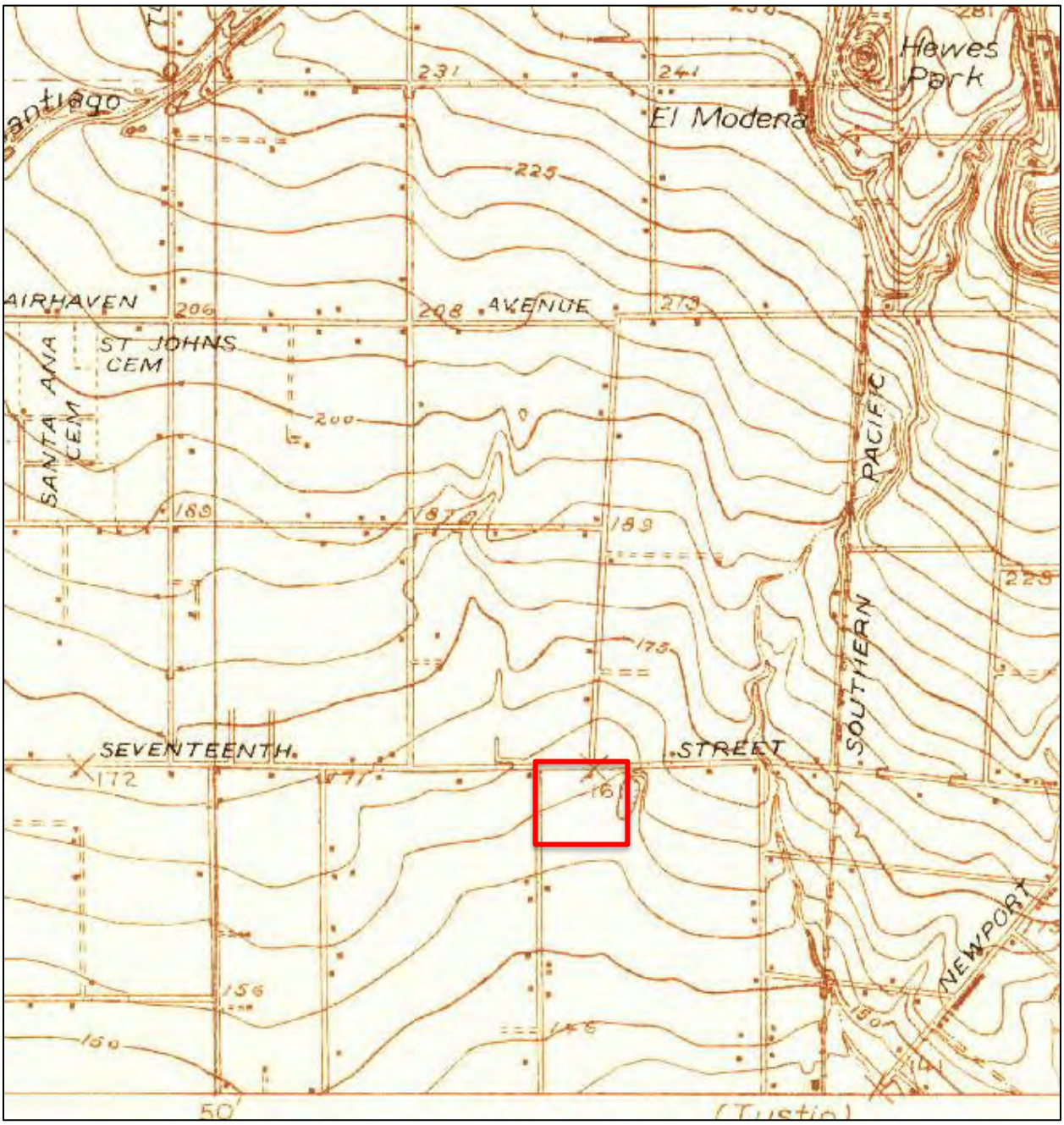
1931 Irvine Ranch Aerial Image.

Source: *County of Orange, Historical Aerial Imagery.*



1931 Irvine Ranch Aerial Image.

Source: *County of Orange, Historical Aerial Imagery.*



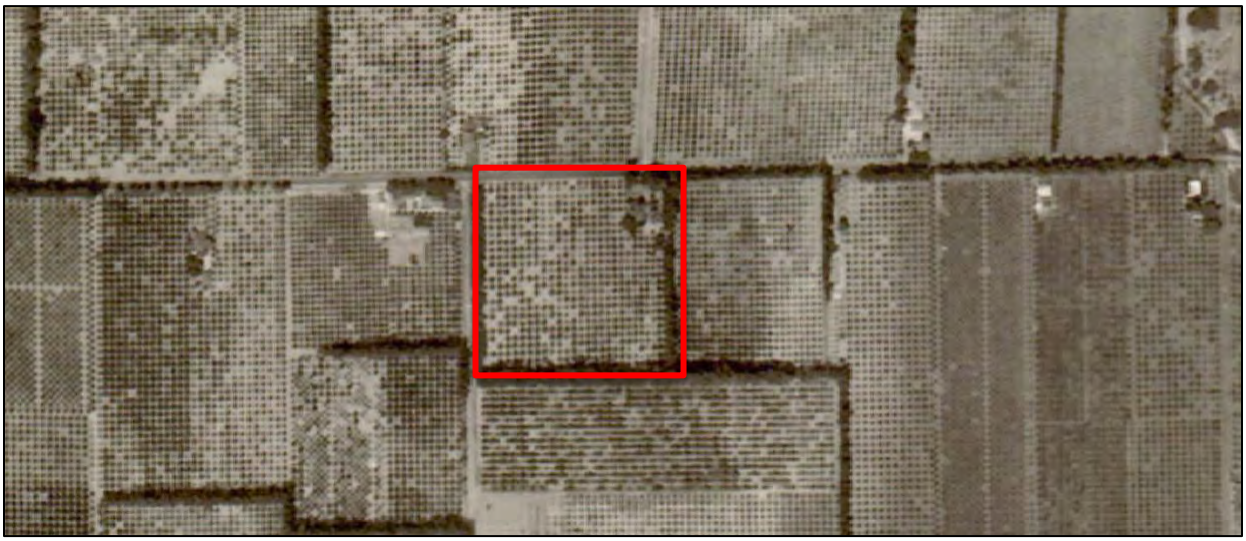
1932 Orange Topographic Map.

Source: *USGS TopoView*.



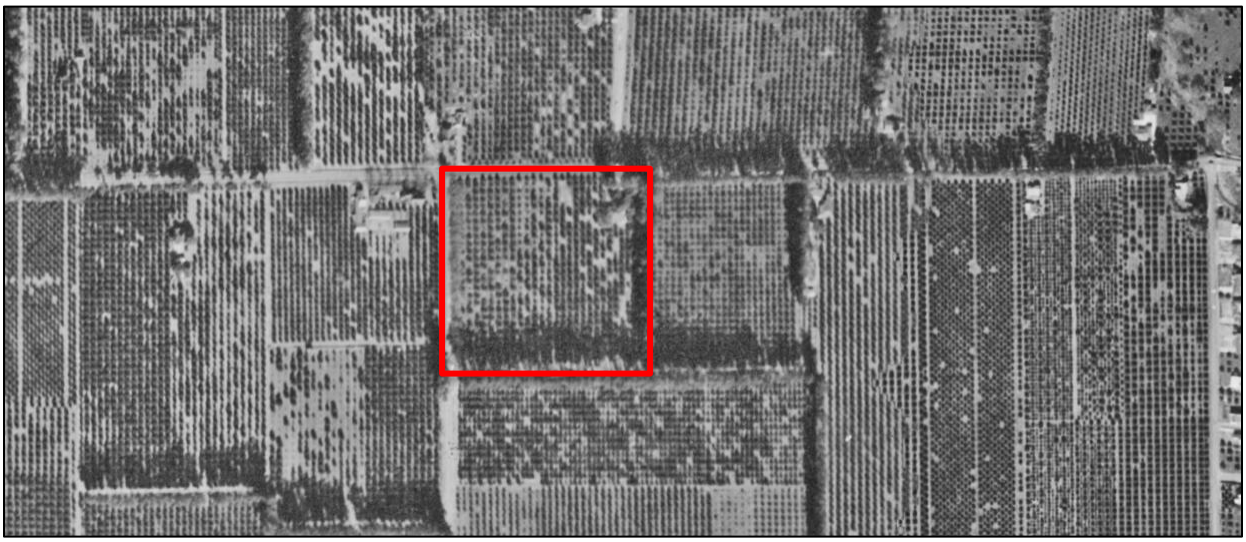
1938 Orange County Aerial Image.

Source: *County of Orange, Historical Aerial Imagery*.



1947 Orange County Aerial Image.

Source: *County of Orange, Historical Aerial Imagery*.



1953 Orange County Aerial Image.

Source: *County of Orange, Historical Aerial Imagery*.



1960 Orange County Aerial Image.

Source: *County of Orange, Historical Aerial Imagery*.



1970 Orange County Aerial Image.

Source: *County of Orange, Historical Aerial Imagery*.



1974 Orange County Aerial Image.

Source: *UC Santa Barbara Frame Finder*.



1980 Orange County Aerial Image.

Source: *County of Orange*, *Historical Aerial Imagery*.



1990 Orange County Aerial Image.

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APPENDIX F

PREPARER QUALIFICATIONS

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

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

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

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

Education

Master of City Planning,
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

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

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

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2002-2005: Historian / Planner
Architectural Resources Group

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2001-2002: Historian / Planner
Historic Research Services

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

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

URBANA PRESERVATION & PLANNING LLC

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

PROJECT EXPERIENCE*

2024 *Underground Railroad Resources in the U.S. - A National Historic Landmarks Theme Study*; National Park Service.
2024 *Pascua Yaqui Pueblo Historic Property Survey*; Pima County, AZ.
2024 *3210 Xenophon Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *Three Way Intersection HAER Report*; Greenlee County, AZ.
2023 *Queen Creek Viaduct HAER Report*; Gila County, AZ.
2023 *Valley Metro Capitol Extension Cultural Resource Inventory and Evaluation*; Phoenix, AZ.
2023 *Roosevelt Irrigation District Centennial History*; Buckeye, AZ.
2023 *229 Avenida Del Mar Historic Resource Analysis Report*; San Clemente, CA.
2023 *222 W Mariposa Street Historic Resource Analysis Report*; San Clemente, CA.
2023 *Apache Trail/Old US Route 60 Historic Assessment Survey Report*; Mesa, AZ.
2023 *Archaeological and Historical Resource Survey Report Chollas Creek Restoration Project* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *Archaeological and Historical Resource Management Report Famosa Slough Stormwater Project* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *4052 and 4054 Centre Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *1610 Santa Barbara Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2023 *Eldorado-Pisgah-Lugo Project Historic-Era Built Environment Survey Report, Clark County, Nevada* | Urbana Preservation & Planning, LLC | Remsen, IA.
2023 *Remsen Water Supply Infrastructure Improvement Project Phase I Historic Architectural Survey Report* | Urbana Preservation & Planning, LLC | Remsen, IA.
2023 *City of La Quinta Historic Resource Survey and Context Statement* | Urbana Preservation & Planning, LLC | La Quinta, CA.
2023 *3510 Dove Court Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 County of San Diego Historic Designation / Mills Act, U.S. Grant Jr. Ranch House, 8357 The Grant Place, Bonita, CA
2022 County of San Diego Historic Designation / Mills Act, 4501 Mayapan Drive, La Mesa, CA
2022 *3575 Via Flores Drive Historic Designation & Mills Act Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *University and 5th Avenue Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *Grand Forks Water Treatment Plant Historic American Engineering Record* | Urbana Preservation & Planning, LLC | Grand Forks, ND.
2022 *2275 Evergreen Street Historic Designation Package* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *820 Fort Stockton Drive Historic American Building Survey* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *820 Fort Stockton Drive Historical Resource Technical Report* | Urbana Preservation & Planning, LLC | San Diego, CA.
2022 *Cottonwood State Route 89A Historic Property Survey*; Cottonwood, AZ.
2022 *USACE Santa Fe Dam Evaluation*; Los Angeles County, CA.
2022 *161 Marquita Historic Resource Analysis Report*; San Clemente, CA.
2022 *Glen Canyon Post-1955 Housing Survey and MPDF*; Page, AZ.
2022 *3120 Sterne Street Historic Resource Research Report*; San Diego, CA.

BOARDS + COMMITTEES

Chair / Immediate Past Chair: American Planning Association National Urban Design & Preservation Division, 04/2012-12/2016

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Founder + Volunteer Executive Director / Ex –Officio Director: Built Environment Education Program (BEEP) San Diego, 2008-2015

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Education Committee Member: California Preservation Foundation, 04/2012-04/2014

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Vice-Chair + Newsletter Editor: APA National Urban Design & Preservation Division, 01/2010-03/2012

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Director & Education Chair: San Diego Architectural Foundation, 11/2008-2011

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Appointed Public Member: City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008-02/2010

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Advisor/Member – UCSD Extension Advisory Group Urban Planning & Development Certificate Program, 2007 forward

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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).

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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.

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2022 *Post Rock Resources of Kansas National Register Nominations; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021 *Mule Pass Tunnel Historic Evaluation and Inventory Form*; Bisbee, AZ.
2021 *City of Laguna Beach Preservation 101 Workshop – Staff Training, Laguna Beach, CA.*
2021 *Post Rock Resources of Kansas Survey and MPDF; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021 *Historic Resource Research Report: 3800 University Ave; San Diego, CA.*
2021 *860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.*
2021 *Lafayette Hotel Rehabilitation & Tax Credit Consulting; San Diego, CA.*
2021 *Old Tavern Rehabilitation & Tax Credit Consulting; Sacramento, CA.*
2021 *Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.*
2021 *Transmission Line Rating & Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.*
2021 *528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.*
2021 *4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.*
2021 *Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.*
2021 *East Gilman Channel Historic American Engineering Record (HAER) & Monument Consulting, Banning, CA.*
2021 *5265 N. 4th Street Historical Resource Summary; Irwindale, CA.*
2021 *Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.*
2021 *Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.*
2021 *Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.*
2021 *1033 Pandora Drive Historic Designation; La Mesa, CA.*
2021 *7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.*
2021 *3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.*
2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1135 Devonshire Drive, San Diego, CA.*
2020 *Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.*
2020 *Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 2275 Evergreen Street, San Diego, CA.*
2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.*
2020 *Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan & Tucker, LLP, Jurupa Valley, CA.*
2020 *Historical Resource Evaluation Memorandum & CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.*
2020 *Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.*
2020 *Red Fox Room Retroactive Review, JCG Development, San Diego, CA.*
2020 *Rancho Miramonte Section 106 Evaluation: Historic Property Survey Report, U.S. Army Corps of Engineers, Chino, CA.*

Related Experience

Elected Member & Chair: County of San Diego Valle de Oro Community Planning Group, 2016-2022

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Director + Civic Improvement Chair, Grossmont-Mt. Helix Improvement Association, 2016-2018

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Mentor: San Diego State University Aztec Mentor Program, Spring 2016 Cohort

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Co-Author / Editor: AICP Certified Urban Designer Exam Study Guide, Version 1.0 (released March 2016)

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AICP Exam Course Speaker: California Chapter, San Diego Section, (annually) 02/2013-present

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Retreat Facilitator: Beautiful Pacific Beach, Annual Board of Directors Retreat, (annually) 2016-present

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Invited Panel Speaker: *Density and Design: The Future of Housing in San Diego*, American Planning Association San Diego Section, San Diego, 09/2017

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Invited Speaker: *Building Community and Character – Preservation is Place; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation*, Omaha (NE), 06/2013

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Panel Speaker: *Preservation Toolkit for Small Cities*, American Planning Association California Chapter Conference, 10/2012

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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

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.*
2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*

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*).

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2012 - American Association of Environmental Professionals San Diego Chapter – *Outstanding Planning Document Award for preparation of the City of Chula Vista Historic Preservation Program & Ordinance.* *Historic Preservation Ordinance& Program prepared by WLTB / Urbana.

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2012 - American Planning Association National Division Executive Committee Recipient – Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).

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2011 - American Planning Association National Division Executive Committee Recipient Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).

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2010 - Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).

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2009 - San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

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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.*

2017 *Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.*

Related Experience (Cont.)

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

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

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

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

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

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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)

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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)

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BUSA 40515 - Fundamentals of City Planning (UCSD 2007)

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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)

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CP 670 - History of Urban Planning (SDSU 2012-2020)

2017	*6035 University Avenue, San Diego, California, Historical Resource Technical Report.*
2016	*Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*
2016	*4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*
2016	*4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*
2016	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
2016	*NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*
2016	*Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
September 2016	*City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
August 2016	*Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
June 2016	*Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
June 2016	*Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
May 2016	*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.*
May 2016	*San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
March 2016	*Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
March 2016	*City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
March 2016	*Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
March 2016	*City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
February 2016	*City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
February 2016	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.*
January 2016	*Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
December 2015	*Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
December 2015	*Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
November 2015	*Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
November 2015	*Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*
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	*City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
April 2014	*Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*

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

December 2011	*City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
December 2011	*Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
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	*Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*

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

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

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 Cocoanut 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 Bouevard, 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	*Historical Resource Analysis Report – Somky Property/Thompson's Soscol Ranch, Napa, CA 94558*
July 2005	*Walnut Creek Women's Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
June 2005	*Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
May 2005	*Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
March 2005	*Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
March 2005	*University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
February 2005	*Hall Winery Historical Resource Analysis, St. Helena, CA*
January 2005	*Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*
January 2005	*Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
December 2004	*San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report* (Revised February 2005)
November 2004	*Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
October 2004	*Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
September 2004	*University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
September 2004	*City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
August 2004	*Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
August 2004	*Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA* (with Conservator Seth Bergstein)
July 2004	*Design Review Analysis – Schneider's Building, 208 East Third Street, San Mateo, CA 94401*
July 2004	*Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
July 2004	*Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107* (Revised January 2005)
June 2004	*City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
June 2004	*City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
June 2004	*Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
May 2004	*Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
April 2004	*City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
April 2004	*City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
March 2004	*Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
March 2004	*Historical Evaluation of The Fresno Republican/McMahan's Building, 2030 Tulare Street, Fresno, CA 93721*
February 2004	*Crocker Bank Building Preservation Planning Considerations Memorandum*
January 2004	*Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
January 2004	*Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
January 2004	*Historical Evaluation of The Residence Located At 571 Valley Street, San Francisco, CA*
January 2004	*Historical Evaluation of the 3925 20th Street Residence, San Francisco, CA 94131*
November 2003	*Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*

November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
November 2003 *Historical Evaluation of the Greer-O'Brine Property, 51 Encina Avenue, Palo Alto, CA,*
November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
July 2003 *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*

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

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

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

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Senior Historian & Archaeologist
doug@urbanapreservation.com

Senior Historian and Archaeologist, ***Douglas Kupel,*** holds a Ph.D. in History from Arizona State University, a graduate certificate in Archaeology from the University of South Carolina, master's degrees from the University of Arizona and Northern Arizona University, and a Bachelor of Arts in History from the University of Oregon. Doug is a cultural resources expert with a diverse background in sustainable water resources, environmental planning, and historic preservation. He meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History, Architectural History, and Historical Archaeology. He brings extensive experience in preparing National Register Nominations and completing cultural resource surveys and inventories for properties in California, Nevada, and Arizona. He maintains exceptional leadership and project management skills having served as the Deputy Water Services Director and Environmental Program Manager for the City of Glendale, Arizona. In these positions Doug supervised several divisions and managed nine divisional budgets. He additionally worked for the City of Phoenix as a Water Advisor and Natural Resources Historian.

Doug began his career working as an archaeological and historic sites consultant in California and Arizona, and later served as a Historian for the Arizona State Historic Preservation Officer (SHPO), and the Cities of Phoenix and Glendale, Arizona. As the former National Register of Historic Places (NRHP) Coordinator for the Arizona SHPO, Doug processed many large and complex historic district nominations early in his career. He has continued his association with the NRHP program by serving on Arizona's Historic Sites Review Committee. Doug has authored 37 NRHP nominations including the Multiple Property Format NRHP Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886, and the NRHP Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Dr. Kupel is a court-recognized expert on water rights and has conducted substantive research and analysis on statewide water management and policy. For the City of Phoenix Law Department, he organized and directed research for litigation and water resources planning in the Arizona General Stream adjudication. He has served as expert witness for Native American and municipal water history topics. Dr. Kupel has worked on a number of significant Native American water rights settlements during his career at Phoenix and Glendale. These include the White Mountain Apache Tribe (WMAT) Water Rights Settlement, Verde River Yavapai – Apache Settlement, Gila River Indian Community Water Rights Settlement, Fort McDowell Indian Community Water Rights Settlement, and the Salt River Pima-Maricopa Indian Community Water Rights Settlement.

He has more than 30 years of experience in water civil engineering projects, including authoring historical narratives, manuscripts, and eligibility evaluations for the Bureau of Reclamation Salt River Project, and the Central Arizona Project. His experience provides understanding not only to historic properties and cultural resources, but also to larger management concerns and the federal regulatory process. His management of large publicly owned utilities speaks directly to his ability to supervise and organize large-scale projects in a complex regulatory environment. Dr. Kupel led a research and planning group as Deputy Director of a water utility and has wide experience with a variety of water resources, planning, safety, and emergency management programs. Dr. Kupel has served as a liaison on water planning and policy issues between municipal utilities and a wide range of local, state, and Federal agencies. His knowledge of imported water contracts, water supply planning efforts, and financial and economic analysis related to natural resources highlights his ability to integrate cultural resources planning within larger planning efforts.

EDUCATION

Ph.D. – History School of Historical, Philosophical and Religious Studies
Arizona State University
Dissertation Title: Urban Water in the Arid West: Municipal Water and Sewer Utilities in Phoenix, Arizona.

—

Master of Arts – History
University of Arizona

—

Master of Education – Educational Leadership
Northern Arizona University

—

Graduate Certificate – Archaeology
University of South Carolina

—

Bachelor of Arts – History
University of Oregon, Eugene

REGISTRATIONS

Society of Professional Archaeologists – Registered Professional Archaeologist, No. 10353

—

Organization of American Historians
No. 48527

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PUBLICATIONS

Fuel for Growth: Water and Arizona's Urban Environment
University of Arizona Press, 2003

URBANA PRESERVATION & PLANNING LLC

Douglas E. Kupel, Ph.D., RPA
Senior Historian & Archaeologist
doug@urbanapreservation.com

SELECT PROJECT EXPERIENCE

2023-2024	National Park Service and National Conference of State Historic Preservation Officers National Historic Landmark Theme Study Update for US Underground Railroad Resources (Nationwide)
2023	City of La Quinta Historical Resource Survey and Context Statement (La Quinta, CA)
2023	Mira Loma Quartermaster Depot HABS Package (Jurupa Valley, CA)
2023	Villa Del Lido Historic Resources Research Report (La Jolla, CA)
2022	4190 Utah Street Historic Designation and Mills Act Project (San Diego, CA)
2022	National Park Service Preliminary NHL Historic Context for Properties Associated with Barney L. Ford (Colorado, Wyoming, Virginia, South Carolina, California)
2022	Post Rock Resources of Kansas National Register Nominations (Gernon House, Berhorst Bros. Hardware Building, Lucas School Gymnasium).
2022	Preliminary Study for Caltrans Bicycle and Pedestrian Improvement Project Environmental Clearance (Pomona, CA).
2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Tribal Consultation (Southern CA).
2021	Coast Highway Bridge Replacement Project – Caltrans Environmental Clearance (Oceanside, CA)
2021	Post Rock Resources of Kansas Survey and MPDF (Lincoln, Mitchell, Rush, and Russell Counties, KS).
2021	4055 Lytle Creek Historic American Building Survey (HABS) Level II Documentation (Fontana, CA).
2021	Eisen Egg Ranch Historic American Building Survey (HABS) Level II Documentation (Norco, CA).
2019-2021	Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah- Control Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA).
2020-21	US Patent Litigation Expert Witness Consulting; Hunton, Andrews, Kurth, LLP (Napa, CA).
2020-21	Avo Theater Rehabilitation Tax Credit Consulting, JCG Development (Vista, CA).
2020	Miraloma Quartermaster Depot Historical Resource Analysis Report, Link Logistics Real Estate (Jurupa Valley, 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 (Southern CA).
2020	Rancho Miramonte Section 106 Historic Property Survey Report, TH Miramonte Investors, LLC (Rancho Miramonte, CA).
2020	Historic Designation Report Peer Review: 1135 Devonshire Drive (San Diego, CA).
2020	Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report (Southern CA + Clark County, Nevada).
2020-21	Determination of Historic Significance Report Peer Reviews, City of Coronado (Coronado, CA).
2020	East Gilman Channel Mitigation – Historic American Engineering Record (HAER) Documentation, Envicom (Banning, CA).
2019	Southern California Edison Catalina Island Historic-Era Water System Management Program (Catalina Island, CA).

PROFESSIONAL EXPERIENCE

Senior Historian / Archaeologist:
Urbana Preservation & Planning, LLC (San Diego, CA) 2019-present

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Adjunct Faculty:
Grand Canyon University
Embry-Riddle Aeronautical University
Arizona State University (Main, Downtown, and West Campus)
Gateway Community College
Phoenix College
1996 - present

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Deputy Water Services Director
City of Glendale (Glendale, AZ)
2014-2018

—

Environmental Program Manager
City of Glendale (Glendale, AZ)
2012-2014

—

Water Advisor
City of Phoenix (Phoenix, AZ)
2011-2012

—

Assistant Water Advisor
City of Phoenix (Phoenix, AZ)
2007-2010

—

Historian
City of Phoenix (Phoenix, AZ)
1988-2007

—

Historian: Arizona State Historic Preservation Office, Phoenix, Arizona
1986-1988

—

Consulting Historian / Archaeologist: Independent Consultant (California, Arizona, Nevada, and South Carolina)
1979-1986

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2012	Thompson Draw Historic District National Register Nomination, Payson, Arizona, Metropolis Design Group. (Phoenix, AZ)
2012	*De Soto Dealership National Register Nomination, Phoenix, Arizona. Metropolis Design Group, Phoenix.*
2011	*Sage Acres Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2011	*Historic American Building Survey Documentation of the Fort Defiance Hospital and Associated Buildings, Fort Defiance, Arizona. Metropolis Design Group, Phoenix.*
2010	*Sands Estates Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Historic Building Analysis of Morcomb Service Station and House, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Myrtle Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Bunch / Perez House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*61st Avenue Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	*Hoghe Bunk House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.*
2007	George Dowdy Rental Cottage National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2006	Catlin Court Historic District Expansion, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	C. H. Tinker House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	First United Methodist Church National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Glendale High School Auditorium National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Glendale Elementary One-Room School Building National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Jonas McNair House National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2005	Floralcroft Historic District National Register Nomination, Glendale, Arizona. Metropolis Design Group, Phoenix.
2004	Ethnic History Survey of Glendale, Arizona. Metropolis Design Group, Phoenix.
2003	National Register Nomination of the Fort Tuthill Historic District, Flagstaff, Arizona. Ryden Architects, Phoenix.
2003	Historic Building Analysis of the Big Horn Ranch Service Station, Maricopa County, Arizona. Metropolis Design Group, Phoenix.
2002	Historic Building Analysis of the Palmerita Ranch, La Paz and Yuma Counties, Arizona. Metropolis Design Group, Phoenix.
2002	Historic Building Analysis of the Gold King Mansion, Mohave County, Arizona. Metropolis Design Group, Phoenix.
2002	National Register Nomination of the San Clemente Historic District, Tucson, Arizona. Ryden Architects, Phoenix.
2002	Historic Building Analysis of the Wahweap Trailer Village, Glen Canyon National Recreation Area, Arizona. Metropolis Design Group, Phoenix.
2002	Historic Resources Survey of the Evergreen Neighborhood, Casa Grande, Arizona. Metropolis Design Group, Phoenix.

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2001	Historic Resources Survey of Fifty Properties in Clifton, Arizona. Metropolis Design Group, Phoenix.
2001	National Register Nomination of the Catalina Vista Historic District, Tucson, Arizona. Ryden Architects, Phoenix.
2001	Historic Building Analysis of the Tucson Southern Pacific Depot. Ryden Architects, Phoenix.
2000	Historic Resources Survey of the Blenman – Elm Neighborhood, Tucson, Arizona. Ryden Architects, Phoenix.
2000	Historic Structures Report, Lee's Ferry, Glen Canyon National Recreation Area. Alliance Architects, Phoenix.
2000	Historic Resources Survey of the Robson Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1999	National Register Nomination of the Temple Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1999	National Register Nomination of the Irving School, Mesa, Arizona. Ryden Architects, Phoenix.
1999	Historic Resources Survey of Gila Bend, Arizona. Ryden Architects, Phoenix.
1999	Historic Building Analysis of the Eisendrath House, Tempe, Arizona. Alliance Architects, Phoenix.
1998	Reconnaissance Survey of Historic Resources in Mesa, Arizona. Ryden Architects, Phoenix.
1998	National Register Nomination of the Jokake Inn Bell Towers, Phoenix, Arizona. Ryden Architects, Phoenix.
1998	National Register Nomination of the Evergreen Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1998	National Register Nomination of the West Second Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1998	National Register Nomination of the Wilbur Street Historic District, Mesa, Arizona. Ryden Architects, Phoenix.
1998	Historic Building Documentation of the Bagley/Wallace House, Mesa, Arizona. Ryden Architects, Phoenix.
1998	Historic Resources Survey of BHP Superior West Plant Site, Superior, Arizona. Alliance Architects, Phoenix.
1997	Historic Resources Survey of Chandler, Arizona. Alliance Architects, Phoenix.
1997	National Register Nomination of the John and Isabella Greenway House, Ajo, Arizona. Prepared for the Arizona State Historic Preservation Office, Phoenix.
1997	National Register Nomination of the N. Clyde Pierce House, Phoenix, Arizona. Prepared for Greg and Judy Pierce (owners), Phoenix.
1997	Historic Resources Survey of Glendale, Arizona. Alliance Architects, Phoenix.
1997	Historic Resources Survey of Ash Fork, Arizona. Ryden Architects, Phoenix.
1997	National Register Nomination for the Manistee Ranch, Glendale, Arizona. Alliance Architects, Phoenix.
1997	Historic Resources Survey of Tempe, Arizona, and Update of Tempe Multiple Resource Area National Register Nomination. Ryden Architects, Phoenix.
1996	National Register Nomination of the Queen Creek School, Arizona. Ryden Architects, Phoenix.
1996	Historic Building Analysis of the Irving School, Mesa. Ryden Architects, Phoenix.

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1996	Historic Building Analysis of the Sun Valley Court Motel, Mesa. Ryden Architects, Phoenix.
1996	Multiple Property Format National Register Nomination for the Period of Conflict Between Native Americans and the U.S. Military in Arizona, 1846-1886. Ryden Architects, Phoenix.
1995	Historic Resources Survey of Historic Route 66 in Arizona. Ryden Architects, Phoenix.
1995	National Register Nomination of the Laveen School Auditorium, Laveen, Arizona. Laveen Elementary School District No. 59. Laveen.
1995	Historic Building Analysis of the Flagstaff Freight Depot, Flagstaff. Ryden Architects, Phoenix.
1994	National Register Nomination of the Henning Block, Holbrook. Ryden Architects, Phoenix.
1994	Historic Building Analysis of the John A. Freeman House, Snowflake. Ryden Architects, Phoenix.
1994	Historic American Buildings Survey Documentation of the Clifton Historic District, Clifton. Ryden Architects, Phoenix.
1994	Historic Building Analysis of the Sacred Heart of Jesus Catholic Church, Tombstone. Ryden Architects, Phoenix.
1994	National Register Nomination of the Swindall House, Phoenix. Ryden Architects, Phoenix.
1994	National Register Determination of Eligibility Peach Springs Tourist Court and the Standard Oil Warehouse. Ryden Architects, Phoenix.
1994	Historic Building Analysis of the Yuma Quartermaster Depot Corral House, Yuma. Ryden Architects, Phoenix.
1993	Historic Building Analysis of the Thomas House and the Baird Machine Shop, Phoenix. Ryden Architects, Phoenix.
1993	National Register Nomination of the Kitchel House, Phoenix. Ryden Architects, Phoenix.
1993	Historic American Buildings Survey Documentation of the Thunderbird Tavern, Holbrook. Ryden Architects, Phoenix.
1993	Historic American Buildings Survey Documentation of the Ortega Homestead, Holbrook. Ryden Architects, Phoenix.
1993	Historic Building Analysis of the Western Drug Warehouse, Phoenix. Ryden Architects, Phoenix.
1993	Historic Resources Survey of the Town of Patagonia. Ryden Architects, Phoenix.
1992	Historic Building Analysis of the Elias/Rodriguez House, Tempe. Ryden Architects, Phoenix.
1992	Historic Building Analysis of the Constable Ice and Fuel Co. Warehouse, Phoenix. Ryden Architects, Phoenix.
1992	Historic Resources Survey of Sedona. Ryden Architects, Phoenix.
1991	Historic Resources Survey of the Town of Holbrook. Ryden Architects, Phoenix.
1990	Historic Building Analysis of the Central Wholesale Terminal, Phoenix. Ryden Architects, Phoenix.
1988	National Register Nomination for City-County Building, Phoenix, Maricopa County. Gerald A. Doyle and Associates, Phoenix.
1985	Historical and Archaeological Character, Fort Lowell Park Master Plan. Acuna-Coffeen Landscape Architects, Tucson.
1985	University of Arizona National Register District Nomination Form (with Robert C. Giebner, David Blackburn, and Adelaide Elm).
1985	San Xavier Historic Artifact Analysis. Cultural and Environmental Systems, Tucson.

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1984 Diversity Through Adversity: Water Control at San Xavier. TerraMar International Services, San Diego.

1984 A Proposal to Construct a Plank Road Exhibit at the Proposed Imperial Safety Roadside Rest. Prepared for the California Department of Transportation.

1984 Historic Property Survey Report, Proposed Sand Hills Interchange. Prepared for the California Department of Transportation.

1984 Request for Determination of Effect, Plank Road. Prepared for the California Department of Transportation.

1984 First Addendum Archaeological Survey Report, Proposed Sand Hills Interchange. Prepared for the California Department of Transportation.

1983 Historic Property Survey Report, Proposed MTDB East Urban Transit Corridor. Prepared for the California Department of Transportation.

1983 Architectural Survey Report, Proposed MTDB East Urban Transit Corridor. Prepared for the California Department of Transportation.

1983 Request for Determination of Eligibility, La Mesa Depot (with John W. Snyder). Prepared for the California Department of Transportation.

1983 Plank Road Discontiguous District Nomination form (with Pat Welch and Lisa Capper).

1983 Plank Road Research. Wirth Environmental Services, San Diego, Califonia.

1983 Picacho Basin Historic Research. Wirth Environmental Services, San Diego.

1983 Miguel Substation Historic Research. Wirth Associates, San Diego.

1982 The Calhoun Street Parking Lot: A Historical and Archaeological Investigation of Block 408, Old Town San Diego. Prepared for the California Department of Transportation.

1982 Archaeological Survey of the Old Town Maintenance Station, Old Town San Diego. Prepared for the California Department of Transportation.

1982 Archaeological Survey Report of the Old Town Excess Parcel Sale, Blocks 379, 380 and 395, Old Town San Diego. Prepared for the California Department of Transportation.

1982 Archaeological Survey Report of the Calhoun Street Parking Lot, Old Town San Diego. Prepared for the California Department of Transportation.

1981 Proposed Archaeological Phase II Excavation at SDi 8873H (with Joan M. DeCosta). Prepared for the California Department of Transportation.

1981 Historical and Archaeological Investigation of a Proposed Old Town Excess Parcel Sale, Blocks 379, 380, and 395. Old San Diego. Prepared for the California Department of Transportation.

1981 A Modern Material Culture Study: South Carolina's Migrant Farmworkers. Institute of Archaeology and Anthropology, USC, Columbia.

1981 Historical Evaluation of the Sunset Street Property, Lot 1, Block 394, Old San Diego. Prepared for the California Department of Transportation.

1980 Conservation Management Strategies: State Departments of Transportation. Department of Anthropology, University of South Carolina, Columbia.

1980 Final Report of the Rincon, et al., Cultural Resource Survey; Jamul. Regional Environmental Consultants, San Diego (with Paige Talley).

1980 Final Report of the Rincon, et al., Cultural Resource Survey: La Jolla. Regional Environmental Consultants, San Diego (with Paige Talley).

1980 Final Report of the Rincon; et al., Cultural Resource Survey: Pala. Regional Environmental Consultants, San Diego (with Paige Talley).

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1979 Cultural Resource Study of a Proposed Electrical Transmission Line from Jade to the Sand Hills, Imperial County, California. Regional Environmental Consultants, San Diego (with Carol Walker).

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Alexandrea Baker holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning degree from San Diego State University. She meets *The Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the discipline of History and Architectural History. At Urbana, Alex surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with NRHP Bulletin No. 36, authors technical reports, prepares GIS maps and manages all aspects of our GIS program. Recent project experience includes the City of La Quinta historical resource survey; the Post Rock Resources MPDF and NRHP nominations, Historic Designation and Mills Act Applications for private property owners throughout Southern California, on-call historic research services for multiple jurisdictions, and all historic sites database and GIS management for SCE projects. As the lead GIS planner and database manager on the Urbana team, she has prepared map packages for thousands of sites for projects throughout the West. Her cartography work products are regularly used for in-depth analyses and strategic decision making by client and agency partners. In addition to her preservation planning experience, Alex is adept ArcGIS StoryMaps.

PROJECT EXPERIENCE

2024	*Determination of Historic Significance Report for 767 B Avenue* | Coronado, California.
2024	*Tucson Bus Rapid Transit Project Historic Property Survey* | Tucson, Arizona.
2024	*Edison and Walker Specific Plan – Historical Resource Survey* | Ontario, California.
2024	*GIS Mapping for Historical and Archaeological Resource Management Report Chollas Creek & Euclid-54th Project* | San Diego, California.
2024	*GIS Mapping for Historical and Archaeological Resource Management Report Famosa Slough Alley Slope Restoration Project* | San Diego, California.
2024	*Historical Resource Analysis Report for Harvest Landing Retail Center & Business Park Project* | Perris, California.
2023	*Determination of Historic Significance Report for 811 Tolita Avenue* | Coronado, California.
2023	*Determination of Historic Significance Report for 841 H Avenue* | Coronado, California.
2023	*Determination of Historic Significance Report for 325 9th Street* | Coronado, California.
2023	*Determination of Historic Significance Report for 437 J Avenue* | Coronado, California.
2023	*Historical Resource Analysis Report for 33521 Zeiders Road* | Menifee, California
2023	*Historical Resources Analysis Report Proposed El Camino Specific Plan Project* | San Juan Capistrano, California.
2023	*Historical Resource Analysis Report for 5900 Cherry Avenue* | Long Beach, California.
2023	*Historical Resource Analysis Report for 800 Meadow Pass Road* | Walnut, California.
2023	*University Hills Historical Resource Analysis Report* | San Bernardino, California.

EDUCATION
Master of City Planning
San Diego State University
—
Bachelor of Arts– Geography,
University of Nebraska-Lincoln

PROFESSIONAL EXPERIENCE
Urban / Preservation Planner + GIS Technician: Urbana Preservation & Planning, LLC (San Diego, CA) 2018 – present
—
Planning Intern: Alta Planning (San Diego, CA), 2019
—
Planning Intern: City of Richmond (Richmond, CA), 2019
—
Planning Intern: Maxable (San Diego, CA), 2018-2019
—
Para Educator: Mid Valley Special Education Cooperative (St. Charles, IL), 2017-2018
—
Teacher Assistant: Lincoln Family Services (Lincoln, NE), 2016-2017

MEMBERSHIPS
American Planning Association

RELATED CERTIFICATIONS
SAP Environment, Health, and Safety for Operational Sustainability (2021 Edition)

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2023	*Historical Resource Research Report for 2954 Chatsworth Boulevard* | San Diego, California.
2023	*Historic Resource Research Report for 637 Arenas Street* | La Jolla, California.
2022	*Determination of Historic Significance Report for 741-745 Orange Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 737 Orange Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 440 Pomona Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 210 E Avenue* | Coronado, California.
2022	*City of La Quinta Historic Resource Survey and Context Statement* | La Quinta, California.
2022	*Determination of Historic Significance Report for 440 Pomona Avenue* | Coronado, California.
2022	*Determination of Historic Significance Report for 210 E Avenue* | Coronado, California.
2022	*3112 Curtis Street Mills Act Application* | San Diego, California.
2022	*The Muse Mills Act Application* | La Jolla, California.
2022	*Post Rock Resources of Kansas National Register Nominations*.
2021	*Olson Townhomes Historic Architectural Evaluation* | Huntington Beach, CA.
2019-2021	*GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory* | Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.
2021	*Post Rock Resources of Kansas Survey and Multiple Property Documentation Form; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
2021	*GIS Mapping for the To Kalon Vineyard Patent Litigation Project* | Hunton Andrews Kurth, LLP; Napa Valley, California.
2021	*Determination of Historic Significance Report for 135 I Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 777 B Avenue* | Coronado, California.
2021	*Determination of Historic Significance Report for 1425 7th Street* | Coronado, California.
2021	*Historical Resource Designation and Mills Act Application for 2275 Evergreen Street* | San Diego, California.
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.
2019-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report* | Kern and Los Angeles Counties, California.
2020-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Pisgah-Lugo Transmission Corridor, Historic-Era Built Environment Survey Report* | San Bernardino County, California.
2020-2021	*Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo and Mono Counties, California
2020	*Historic Property Survey Report, Rancho Miramonte Project* | Chino, California.
2020	*Historic Site Designation Report for 4350 Nabal Drive* | La Mesa, California.

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2020 *Historic Resource Research Report for 4630 Date Avenue* | La Mesa, California.

2020 *Historic Resource Research Report for 2956 Roosevelt Street* | Carlsbad, California.

2020 *Historic Resource Research Report for 5930 Division Street* | San Diego, California.

2020 *Middle Ranch Pipeline Historic Resource Analysis Report* | Santa Catalina Island, California.

2019 *California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project* | Mojave Desert, California.

2018 *Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project* | Owens Valley, California.

2018 *Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project* | Kern County, California.