HISTORIC STRUCTURE ASSESSMENT FOR 862 NORTH BROADWAY

ESCONDIDO, CALIFORNIA

APN 229-130-49

Submitted to:

City of Escondido
201 North Broadway
Escondido, California 92025

Prepared for:

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Report Title:	Historic Structure Assessment for 862 North Broadway, Escondido, California (APN 229-130-49)
Prepared for:	Mr. Neil Capin 1835 Palm Avenue San Diego, California 92154
Submitted to:	City of Escondido 201 North Broadway Escondido, California 92025
USGS Quadrangle:	*Valley Center*, *California* (7.5 minute)
Study Area:	862 North Broadway
Key Words:	USGS *Valley Center, California* topographic quadrangle; City of Escondido; Ups N Downs skating rink; historic structure evaluation of the skating rink and outbuildings; skating rink eligible for listing on the City of Escondido Register under eligibility Criteria 3 and 5 due to its age and prior use as a skating rink; however, the skating rink does not retain integrity; as-built drawings and photographic documentation recommended prior to demolition or alteration.

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I. EXECUTIVE SUMMARY

The Shah Revocable Family Trust is seeking to demolish a skating rink building with an attached lobby/snack bar located at 862 North Broadway in the city of Escondido. Because of concerns regarding the potential historic sensitivity of the structures, Brian F. Smith and Associates, Inc. (BFSA) was contracted to complete a historic evaluation of the skating rink, attached lobby/snack bar, and pole sign located on the property in order to determine if they are significant historic resources and whether or not the proposed demolition will constitute an adverse impact, as defined by the California Environmental Quality Act (CEQA).

The property at 862 North Broadway is located in the city of Escondido, San Diego County, California and is identified as Assessor's Parcel Number (APN) 229-130-49. The location of the property is further described as being within the Rincon del Diablo Land Grant in Township 12 South, Range 2 West (projected) of the USGS *Valley Center, California* topographic quadrangle. The legal description of the property is described as the "Northwesterly Half of the Southeasterly Half of Lot Two, in block One-Hundred Fifty-Six of Rancho Rincon del Diablo, in the County of San Diego, State of California, according to map thereof No. 723, filed in the office of the County Recorder of San Diego County, August 13, 1892."

The original Ups N Downs skating rink was established in 1950 by Desmond J. Trexel and Chester E. Loveberg. Initially, the rink was an open-air skating park enclosed by a chain-link fence. In 1953, Loveberg bought out Trexel's share in the business and became the sole owner and operator. That same year, a snack bar with a wood patio area was constructed on the southwest end of the rink. The current skating rink portion of the building was built in 1959 in the same location to replace the open-air skating rink. The skating rink was a prefabricated, Quonset hut-style building. The walls of the structure were concrete block and the roof consisted of trussless arched metal sheets, likely manufactured by Wonder Building Corporation. In 1960, a year after the structure was built, the entire parking lot was paved. In 1963, a pole sign was installed by Comet Neon Signs. In 1970, the wood patio area of the snack bar was removed and replaced with block and stucco. In 1971, the new structure was determined to not provide enough exits, and a 2,964-square-foot addition with 12-inch block walls was built onto the existing snack bar portion of the rink. The original pole sign was replaced in 1977 with the current sign.

Only the skating rink portion of the building meets the minimum age threshold (50 years old) to be considered a historic structure, and therefore, it is the only portion of the building being evaluated for significance. BFSA evaluated the architectural and historical significance of the historic skating rink in conformance with CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria. As a result of the current evaluation, City of Escondido Municipal Code and CEQA criteria indicate that the building is considered eligible for listing on the City of Escondido Local Register of Historic Places (City of Escondido Register) under eligibility Criteria 3 and 5 due to its age and historic

use as a skating rink. Despite this eligibility, the building only retains two of seven original aspects of integrity and is not associated with any significant persons, events, designers or craftsmen, and is not an exemplary illustration of Quonset hut-style architecture. Therefore, because it is not financially feasible to preserve the building as a skating rink, and because age alone does not constitute significance, it is recommended that the proposed development of this parcel be approved with a condition that as-built drawings and photographic evidence of the skating rink completed prior to its demolition or alteration. Due to the absence of any additional historic resources significant under CEQA, as expressed by California Register of Historical Resources (CRHR) and City of Escondido eligibility criteria, no further historic resources consideration is recommended for this project.

II. INTRODUCTION

Report Organization

The purpose of this study is to evaluate the skating rink at 862 North Broadway in the city of Escondido, California. Since only the skating rink portion of the building, not the lobby/snack bar portion, meets the minimum age threshold (50 years old) to be considered a historic structure, it is the only building being evaluated for significance. The project proposes to demolish the existing skating rink and attached lobby/snack bar in order to construct a car wash facility. As part of the environmental review for the project, the City of Escondido required an evaluation of the existing skating rink to determine if it is historically important and to determine whether or not it should be listed as a historic resource. Because this project requires approval from the City of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and the City of Escondido Register were used to measure the significance of the skating rink to be affected by the proposed project.

Project Area

The resource evaluated in this study is entirely within APN 229-130-49. The property is located northeast of the intersection of Broadway and East Mission Avenue in Escondido. The lot includes the skating rink (built in 1959), the lobby/snack bar addition (constructed in 1970 and 1971), and the current pole sign, which replaced the original pole sign in 1977.

Project Personnel

This evaluation was conducted by Jennifer Stropes and Brian Smith (Appendix D). Word processing, editing, and graphics production services were provided by BFSA staff.

III. PROJECT SETTING

Physical Project Setting

Geographically, this general area is part of the coastal foothills physiographic unit. The area is geologically mapped as older Pleistocene alluvial river deposits (younger than 500,000 years) of moderately consolidated sediments composed of silty sand with gravel and clay (Tan and Kennedy 1999). Prehistorically, the Escondido area was occupied by Native Americans associated with Luiseño and Kumeyaay tribes. Escondido Creek and its associated streams have been sources of fresh water for humans in the Escondido area for thousands of years. The most important food source for prehistoric Native American groups in the area was the acorn and hunted animal species included deer, rabbit, hare, woodrat, ground squirrel, antelope, quail, duck, and freshwater fish. The area was used for ranching and farming following the Spanish occupation of the region. Native American cultures that have been identified in the general vicinity of the project consist of a possible Paleo Indian manifestation of the San Dieguito Complex, the Archaic and Early Milling Stone Horizons represented by the La Jolla Complex, and the Late Prehistoric Luiseño and Kumeyaay cultures.

Historical Overview

The subject property is located inside the Rincón Del Diablo land grant issued to Juan Bautista Alvarado by Mexican Governor Manuel Micheltorena in 1843. Bautista Alvarado was a prominent man in Los Angeles and San Diego, holding office as a councilman in both cities during the 1830s. When Bautista Alvarado died in 1850, the rancho was sold to Oliver S. Witherby, a judge and member of California's first state legislature. Witherby farmed and raised cattle, and in the early 1860s, he began to mine the land for gold (Fark n.d.). In 1868, the judge sold the rancho to Edward McGeary and the three Wolfskill brothers. In 1886, 13 businessmen formed the Escondido Land & Town Company and bought the former Rincón del Diablo, subdividing the land to plant more vineyards and citrus groves (Fark n.d.). A railroad line was extended from the coastal city of Oceanside to Escondido in 1887 because the Escondido Land & Town Company needed to move the products from their agricultural endeavors. The company was influential in getting the town incorporated in 1888. The company drilled several wells to provide water for the surrounding farms and the new city. In 1887, the Escondido Irrigation District was formed to build the Lake Wohlford dam and reservoir. Later, the district was reorganized and named the Escondido Mutual Water Company (Moyer 1969).

The grape harvest in Escondido was historically plentiful and to celebrate, the city began to hold an annual Grape Day celebration, which first began on September 9, 1908. Visitors came from all over and stayed in the Escondido Hotel, centrally located on Grand Avenue, which was the main shopping street. In the 1950s, the city experienced a building boom. Highway 396 linked Escondido to San Diego, making the city a good choice for commuters. Around this time, many agriculture fields previously dedicated to citrus and grapes were developed into

subdivisions to house workers in the defense industry. In 1960, the lemon packing house, previously famed to be the largest facility of its kind in the world, closed its doors. Citrus fields gave way to more subdivisions and some were converted into avocado crops (Fark n.d.). In the early 1960s, the property at 1800 West Country Club Lane was annexed by the City of Escondido (Mullenniex 2013). Today, Escondido can still be described as a commuter city. It has some fame because of the San Diego Zoo Safari Park, breweries, wineries, the auto mall, and the California Center for the Arts, Escondido, which was constructed in 1994.

IV. METHODS AND RESULTS

Archival Research

Records relating to the ownership and developmental history of this property were sought with a view to not only fulfill the requirements of this report, but to identify any associated historical or architectural significance. Records located at the BFSA research library, those of the San Diego Assessor/Recorder/County Clerk, and the Escondido History Center were consulted. Title records for the property were also obtained. Sanborn Fire Insurance maps were not available for the property. Appendix C contains maps of the property, including a general location map, historic and current USGS maps, the original subdivision map, and the current Assessor's parcel map (Figures 1 through 6).

History of the Property: Ownership and Development

In 1950, Desmond J. and Virginia Trexel purchased the 862 North Broadway property from Waldo W. Boyd. That same year, Desmond Trexel joined with Chester E. Loveberg to found the Ups N Downs outdoor skating rink on the property (*Escondido Times-Advocate* 1963). Loveberg and his wife, Jeannette, later purchased the land, as well as Trexel's portion of the partnership, in 1953. That same year, a snack bar with a wood patio area was constructed on the southwest end of the chain-link-fenced rink (Plate 1). In 1959, the skating rink was enlarged and enclosed (*Escondido Times-Advocate* 1963). The Quonset hut-style skating rink structure attached to the snack bar's northeast façade and consisted of a concrete-reinforced frame with concrete block walls on a concrete foundation, metal-framed windows, and an arched steel roof.

The Commercial Building Record indicates that the roof was likely manufactured by the Wonder Building Corporation of America (Plate 2). The Wonder Building Corporation is a pre-fabricated building supplier that was most active during the 1950s and 1960s. Although the buildings manufactured by the Wonder Building Corporation resembled Quonset huts, they were not built for military use during World War II. In addition, unlike many earlier prefabricated metal buildings that were repurposed after the war, Wonder Buildings were generally special ordered as newly built structures for residential, commercial, and industrial uses. Wonder Building still manufactures prefabricated, trussless, arched buildings and roofing systems through American Shelter Technologies.

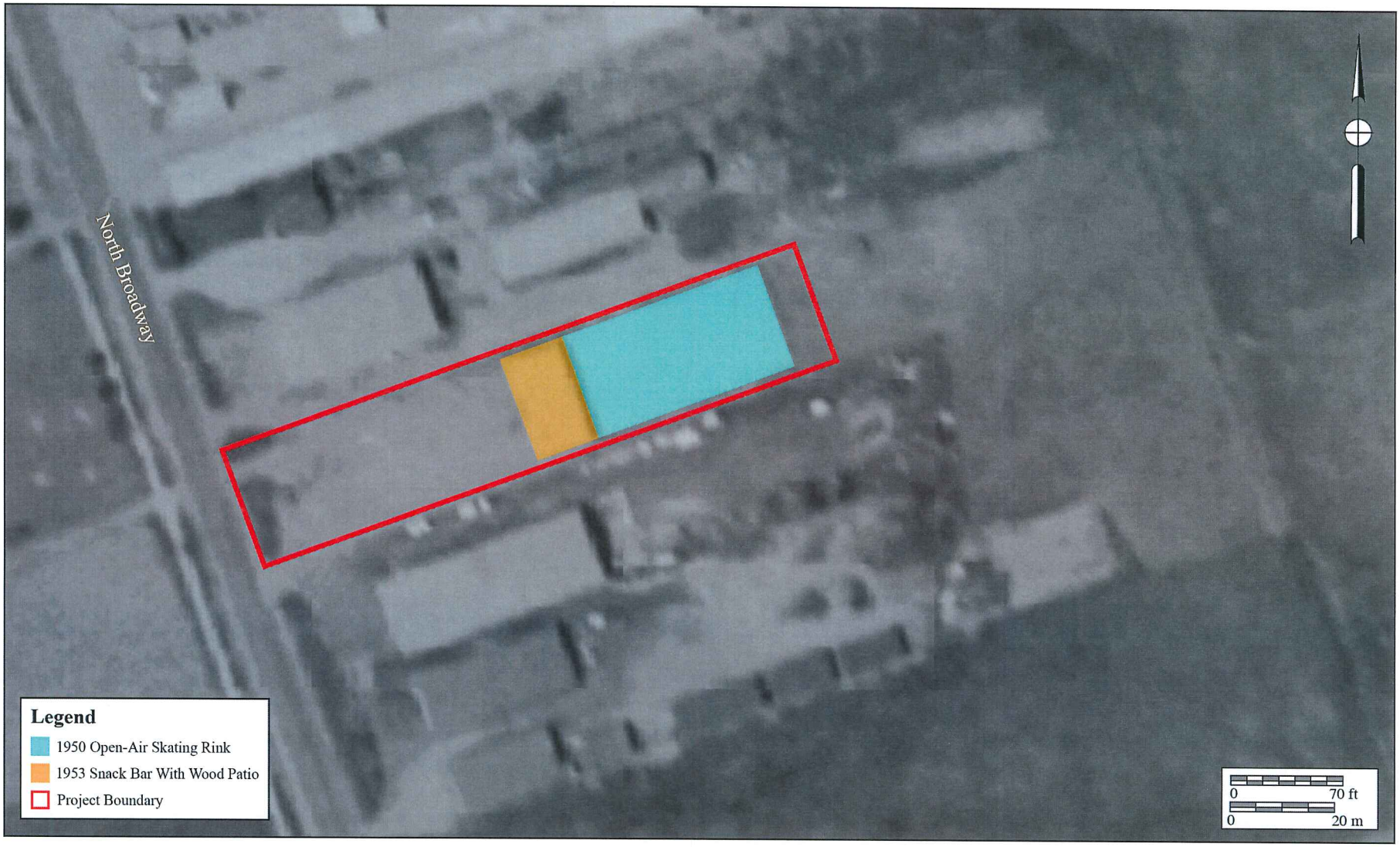


Plate 1

1953 Aerial Photograph

862 North Broadway

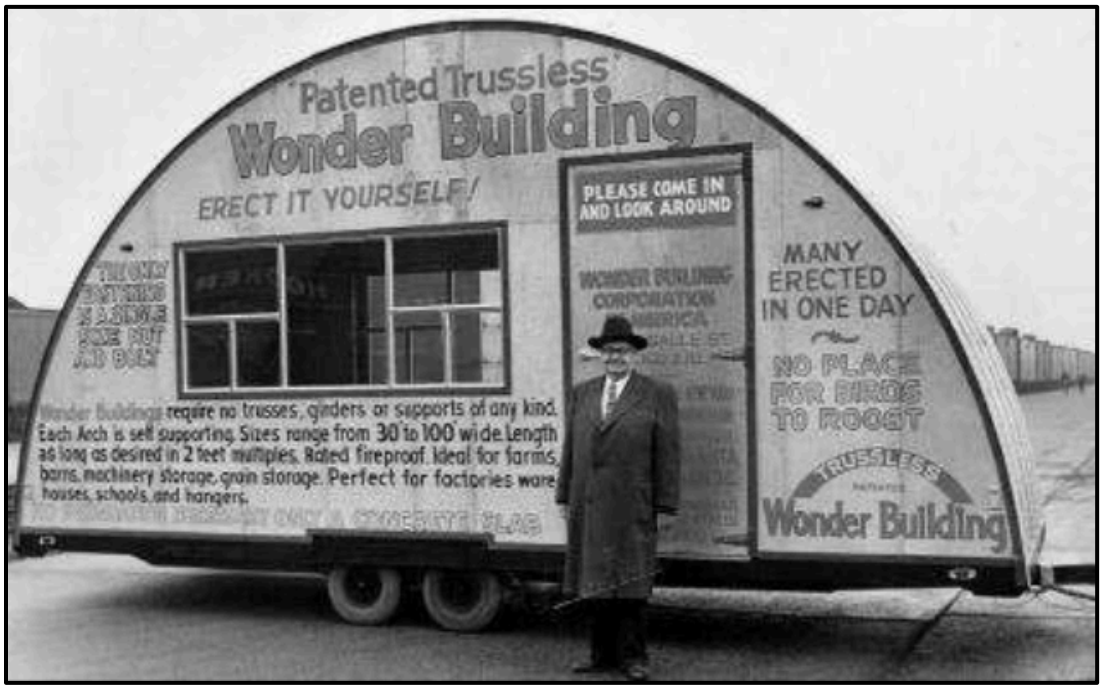


Plate 2: Wonder Building Corporation advertisement, unknown date.
(Photograph courtesy of American Shelter Technologies 2008)

A year after the skating rink was completed, the entire parking surrounding lot was paved. In 1963, a pole sign was installed by Comet Neon Signs of Escondido at the southwest end of the parking lot near the street. No photographs of the original sign could be located.

In 1970, the original wood patio area associated with the 1953 snack bar was removed and replaced with a concrete block and stucco building. The plans for the remodel were drawn by Philip Gaudet and the work was carried out by contractor Dave Nelson. The final inspection for the remodel was signed on February 10, 1971; however, the Gene Ervin, the chief building official for the City of Escondido indicated in a letter to Loveberg (Ervin 1971a) that the new structure did not contain enough exits. On March 12, 1971, Ervin drafted another letter to Loveberg indicating that the new building was in violation of Sections 3315 and 3316 of the Escondido Building Code due to the "installation of a chain link fence about ten feet high blocking access from this exit to the public thoroughfare to the east" (Ervin 1971b).

Another building permit was issued in June of 1971 for a 2,964-square-foot addition to be made to the new snack bar building that would incorporate four exits. Philip Gaudet and Dave Nelson were also listed on the 1971 building permit. The work was completed in September of that year and included 12-inch concrete block exterior walls. The enlarged snack bar then functioned as a lobby/snack bar area.

In 1974, William Tobin began working at the skating rink. First hired as a skating instructor, Tobin eventually worked as a manager for the rink until he retired in 1994. In 1977,

the original 1963 pole sign was replaced with the current pole sign. Around the same time, the Lovebergs retired to Oregon. Afterward, Tobin operated the rink with the help of his son, Jim, and approximately 13 employees.

Chester Loveberg passed away in Oregon in 1993. After his death, Jeannette Loveberg retained the skating rink property in a trust until it was sold to the Shah Revocable Family Trust in 2005. The sale of the property brought back an 80-year-old Tobin, who purchased the business, but not the property, for fear that the skating rink would otherwise be closed. Tobin renamed the skating rink Roll-Arena (Musicar 2005); however, he passed away only a year later in 2006 (Sisson 2006). Following Tobin's death, the business, but not the property, was purchased by Myrna and Alberto Ramirez, who struggled to keep the rink open; however, due to poor attendance and rising costs (Mihaltovich 2008), the rink closed between 2008 and 2010 (Mihaltovich 2008; *The San Diego Union-Tribune* 2010).

Table 1
Title Records for 862 North Broadway

Seller	Buyer	Year
Waldo W. Boyd	D.J. and Virginia Trexel	1950
D.J. and Virginia Trexel	Chester E. and Jeannette S. Loveberg	1953
Chester Edward Loveberg	Jeannette Sarah Loveberg	1995
Loveberg Family Trust	Jeannette Sarah Loveberg Trust	1995
Jeannette Sarah Loveberg Trust	The Shah Revocable Family Trust	2005

Field Survey

BFSA conducted a field assessment on March 21, 2017. Preparation of architectural descriptions was conducted in the field and supplemented using photographic documentation. Additional information was drawn from supplemental research efforts and incorporated into this report.

Description of Surveyed Resources

Only the metal-roof skating rink structure can be identified as historic. The lobby/snack bar area of the building (Plate 3) and the pole sign (Plate 4) do not meet the minimum age threshold (50 years old) to be considered historic resources since the original 1953 snack bar was remodeled and enlarged in 1970 and 1971 and the pole sign was replaced in 1977. Because only the skating rink meets the age threshold to be considered historic, a description of the structure is provided below.

Plate 3

View of the 1970s Lobby/Snack Bar Addition on the Southwest Façade of the Skating Rink, Facing Northeast

862 North Broadway

Plate 4

Ups N Downs Skating Rink Sign Added in 1977

862 North Broadway

Historic research revealed that the skating rink portion of the building located at 862 North Broadway was constructed in 1959 as the Ups N Downs skating rink. The building has concrete block walls with metal-framed awning windows, metal double doors, and a prefabricated, arched, metal roof (Plate 5), likely built by the Wonder Building Corporation. The metal roof has since been covered with spray foam roofing and was painted gray at an unknown date (Plate 6). There are no doors or windows on the northwest concrete block walls façade and the southeast concrete block façade covered in stucco. The southeast façade is finished in stucco (Plate 7). Although the lobby/snack bar addition was built adjacent to the existing skating rink (Plate 8), it is unclear how much of the original southwest façade was retained. Despite this, the addition covers approximately 90 percent of the original southwest façade, visually impacting the original primary façade of the building. Currently, the skating rink is surrounded by modern commercial and industrial buildings to the north, east, and south, including the modern storage buildings located northeast of the building (see Plate 5).

The skating rink was designed as a variation of a Quonset hut-style structure typical of prefabricated buildings from the 1950s and 1960s. However, the only true physical characteristic of the Quonset hut style seen in the skating rink is its semi-cylindrical shape and metal roof. True Quonset huts were completely clad in corrugated metal rather than utilizing concrete block construction for their walls. These structures would include "corrugated steel sheets laid across arched steel and iron frames, spaced four feet apart, and affixed with nuts and bolts." Since the skating rink at 862 North Broadway does was not constructed using truss framing, it also does not exhibit arched steel or iron frames. In addition, true Quonset huts and Quonset hut-type structures were relocated and adaptively reused, while the materials used at 862 North Broadway were likely special ordered from the manufacturer specifically for building the skating rink.

The Wonder Building Corporation Eastway Roller Rink and Drive-in in Amarillo, Texas (Plate 9) shares physical features that are similar to the 862 North Broadway skating rink. The Eastway Roller Rink building was constructed in 1956 and exhibits the same trussless-style roof placed atop concrete block walls (Plate 10). Although both the 862 North Broadway building and the Eastway Roller Rink building were constructed during the 1941 to 1965 period of significance for Quonset huts and Quonset hut-type structures (City of Los Angeles 2015), neither building was constructed for military use, nor were they constructed by any of the private contractors known to have developed "their own versions of the Quonset hut in response to a specific need, or to market to the Army or anyone else who would buy them" (City of Los Angeles 2015). In addition, neither structure can be defined as "a semi-circular structure constructed of corrugated steel sheeting placed atop arched wood or metal rib framing" (City of Los Angeles 2015). Since both buildings are trussless, they are instead more representative of structures unique to the Wonder Building Corporation.

Plate 5

View of the Northeast Façade of the Skating Rink, Facing Southwest

862 North Broadway

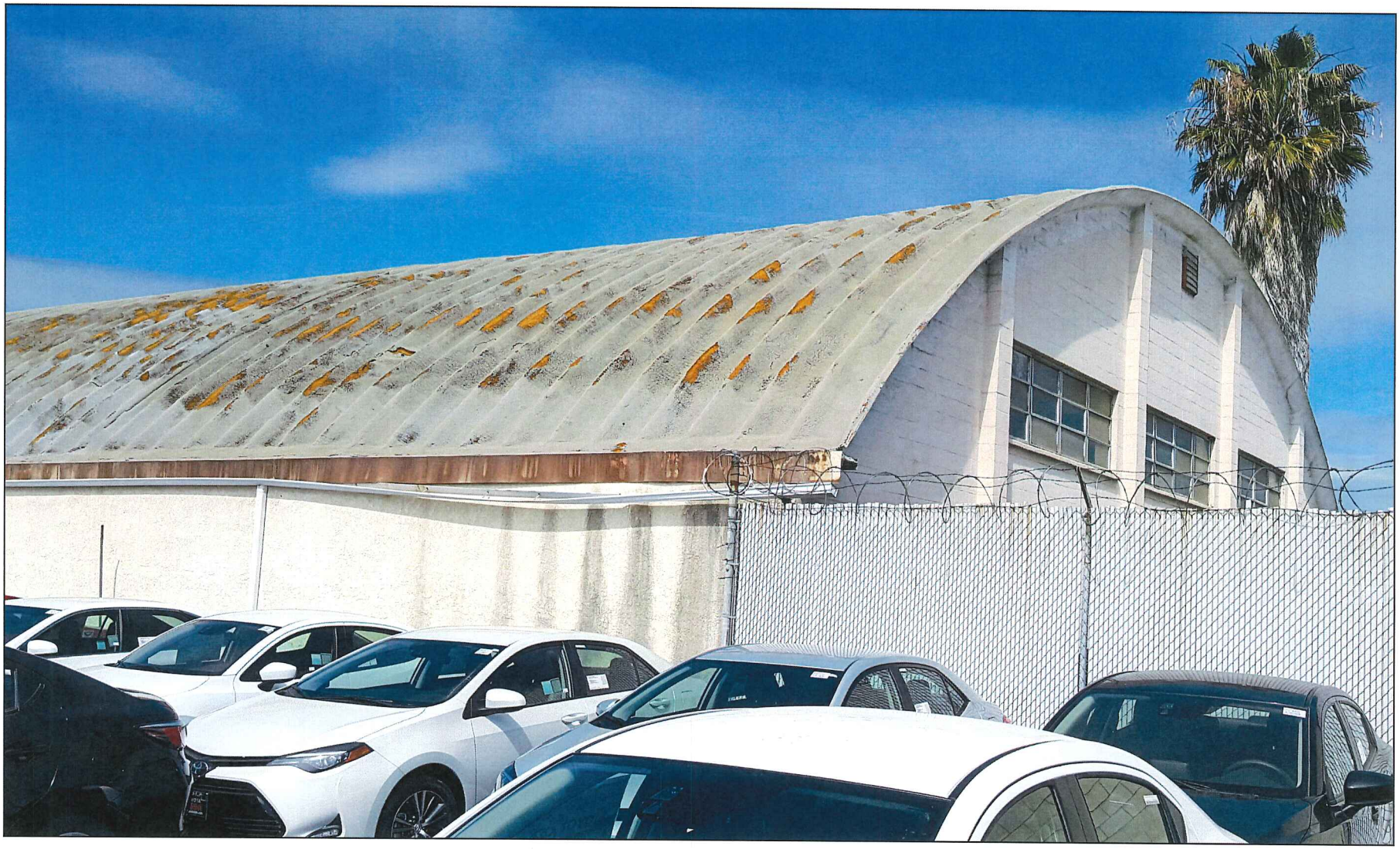


Plate 6

View of the Southeast Corner of the Skating Rink, Facing North

862 North Broadway

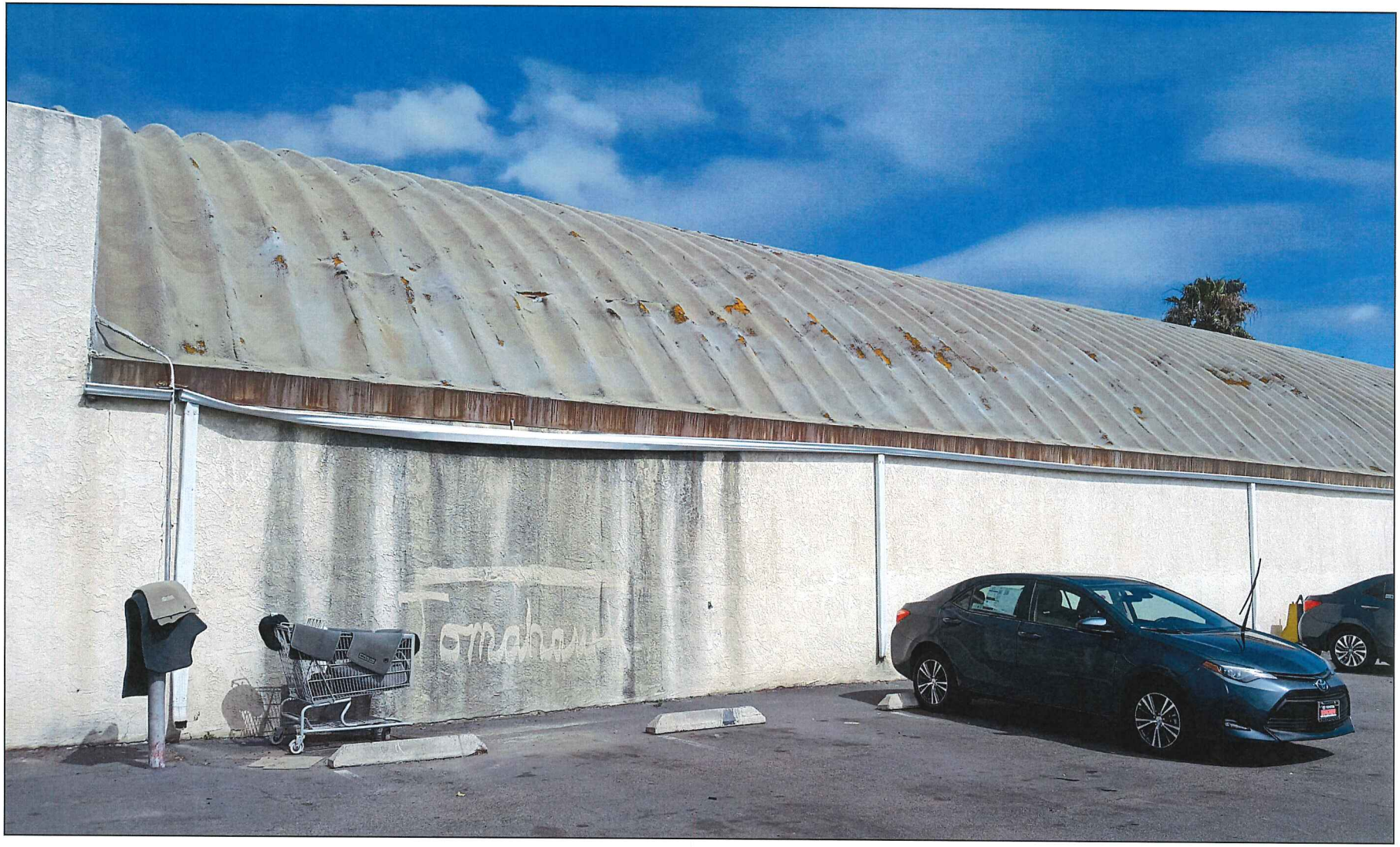


Plate 7

View of the Southeast Façade of the Skating Rink, Facing North

862 North Broadway

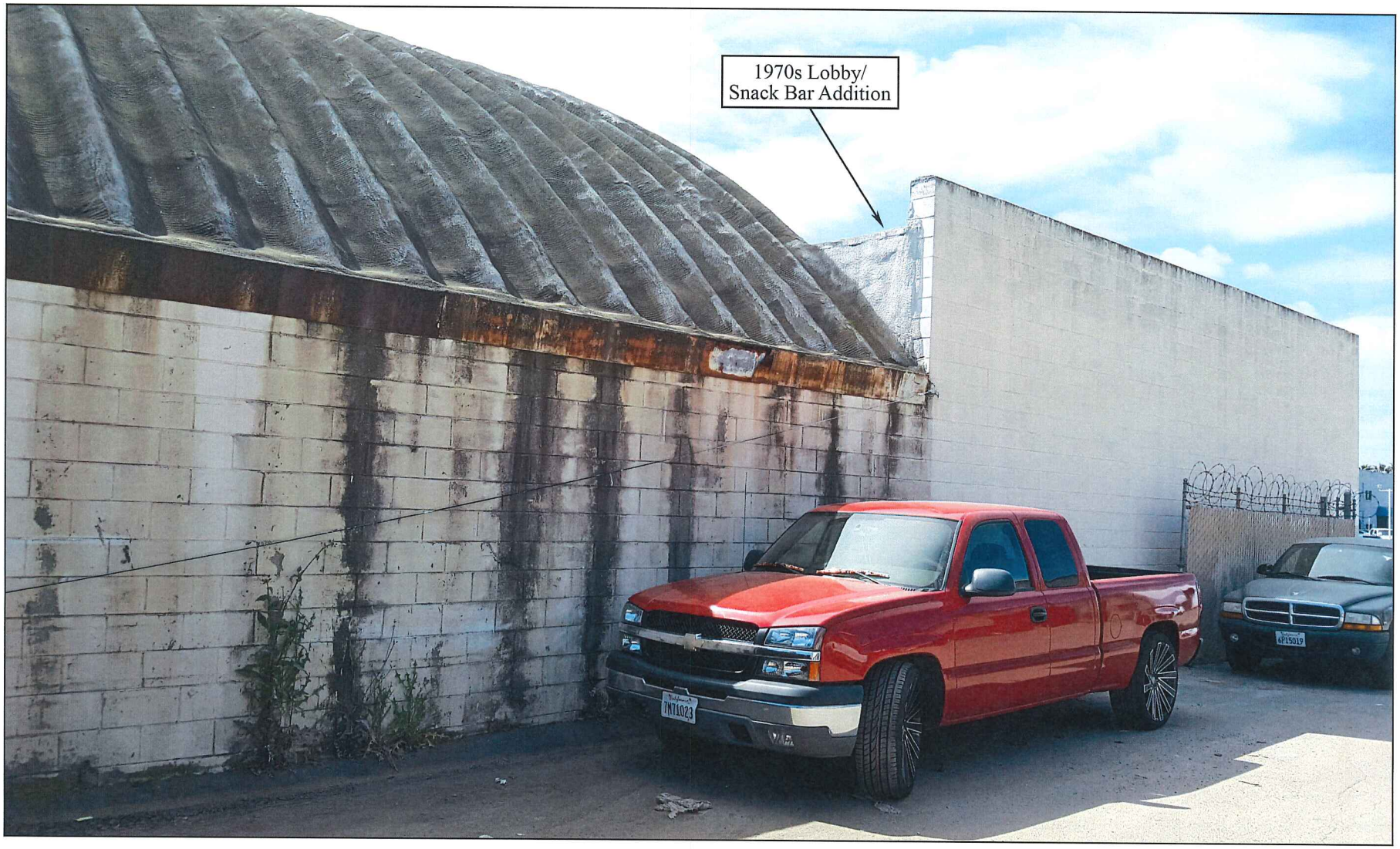
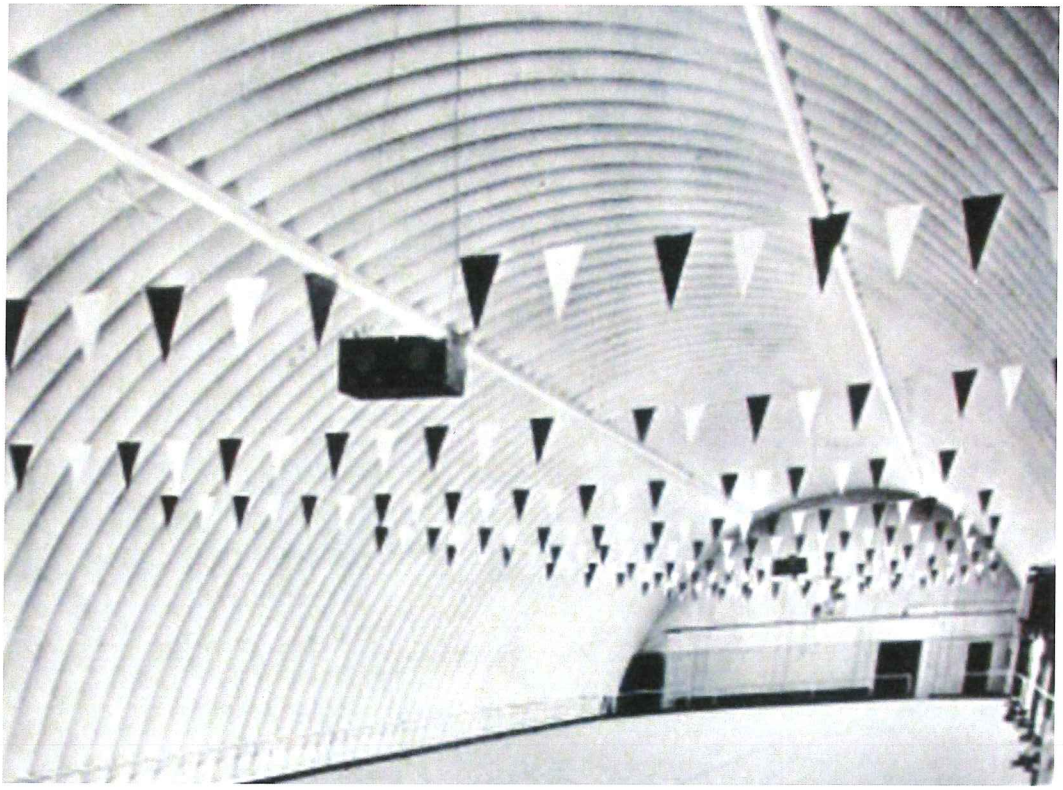


Plate 8

View of the Northwest Façade of the Skating Rink Showing the Connection With the 1970s Lobby/Snack Bar Addition, Facing Southwest

862 North Broadway



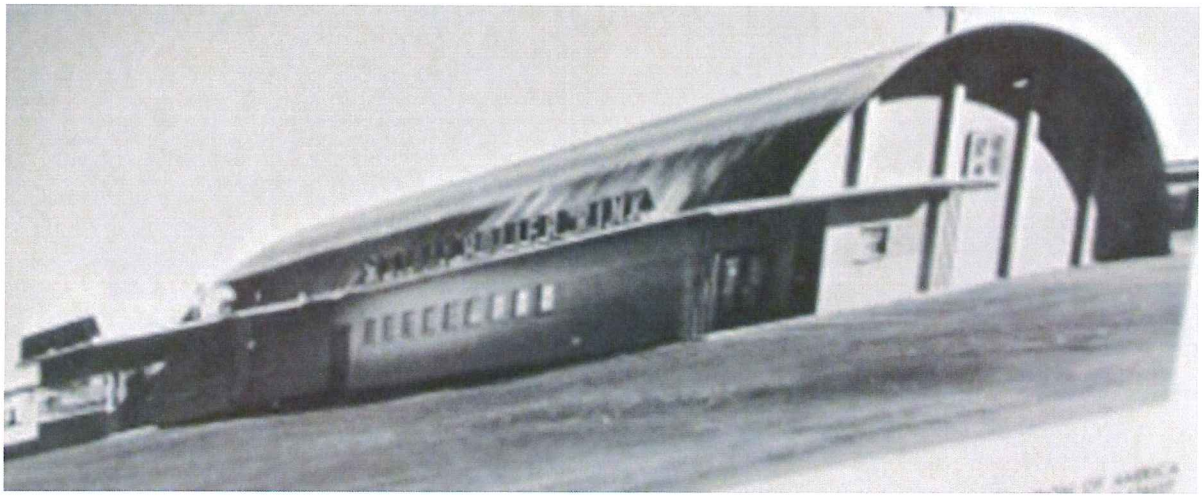


Plate 9

Wonder Building Co. Brochure Photographs Showing the 1956 Eastway Roller Rink in Amarillo, Texas

862 North Broadway

(Photographs Courtesy of Wonder Building Co. 1958)

Plate 10

2012 Google Street View Image of the Eastway Roller Rink in Amarillo, Texas

862 North Broadway

(Image Courtesy of Google Street View 2012)

V. SIGNIFICANCE EVALUATIONS

When evaluating a historic resource, integrity is the authenticity of a resource's physical identity clearly indicated by the retention of characteristics that existed during its period of significance. It is important to note that integrity is not the same as condition. Integrity directly relates to the presence or absence of historic materials and character-defining features, while condition relates to the relative state of physical deterioration of a resource. In most instances, integrity is more relevant to the significance of a resource than condition; however, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted. Since the lobby/snack bar portion of the skating rink was remodeled/replaced in 1971, and the original pole sign was replaced with the current sign in 1977, only the skating rink portion of the building meets the minimum age threshold to be considered a historic structure and will be the only portion of the structure evaluated. Seven aspects of integrity were used in evaluating the skating rink, as recommended in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1. **Integrity of Location** *[refers to] the place where the historic property was constructed or the place where the historical event occurred* (Andrus and Shrimpton 2002). Integrity of location was assessed by reviewing historic records and aerial photographs in order to determine if the structure had always existed in its present location or if it had been moved, rebuilt, or its footprint significantly altered. Research reveals that the skating rink was built in its current location in 1959. The building has not been moved from its current location or its original footprint otherwise altered since its construction. Therefore, the skating rink retains integrity of location.

2. **Integrity of Design** *[refers to] the combination of elements that create the form, plan, space, structure, and style of the property* (Andrus and Shrimpton 2002). Integrity of design was assessed by evaluating the spatial arrangement of the building and any unique architectural features present. The skating rink at 862 North Broadway was constructed in 1959 as a Quonset hut-inspired, concrete block building with a prefabricated Wonder Building Corporation roof. Only two major changes appear to have been made to the exterior of the original skating rink: adding the lobby/snack bar in the 1970s and covering the metal roof with spray foam roofing and painting it gray at an unknown date. While the spray foam roofing may likely be removed without negatively impacting the integrity of the roof, the lobby/snack bar addition cannot. Added in 1970 and modified in 1971, the lobby/snack bar completely obscures the original southwest façade of the skating rink. The addition

was constructed in a Contemporary/Spanish Revival style with small concrete block walls and a Mansard-style roof with faux Spanish tile shingles. Furthermore, because the addition is modern, it has not achieved significance in its own right. Because the 1970s addition has negatively impacted the original primary façade of the skating rink and was not built in a Quonset hut-inspired style, the skating rink does not retain integrity of design.

3. **Integrity of Setting** *[refers to] the physical environment of a historic property. Setting includes elements such as topographic features, open space, viewshed, landscape, vegetation, and artificial features* (Andrus and Shrimpton 2002). Integrity of setting was assessed by inspecting the elements of the property. It was determined that the setting of the 862 North Broadway property has not drastically changed since 1959. The buildings surrounding the skating rink appear to have always been a mix of commercial and industrial structures. Although the storage buildings to the northeast of the building were constructed in the 1970s, they are only visible when exiting from the rear of the skating rink and have not altered the setting of the area in any substantial way. Therefore, the skating rink retains integrity of setting.

4. **Integrity of Materials** *[refers to] the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property* (Andrus and Shrimpton 2002). Integrity of materials was assessed by determining the presence or absence of original building materials and the possible introduction of materials that may have altered the architectural design of the building. Although the northwest and northeast façades do not appear to have been altered, the southeast façade, the southwest façade, and the roof have all undergone alterations that added, and possibly removed, original materials. Stucco was added to the outside of the southeast façade at an unknown date, covering the concrete block wall. In the 1970s, the lobby/snack bar addition was constructed, which introduced small concrete block, faux Spanish tiles, and wrought iron light fixtures. Although it is difficult to surmise from exterior photographs of the building, it is likely that the southwest wall was also partially removed in order to attach the lobby/snack bar addition to the southwest façade. In addition, the metal roof has been covered with spray foam roofing and painted gray, thereby obscuring the original prefabricated Wonder Building Corporation roof. Due to all of these changes, the skating rink does not retain integrity of materials.

5. **Integrity of Workmanship** *[refers to] the physical evidence of the labor and skill of a particular culture or people during any given time period in history* (Andrus and Shrimpton 2002). Integrity of workmanship was assessed by evaluating the quality of

the architectural features present in the building. The original workmanship demonstrated in the construction of the skating rink was average. As the early Wonder Building Corporation advertisement indicates, the assembly of Wonder Building structures was meant to be easy enough for the common person to "erect it yourself!" (see Plate 1). The ease of construction and use of generally inexpensive materials are not evidence of the labor and skill of a particular culture or people during the 1950s. Therefore, the skating rink does not retain integrity of workmanship.

6. **Integrity of Feeling** *[refers to] a property's expression of the aesthetic or historic sense of a particular period of time* (Andrus and Shrimpton 2002). Integrity of feeling was assessed by evaluating whether or not the building's features, in combination with its setting, conveyed a historic sense of the property during its period of significance. It was determined that the skating rink no longer represents an aesthetic or historic sense particular to the late 1950s when it was constructed, primarily due to the construction of the lobby/snack bar addition on the primary (southwest) façade. Because the addition was constructed in a Contemporary/Spanish Revival style rather than one that would compliment the Quonset hut-inspired skating rink portion of the building, and since it additionally obscures the original concrete block wall, the skating rink does not retain integrity of feeling.

7. **Integrity of Association** *[refers to] the direct link between an important historic event or person and a historic property* (Andrus and Shrimpton 2002). Integrity of association was assessed by evaluating the building's data or information and its ability to answer any research questions relevant to the history of the city of Escondido or the state of California. Historic research indicates that no persons or events of historical significance are directly associated with the property. As such, the skating rink does not retain integrity of association.

The skating rink was determined to meet two of the seven categories of the integrity analysis. The only aspects of integrity that the skating rink retains are location and setting. The loss of integrity is due to the construction of the lobby/snack bar addition on the southwest façade, the application of spray foam roofing and gray paint on the original metal roof, and the application of stucco on the southeast façade, all of which have altered the design and introduced new materials, thereby altering the overall feeling of the skating rink.

Because this project requires approval from the city of Escondido, CEQA and City of Escondido Municipal Code (Ordinance 87-43: Article 40 Historical Resources, Section 33-794) criteria were used for this evaluation. Therefore, criteria for listing on the CRHR and the City of Escondido Register were used to measure the significance of the skating rink.

CRHR Criteria

A historic resource must be significant at the local, state, or national level, under one or more of the following criteria:

- **CRHR Criterion 1:**
  It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

- **CRHR Criterion 2:**
  It is associated with the lives of persons important in our past.

- **CRHR Criterion 3:**
  It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

- **CRHR Criterion 4:**
  It has yielded, or may be likely to yield, information important in prehistory or history.

CRHR Evaluation

- **CRHR Criterion 1:**
  In order to evaluate the skating rink under Criterion 1, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

  1) Identify the event(s) with which the building is associated through the review of the archaeological record, historic records, and oral histories.

     - It was discovered through historic research that no significant events could be associated with the skating rink. Because the skating rink could not be associated with any specific event, no further evaluations for Criterion 1 were conducted.

- **CRHR Criterion 2:**
  In order to evaluate the skating rink under Criterion 2, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

1) Identify any important persons associated with the building through the investigation of the archaeological record, historic records, and oral histories.

    - It was discovered that no persons of historic significance are associated with the 862 North Broadway property. While Chester Loveberg and his wife Jeannette owned and/or operated the skating rink for approximately 50 years, their proprietorship did not have a significant impact on the city or region as a whole. Because the skating rink cannot be associated with any historically important persons, no further evaluations for Criterion 2 were conducted.

- **CRHR Criterion 3:**
  In order to evaluate the skating rink under Criterion 3, BFSA took the following steps as recommended by the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Andrus and Shrimpton 2002):

    1) Identify the distinctive characteristics of the type, period, or method of construction, master or craftsman, or the high artistic value of the building. This will be done by examining the pattern of features common to the particular class of resource that the site or features may embody, the individuality or variation of features that occur within the class, and the evolution of that class, or the transition between the classes of resources.

        - Historic research revealed that the original Ups N Downs skating rink was constructed in 1959. The building consists of concrete block walls with metal-framed awning windows, metal double doors, and a prefabricated, arched metal roof. It is unclear if the entire building, or only the roof, was (likely) designed by the Wonder Building Corporation. The building design was influenced by the Quonset hut style that was typical of prefabricated buildings manufactured during the 1950s and 1960s. However, the only true physical characteristic of the Quonset hut style seen in the skating rink portion of the building is its semi-cylindrical shape and metal roof. True Quonset huts are completely clad in corrugated metal, do not have concrete block walls like the skating rink, and include "corrugated steel sheets laid across arched steel and iron frames, spaced four feet apart, and affixed with nuts and bolts." Since the skating rink does not utilize truss framing, it also does not exhibit arched steel or iron frames. In addition, true Quonset huts and Quonset hut-type structures were relocated and adaptively reused. In contrast to this, the materials

used for the skating rink were likely special ordered from the manufacturer specifically for its construction. Because the skating rink was not designed by a significant master or craftsman and does not exhibit high artistic values of the Quonset hut or any other prefabricated style, it is not eligible for listing on the CRHR under Criterion 3.

- **CRHR Criterion 4:**
  It is unlikely that the skating rink, as it presently exists, could contribute additional information beyond that presented in this report, which could be considered important to the history of the local area or the state. The skating rink could not be associated with any specific events or persons, and is not a representative example of any architectural style; therefore, further research would not provide any additional information pertinent to the history of the city of Escondido or the state of California.

City of Escondido Register Criteria

The procedure and criteria for local register listing or local landmark designation as provided in Section 33-794 of the Escondido Municipal Code states that a structural resource proposed for the local register shall be evaluated against Criteria 1 through 7 and must meet at least two of the criteria. Signs proposed for the local register shall meet at least one of Criteria 8 through 10. Landscape features proposed for the local register shall meet Criterion 11. Archaeological resources shall meet Criterion 12. Local register resources proposed for local landmark designation shall be evaluated against Criterion 13. The criteria are as follows:

- **City of Escondido Criterion 1:**
  The historic resource is strongly identified with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation.

- **City of Escondido Criterion 2:**
  The historic resource embodies distinguishing characteristics of an architectural type or specimen, or is representative of a recognized architect's work and has not been substantially altered.

- **City of Escondido Criterion 3:**
  The historic resource is connected with a business or use that was once common but is now rare.

- **City of Escondido Criterion 4:**
  The historic resource is a site of significant historic events.

- **City of Escondido Criterion 5:**
  The historic resource is 50 years old or has achieved historical significance within the past 50 years.

- **City of Escondido Criterion 6:**
  The historic resource is an important key focal point in the visual quality or character of a neighborhood, street, area, or district.

- **City of Escondido Criterion 7:**
  The historic resource is one of the few remaining examples in the city possessing distinguishing characteristics of an architectural type.

- **City of Escondido Criterion 8:**
  The historic resource is a sign that is exemplary of technology, craftsmanship, or design of the period when it was constructed and used historical sign materials and is not significantly altered.

- **City of Escondido Criterion 9:**
  The historic resource is a sign that is integrated into the architecture of the building, such as the sign pylons on buildings constructed in the Modern style and later styles.

- **City of Escondido Criterion 10:**
  The historic resource is a sign that demonstrates extraordinary aesthetic quality, creativity, or innovation.

- **City of Escondido Criterion 11:**
  The historic resource is an Escondido landscape feature that is associated with an event or person of historical significance to the community or warrants special recognition due to size, condition, uniqueness, or aesthetic qualities.

- **City of Escondido Criterion 12:**
  The historic resource is an archaeological site that has yielded, or may be likely to yield, information important in prehistory.

- **City of Escondido Criterion 13:**
  The historic resource has an outstanding rating of the criteria used to evaluate local register requests.

City of Escondido Register Evaluation

- **City of Escondido Criterion 1:**
  The skating rink is not associated with a person or persons who significantly contributed to the culture, history, prehistory, or development of the city of Escondido, the region, the state, or the nation. While Chester Loveberg and his wife Jeannette owned and/or operated the skating rink for approximately 50 years, their proprietorship did not have a significant impact on the city or region as a whole. Therefore, the skating rink is not considered eligible under City of Escondido Criterion 1.

- **City of Escondido Criterion 2:**
  The skating rink does not embody distinguishing characteristics of an architectural type or specimen, nor is it representative of a recognized architect's work. While the partially prefabricated skating rink was Quonset hut-inspired, the building does not exhibit a majority of the physical features often associated with true Quonset huts, such as metal cladding on the walls and roof or the metal framing supports. In addition, while the skating rink's roof was likely manufactured by the Wonder Building Corporation, it has since been modified through the application of spray foam roofing covered in gray paint. Therefore, the skating rink is not considered eligible under City of Escondido Criterion 2.

- **City of Escondido Criterion 3:**
  The skating rink is connected with a business or use that was once common but is now rare. Ups N Downs was established in 1950 as an open-air skating park enclosed by a chain-link fence. The current skating rink was built in 1959 in the same location to replace the open-air skating rink. This was one of several skating rinks throughout San Diego County at the time. Skating rinks were extremely popular well into the 1990s, and were often known to be a safe and generally inexpensive place for youths to socialize. Unfortunately, the rising costs of operating the facilities became too much for many San Diego County proprietors, and between 2000 and 2010, several skating rinks in the county began to close, including Aquarius Roll-A-Rena in La Mesa, Palisade Gardens in North Park, and RollerSkateLand in Santee and Chula Vista (*San Diego Union-Tribune* 2010). Due to the skating rink's use as a roller skating business and its association with the historic popularity of that use in San Diego County, it is considered eligible under City of Escondido Criterion 3.

- **City of Escondido Criterion 4:**
  The skating rink is not the site of any known significant historic events; therefore, the building is not considered eligible under City of Escondido Criterion 4.

- **City of Escondido Criterion 5:**
  The skating rink is over 50 years old and is therefore considered eligible under City of Escondido Criterion 5.

- **City of Escondido Criterion 6:**
  The skating rink is not an important key focal point in the visual quality or character of the neighborhood, street, area, or district; therefore, it is not considered eligible under City of Escondido Criterion 6.

- **City of Escondido Criterion 7:**
  The skating rink is possibly one of a few remaining examples in the city that exhibits distinguishing characteristics of a Wonder Building Corporation-designed roof. Unfortunately, the integrity of the original roof has been negatively impacted by the application of the spray foam roofing and gray paint added at an unknown date. Therefore, the skating rink is not considered eligible under City of Escondido Criterion 7.

- **City of Escondido Criterion 8:**
  The 1977 Ups N Downs Skating Rink pole sign associated with the 862 North Broadway skating rink building is not original, nor is it an exemplary example of technology, craftsmanship, or design of the period when it was constructed, nor were historical sign materials utilized in its construction. Therefore, the Ups N Downs Skating Rink pole sign is not considered eligible under City of Escondido Criterion 8.

- **City of Escondido Criterion 9:**
  The 1977 Ups N Downs Skating Rink pole sign associated with the 862 North Broadway skating rink building has not been integrated into the architecture of the building, but is instead located in the parking lot near the street. Therefore, the Ups N Downs Skating Rink pole sign is not considered eligible under City of Escondido Criterion 9.

- **City of Escondido Criterion 10:**
  The 1977 Ups N Downs Skating Rink pole sign associated with the 862 North Broadway skating rink building does not demonstrate extraordinary aesthetic quality, creativity, or innovation, and is a standard pole sign common in the 1970s; therefore, the Ups N Downs Skating Rink pole sign is not considered eligible under City of Escondido Criterion 10.

- **City of Escondido Criterion 11:**
  The 862 North Broadway property does not exhibit any landscape features, and is therefore not considered eligible under City of Escondido Criterion 11.

- **City of Escondido Criterion 12:**
  The 862 North Broadway property does not constitute an archaeological site that has yielded, or may be likely to yield, information important in prehistory; therefore, the property is not considered eligible under City of Escondido Criterion 12.

- **City of Escondido Criterion 13:**
  The skating rink does not have an outstanding rating of the criteria used to evaluate local register requests, and is therefore not considered eligible under City of Escondido Criterion 13.

VI. FINDINGS AND CONCLUSIONS

The assessment of the skating rink has concluded that while it can be classified as a partially prefabricated, Quonset hut-inspired building, it was not found to be architecturally or historically significant under any CRHR criteria. Due to its age and historic use as a skating rink, the skating rink portion of the building is considered eligible for listing on the City of Escondido Register under eligibility Criteria 3 and 5. However, the skating rink only retains two of seven original aspects of integrity and is not associated with any significant persons, events, designers or craftsmen, and is not an exemplary illustration of Quonset hut-style architecture. Therefore, because this portion of the building cannot be preserved as a skating rink, and age alone does not constitute significance, it is recommended that the proposed car wash project be approved with a condition that as-built drawings and photographic evidence of the skating rink be documented prior to its demolition or alteration. Due to the absence of any additional historic resources significant under CEQA, as expressed by CRHR and City of Escondido eligibility criteria, no further historic resources consideration is recommended for this project.

Impacts Discussion

Although the skating rink was evaluated as eligible for listing on the City of Escondido Register under eligibility Criteria 3 and 5, this portion of the building only possesses two of seven original aspects of integrity. Due to the loss of integrity, and the fact that it is not financially feasible to preserve the building's function as a skating rink, it is recommended that as-built drawings and photographic documentation of the skating rink be prepared prior to its demolition or alteration.

VII. BIBLIOGRAPHY

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VIII. APPENDICES

Appendix A: Building Development Information
Appendix B: Ownership and Occupant Information
Appendix C: Maps
Appendix D: Preparers' Qualifications

APPENDIX A

Building Development Information

-County Assessor's Building Record
-Construction Permits
-Site Plan With Footprint
-Lot and Block Book Page

71C, 1982
72C. 746

COMMERCIAL-INDUSTRIAL BUILDING RECORD

~~68R-9-6~~

Account No. _____

ASSESSOR, SAN DIEGO COUNTY

Parcel No. 229-130-~~12~~ ~~43~~ 49

Community ESCONDIDO ~~CHT~~

NAME UPS & DOWNS SKATING RINK ADDRESS 862 N. BROADWAY SHEET 1 OF 1-X

CLASS & SHAPE	FRAME	TRUSSES	EXT FINISH	ROOF	LIGHTING	FRONT
J	Wood	Light / Heavy	F L R B	Flat	X Standard	Type
	X Concrete Reinf	Wood / Steel	X Stucco	Shed	Below Standard	
Stories 1	Steel	Span Spaced	Metal	X Arch		X D.N.A.
Bsmt Mezz	No Frame	FLOORS	Veneer	Gable	FIXTURES	Glass in
USE / DESIGN	F L R B WALLS Dwg 18'	X Concrete	X X X Wood	Wood	X Fluorescent	Metal / Wood
Garage	X X X Wood	Wood	Glass	X Metal WONDER	X Incandescent	Glass Doors
Store	Brick	Sub-Floor	Unfinished	Concrete		Auto / No
Office	X X X Conc Blk	Elevation	X PAINT		Quality A	Bulkhead
Factory	Metal			ROOF COVER	Quantity A	Back Trim
Warehouse X	Tilt Up	FOUNDATION	WINDOWS	Composition	PLUMBING	Lighting
X Skat. Rink X	Pilasters	X Concrete Reinf	X Metal	Built-Up	X 8 Fixtures	Drop Ceiling
	Party	Masonry	Wood	X Metal	Quality A	Disp Platform
					Sprinklers	Quality

INTERIOR CONSTRUCTION

NUMBER OF ROOMS						MATERIALS				
Desc	B	M	1	2	3	FLOORS	GD	WALLS	GD	CEIL
All			X			Not Asp. w/Plastic	Mod.	Unf. Conc. Blk.		Unfin
Office										
Lobby										
Hall										
Bath										
Restroom			2							

CONSTRUCTION RECORD

Permit No	Permit For	Amount	Date	EFFEC YEAR	APPR YEAR	NORMAL % GOOD Age	Rem Life	Table	%	RATING (E,G,A,F,P) Cond	Arch Attr	Func. Plan	Adequacy	Wkmship
107229	SKATE. RINK	85,176	2-59	1960	1960	0	60	OR-60	100	A	A	A	A	A
110943	" "	1,060	4-59											
	Hist. Cost, Approx. 40,000 as per owner Mr. Chet Loveberg. 2-12-60													
				1959	1964	5	35	OR40	95	A	A	A	A	A
1644	Sp/Sys Tem				1968	9	31	OR40	88	(A)				
					1972	13		OR40						

SPECIAL FEATURES

ITEM	NO-CAPACITY	MATERIAL OR TYPE	QUAL
Air Cond			
	2 ?	RESNOR Susp.	A
	12-1ge-50 ABTU	Schwank Gas Intra-Red	
	2-Sml-35 ABTU	" " "	
	1. Fireplace		
Doors			
Sky-Lites			
Elevator			

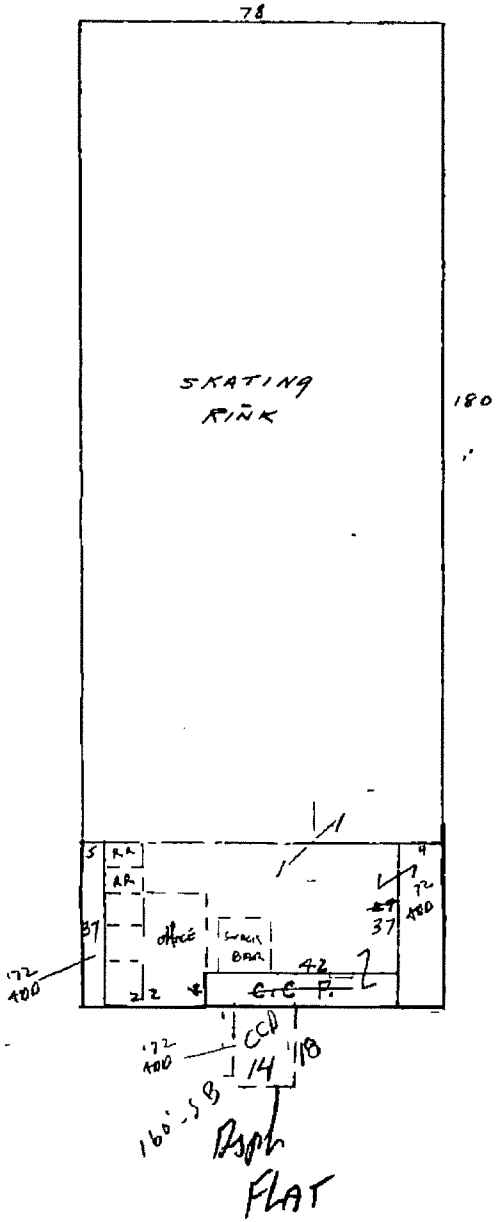
Appraiser and Date

UNIT	AREA/UNIT	CRAMER 2-12-60 UNIT COST	COST	9 Keilson 5-23-63 UNIT COST	COST	Lockard 12-13-67 UNIT COST	COST	WBM 1/20/72 UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
SKATE. RINK	~~16072~~ 14558 ~~14040~~	3 20	51430	3 30	46332	4.80	67392	5.70	82981						
C.C.P.	336	1.60	538		I-FACTOR	—	—		—						
A.C.			800		530		4200		4200						
F.P.			500		I-FACTOR	—	—		—						
Asph. FLAT		—			1920	—	—		—						
Misc							2851		2851						
TOTAL			53268		48782		74443		90032						
NORMAL % GOOD			100		.95		.88		80						
R C L.N.D.			53268		46343		65510		72026						
CHECKED															
REVIEWED															

A-21 (1-58)

13424

Scale 1" = 4° Ft.



862-N. BROADWAY

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND	FLOOR	CONST	EXT	ROOF	DIM	AREA
Electrolier - Sgl 8'-4-Tube Fluor.					1 @		475
Asp Pav.					(6) 13200 @ 18 =		2376

COMPUTATIONS

SHELL

AREA ≤ CORRECT #

78 × 180 = ~~14040~~

29 × 64 = ~~2036~~ 1856

8 × 22 = 176

= ~~16252~~

~~16072~~

PERIM. 590

'72 AREA = 14558 #

@ 5.70 - 1 #

↑ INCLDS. '72 ADDS + SPRINKS.

B.F = 3.00

+ Elect = .05

+ Part = .08

+ Elec. Roof = .05

3.18

Use 3.20

Wonder Bldg. 83.50 105.00

2 | 188.50

94.25

180

754000

9425

Roof = 16965 ±

Walls = 4600 ±

Found & Fl. = 4900

+ SP BAR & OFFICES = 8848

= 35313

REMARKS 340 / 42 / 43 / 336

Area:

78 × 180 = 14040 = P = 516

Based on C2.D White

1968 - B.F. 3.30

A&T Adj (1.07) 3.53

Fl cover .30

Elec .21

Plbg .08

Office, Snack Bar, etc. .67

4.79

	1964
Roof	1.57
Walls	.65
Floor & Cover (Plastic)	.22
Elec.	.11
Office, RR, & Snack Bar (FP (2032 #))	.70
CCP	.06
	3.31

JOB ADDRESS 862 N. Broadway

LEGAL DESCRIPTION N.W. 1/2 of Sly 1/2 of Lot 2 Block 156 RRDD

(Legal description may be attached separately if necessary)

Use of Structure

Single Family ☐ Duplex ☐

◯ Unit Apt. ☐ Sign ☒

Commercial ☐ Indust. ☐

Other

APPLICATION FOR BUILDING PERMIT
BUILDING DIVISION
CITY OF ESCONDIDO

Description of Work sign

Owner
Name Tips 'N Downs Skating Rink
Address 862 N. Broadway
City Escondido Tel. No.

Contractor
Name Comet Neon Sign
Address 642 W. 6th
City Escondido Tel. No. SH5-0195
Licenses: State 203337 City 622

Architect or Engineer
Name
Address
City Tel. No.
State Certificate No.

Size of Lot No. of Bldgs. Now on Lot
Use of Property

WORK COVERED BY THIS PERMIT

Height Ft. Area Sq. Ft.
No. of Stories Valuation $ 1800.00

I HEREBY CERTIFY That I have examined this completed application and the statements therein are true and correct, and that all work shall be done in accordance with all applicable City, County and State laws.

[signature]
Signature of Owner or Authorized Agent

PLANNING DIVISION

Zone M-1 Fire District 3

Required Parking Spaces

Minimum Setbacks
Front Rear
◯ side ◯ side

Special Permits or Conditions

Zoning Approval Date

Group Occupancy ◯ Type of Const. ◯

Checked by Approved by [signature]

	Plan Check	Permit
Date	8-5-63	8-7-63
Receipt #	7222	7222
Fee	$ 4.50	$ 9.00

Setback Check

Front _____ Side _____

Rear _____ Side _____

Approvals	Date	Inspector
Sanitary Facilities		
Forms & Foundation		
Reinforcing Steel		
Masonry		
Framing		
Chimney		
Exterior Lathing		
Interior Lathing		
Parking Areas.....	.....	.....
Special Requirements		
Zoning	.....	.....
Other	.....	.....
House Number Posted		
FINAL	9-16-64	WAS

Correction Record

P.C. [redacted]56

ALTERATIONS AND ADDITIONS PERMIT

Division of Building and Safety
CITY OF ESCONDIDO, CALIFORNIA

JOB ADDRESS 862 N. Broadway

Zone Classification—No. C-G P. Z. No. 3

LEGAL DESCRIPTION

Lot No. 2 Blk. No. 156 Tract

OWNER Chester Loveberg 745-5966

Address 1159 N. Broadway

Builder or

Contractor Dave Nelson

Address 961 Mont View Dr

Plans Drawn By Philip Gaudet 745-5626

Title "A" OCCUPANCY

TYPE OF CONSTRUCTION

Existing Building Remodel (Block & Frame-Stucco)

Occupancy Roller Rink

Addition [redacted] Block & Stucco.

DESCRIPTION OF WORK

Remove existing Wood Pateo Area + Rebuild with Block + Stucco (2964 ft)

8/6/70 P.C. FEE 75.75 PD 8-6-70

VALUATION OF WORK TO BE DONE—$50,000 FEE—$151.50

Issued Permit No. 248-B Date 8-27 1970

Checked By [illegible] OK. TO ISSUE

[redacted]

Notice sent 8-25-70

INSPECTION RECORD

Type of FOUNDATION

Trenches

Forms

FRAME

LATH

Other

Inspection Completed 2-10-71 BE 19

CERTIFICATE OF OCCUPANCY ISSUED 19

Signature of Inspector

CORRECTIONS OR REMARKS

February 10, 1971

Mr. Chester Loveberg
1159 N. Broadway
Escondido, Calif. 92025

Dear Mr. Loveberg:

You were issued building permit #248B on August 27, 1970, to remodel the front of the skating rink building located at 862 N. Broadway.

You are nereby notified that under the provisions of Section 302(d) of the Escondido Building Code that this permit has expired and is null and void. If you will make application at our office within one year of the date the permit was issued, you may get your $151.50 building permit fee refunded.

I might say that a thorough investigation of this structure and its use would indicate that there are insufficient exits existing and more should be provided. You are futther notified that the exit shown on your plan to open through the south wall would not be permitted because this wall is less than five feet from the property line.

If you have any questions in this matter please contact our office.

Very truly yours,

GENE ERVIN
Chief Building Official

No. 233046

RECEIPT FOR CERTIFIED MAIL—30¢ (plus postage)

SENT TO
Mr. Chester Loveberg

POSTMARK OR DATE
3/12/71

STREET AND NO.
1159 North Broadway

P.O. STATE AND ZIP CODE
Escondido, Ca., 92025

OPTIONAL SERVICES FOR ADDITIONAL FEES

RETURN RECEIPT SERVICES	1. Shows to whom and date delivered	10¢
	With delivery to addressee only	60¢
	2. Shows to whom, date and where delivered	35¢
	With delivery to addressee only	85¢
DELIVER TO ADDRESSEE ONLY		50¢
SPECIAL DELIVERY (2 pounds or less)		30¢

POD Form 3800
Sep 1968

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See other side)

March 12, 1971

Chester Loveberg
1159 North Broadway
Escondido, California 92025

Dear Mr. Loveberg:

This letter is written to bring to your attention a violation of the Escondido Building Code recently created on the property located at 662 North Broadway which is allegedly owned by you.

This property is used as a skating rink and the rear exit (in center of east wall) has been obstructed by the installation of a chain link fence about ten feet high blocking access from this exit to the public thoroughfare to the east (Juniper Street).

Section 3315 and 3316 of said Building Code requires exits to open directly to a public way or an exit court. Section 3310 requires exit courts to discharge into a public way or exit passage way.

You are hereby notified not to use this building as a skating rink or any other use requiring the rear exit until access is afforded to the public street east of said exit.

If you have any question in this matter, please contact this office.

Yours truly,

GENE ERVIN
Chief Building Official

GE:sf
cc: City Attorney
Fire Marshal
City Engineer

Pc # 341

COMMERCIAL CONSTRUCTION

PERMIT

Division of Building and Safety

CITY OF ESCONDIDO, CALIFORNIA

JOB ADDRESS 862 N. BROADWAY

Zone Classification—No. C-G F. Z. 2

LEGAL DESCRIPTION

Lot No. — Blk No. — Tract

OWNER MR + MRS CHESTER LOVEBERG

Address 862 N. BROADWAY 745-5966

Builder or Contractor DAVE NELSON

Address

Plans By PHILIP P GAUDET 745-8626

Title

DESCRIPTION OF BUILDING

OCCUPANCY B-2 ROLLER-RINK.

TYPE OF CONSTRUCTION [redacted] III-N

Dimensions 78' x 38 (ADDITION) No. Stories 1

2,964 #

EXISTING 78' x 183' = 14,274 #

(4 EXITS REQ'D.)

TOTAL AREA

78' x 221' = 17,238 #

SUBMITTED 4-29-71

VALUE OF CONSTRUCTION—$ 50,000.00

PLAN CHECK FEE $ PD. - 8/6/70 TOTAL FEE—$

PERMIT FEE $ 151.50 PD. 8/27/70

RE-ISSUED

Issued PERMIT NO. 248-B Date 6/1/71

Checked By

(CORR. REQ'D) (OUT FOR CORR. 6/1/71.)

INSPECTION RECORD

Type of FOUNDATION

Trenches 9-17-71 Interior J.

Forms

Column Footings 9-17-71 J.

OK & Steel

FRAMING

Heavy Timber Framing

FRAME 11-11-71 J. LATH

Miscellaneous

In 12" Block Exterior Walls

12' Bond + Steel 8-24-71

8-13-71

MASONRY

Wall Steel 4' Steel 8' Steel - 8-18-71 J

Column Steel — 9-30-71 OK J.

Bond Beam & Vert 9-30-71 J

Miscellaneous Beam Course 11-11-71 J.

STRUCTURAL or LIGHT STEEL

Final Inspection Date

CERTIFICATE OF OCCUPANCY ISSUED 19

Signature of Inspector

CORRECTIONS OR REMARKS

Partial Ftg All Exterior - 8-10-71 J.

Exit Doors Ok. - 5 doors

three rear - two in front and

(Turnstile removed) J. 1-24-72

N.G. Not accessible

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT
100 Valley Boulevard
Escondido, Calif. 92025
(714) 745-2200
GENE ERVIN DIRECTOR

FOR APPLICANT TO FILL IN
(PRINT OR TYPE ONLY)

BUILDING ADDRESS 862 N. BROADWAY
LOT NO BLOCK
TRACT
SIZE OF LOT | NO. OF BLDGS NOW ON LOT
USE OF EXISTING BLDG
OWNER UPSHDOWNS RR INC TEL NO 745-5966
ADDRESS 862 N. BROADWAY
CITY ESCONDIDO
ARCHITECT OR ENGINEER TEL NO
ADDRESS
CONTRACTOR COMET NEON TEL NO 745-0145
ADDRESS 2535 GUINCE STATE LIC NO 282196
CITY ESC CITY LIC NO 7425
CONSTRUCTION LENDER NAME AND BRANCH
ADDRESS

SQ FT SIZE | NO OF STORIES | NO OF FAMILIES | NEW ADD | ALTER X | REPAIR | DEMOL | OCC INSPECT

Describe work CHANGE POLE
SIGN - REPLACE 5'6" WITH 8'3"

SIGNATURE OF APPLICANT [signature]
VALUATION $ 1200.00

P.C. FEE $ [illegible] | PMT FEE $ 12.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL ORDINANCES AND LAWS REGULATING BUILDING CONSTRUCTION. I CERTIFY THAT IN DOING THE WORK AUTHORIZED HEREBY I WILL NOT EMPLOY ANY PERSON IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA IN RELATING TO WORKMEN'S COMPENSATION INSURANCE

SIGNATURE OF PERMITTEE [signature]
ADDRESS

BUILDING ADDRESS 862 N BROADWAY
NEAREST CROSS ST
ASSESSOR MAP BOOK PAGE PARCEL
GROUP | FIRE ZONE | TYPE CONST | OCC LOAD
STATISTICAL CLASSIFICATION
CLASS NO 3004 DWELL UNITS —
Use Zone CG | SPECIAL CONDITIONS
REQUIRED OFFSTREET PARKING SPACES
COVERED | UNCOVERED
APPLICATION ACCEPTED BY | PLANS CHECKED BY
6/8/76

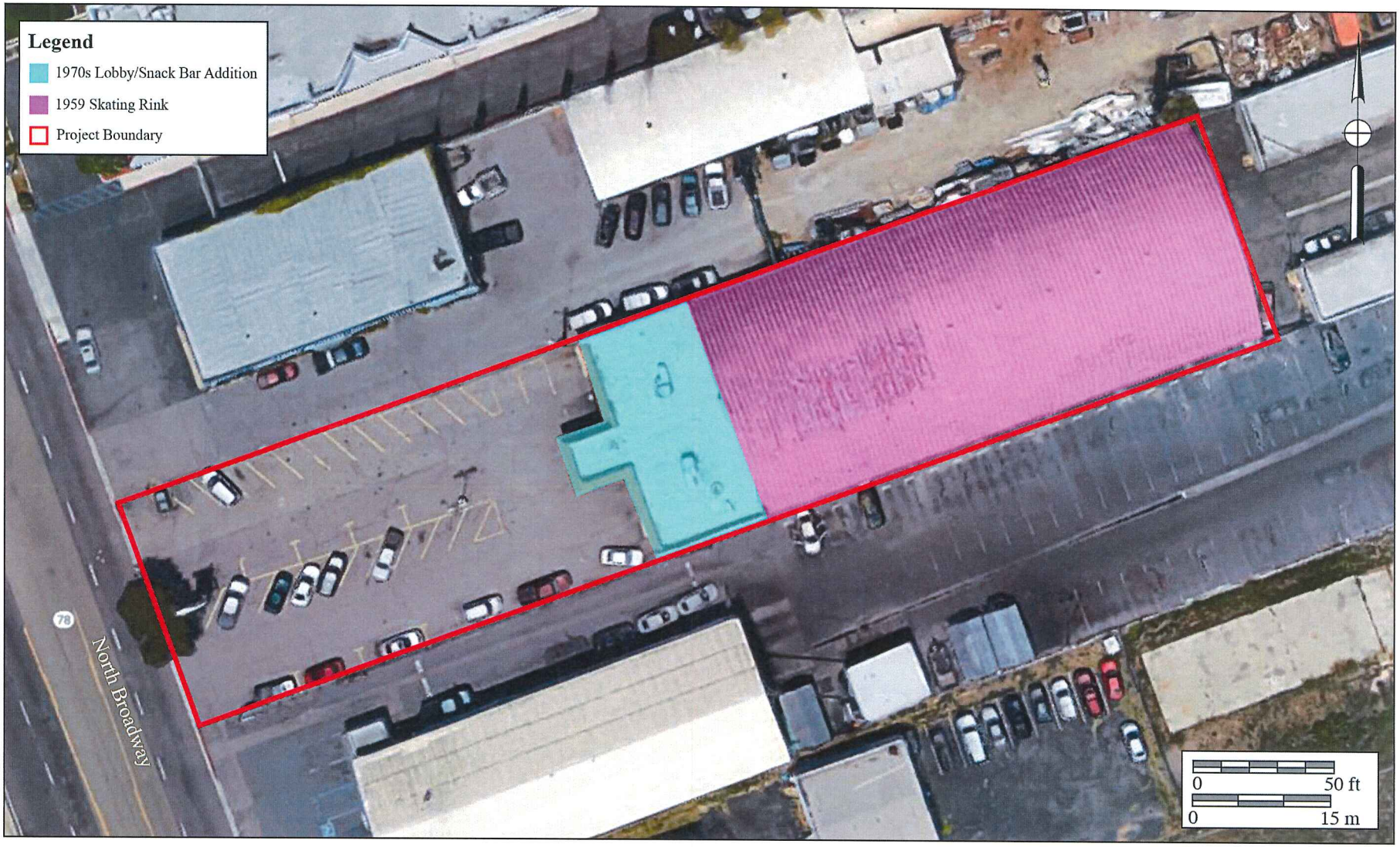
APPROVALS	DATE	INSPECTOR'S SIGNATURE
FOUNDATION LOCATION FORMS MATERIALS		
FRAME FIRE STOPS BRACING BOLTS		
LATH INT		
LATH EXT		
HOUSE NUMBER CORRECT AND POSTED		
FINAL	1/10/77	[signature]

INSPECTOR COPY

PLAN CHECK VALIDATION [illegible]
PLAN CHECK NO [illegible]
Date Fee $

PERMIT VALIDATION [illegible]
PERMIT NO. 12240
Date 2-8-76 Fee $ 12.00

APPLICATION FOR ELECTRICAL PERMIT



Brian F. Smith & Associates, Inc. · Geoarchaeology · History · Paleontology · Billings

Site Plan With Footprint

862 North Broadway

MASTER PROPERTY RECORD

ASSESSOR'S DEPARTMENT, COUNTY OF SAN DIEGO, CALIFORNIA

TAX CODE AREA: ~~409~~ ~~4009~~ 4013

MAP PARCEL NO.: 229 130 12

REFERENCE	DATE	LAND	IMPROVEMENTS BLDGS., ETC.	IMPROVEMENTS TREES-VINES	IMPROVEMENTS FIXTURES	PERSONAL PROPERTY	EXEMPTIONS	NET TOTAL	SOLVENT CREDITS	TAX SALE	REMARKS CROSS REFERENCE
	1964	$ 1990	$ 13420	$	$	$ -0-	$	$	$		NO. UNITS B
		4280	11590			S 1820 -0-					
					390	1820					
	1965					S 1750 -0-					
					390	1750					
	1966					S 1410 -0-					
	~~1967~~	~~5140~~	~~11590~~		330	1410					
	1967	5140	11590			S 1410 -0-					619 R & T
					330	1410					
	1968	7000	8000			S 1380 -0-					
					330	1380					
	1969					-0-					
	1969					S 627	I 7				

DATE	TRANS. NO.	ADDRESSO O	ADDRESSO C	OWNER	ADDRESS
1964	Replacement 5-4-53 (60349 1540)			Loveberg, Chester E. & Jeannette S. (JT)	1159 N. Broadway, Escondido, Calif.
1966					
1968	C2552				
6-10-68	(96422)				

BOOK | VOL. | PAGE

DATE	TRANS. No.	ADDRESSO O	ADDRESSO C	OWNER	ADDRESS

MAP No. 723, 724, 725

LEGAL DESCRIPTION

ARB. No. 1

STREET AND NUMBER 862 N. Broadway

Rho Rincon del Diablo NWly 1/2 of SEly 1/2 Lot 2 Blk 156

All property assessed on this page annexed to City of Escondido 5-27-'59 Ordinance No 632

34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66

APPENDIX B

Ownership and Occupant Information

-Chain of Title
-City Directory Listing of Occupants
-Deed From the Date of Construction

Chain of Title
862 North Broadway
Title Records for APN 229-130-49

Grantor	Grantee	Date Recorded	Instrument #
Waldo W. Boyd	D.J. and Virginia Trexel	3-2-1950	Book 3521, Page 363, Doc. 24147
Desmond J. Trexel	Chester E. and Jeannette S. Loveberg	3-18-1953	Book 4787, Page 585, Doc. 37189 (Sale of Business)
D.J. and Virginia Trexel	Chester E. and Jeannette S. Loveberg	5-4-1953	Book 4843, Page 91, Doc. 60349 (Sale of Land)
Chester Edward Loveberg	Jeannette Sarah Loveberg	11-20-1995	1995-0527574
Loveberg Family Trust	Jeannette Sarah Loveberg Trust	11-20-1995	1995-0527576
Jeannette Sarah Loveberg Trust	The Shah Revocable Family Trust	4-13-2005	2005-0305594

City Directory
862 North Broadway Occupants

Year	Name
1950	-
1951	
1952	
1953-1954	
1955	
1956	
1957	
1958	
1959	
1960	
1961	
1962	
1963-1964	
1965	
1966	
1967	
1968	
1969	
1970	UPS-N-DOWNS ROLLER
1971	
1972	
1973	
1974	
1975	
1976	
1977	
1978	
1979	
1980	
1981	
1982	
1983	
1984	
1985	
1986	
1987	
1988	
1989	
1990	Book Not Available
1991	UPS-N-DOWNS ROLLER
1992-1993	
1994	
1995	
1996	

Year	Name
1997	
1998	
1999	
2000	UP'S-N-DOWN'S ROLLER RINK
2001	
2002	
2003	
2004	
2005	
2006	UPS-N-DOWNS ROLLER SKATING RNK
2007	
2008	
2009	
2010	Book Not Available
2011	XXXX
2012	
2013	
2014	Not Listed
2015	
2016	

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PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

GRANT DEED

THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

Affix I. R. S. $ 2.20

Form 533 3-40

WALDO W. BOYD, a married man, as his separate property FOR A VALUABLE CONSIDERATION, do hereby GRANT to D. J. TREXEL and VIRGINIA TREXEL, husband and wife as joint tenants

the real property in the County of San Diego, State of California, described as:

The Northwesterly Half of the Southeasterly Half of Lot Two, in Block One Hundred Fifty-six of Rancho Rincon del Diablo, in the County of San Diego, State of California, according to the Map thereof No. 723, filed in the office of the County Recorder of San Diego, August 18, 1892.

Dated: February 23, 1950

Waldo W. Boyd

State of California } ss.
County of San Diego

On February 28, 1950 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Waldo W. Boyd known to me to be the person whose name is subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal.

Florence Weller
Notary Public in and for said County and State.

NOTARY PUBLIC IN AND FOR SAN DIEGO COUNTY, CALIF.

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. 24147
RECORDED AT REQUEST OF
UNION TITLE INSURANCE & TRUST CO.
MAR 2 1950 at 9: A.M.

INDEXED

BOOK 3521 PAGE 363
OFFICIAL RECORDS
County of San Diego, California

Fee $ 1.60
ROGER N. HOWE, County Recorder

By [illegible] Deputy

APPENDIX C

Maps

-Figure 1: General Location Map
-Figure 2: 1949 USGS Map
-Figure 3: 1968 USGS Map
-Figure 4: Current USGS Map
-Figure 5: Original Subdivision Map With Site Location
-Figure 6: Current Assessor's Parcel Map
(No Sanborn Maps Available)

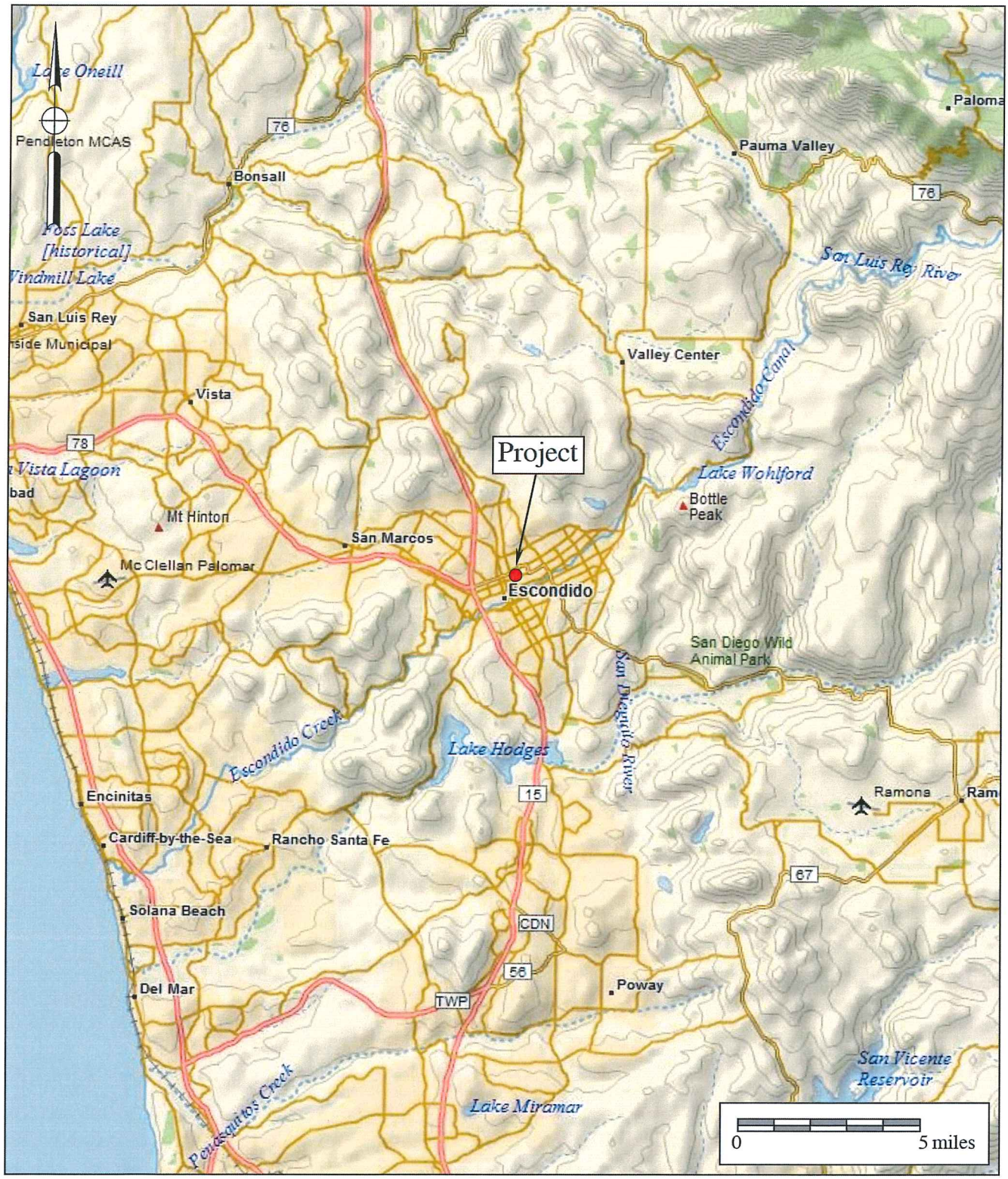


Figure 1

General Location Map

862 North Broadway

DeLorme (1:250,000 series)

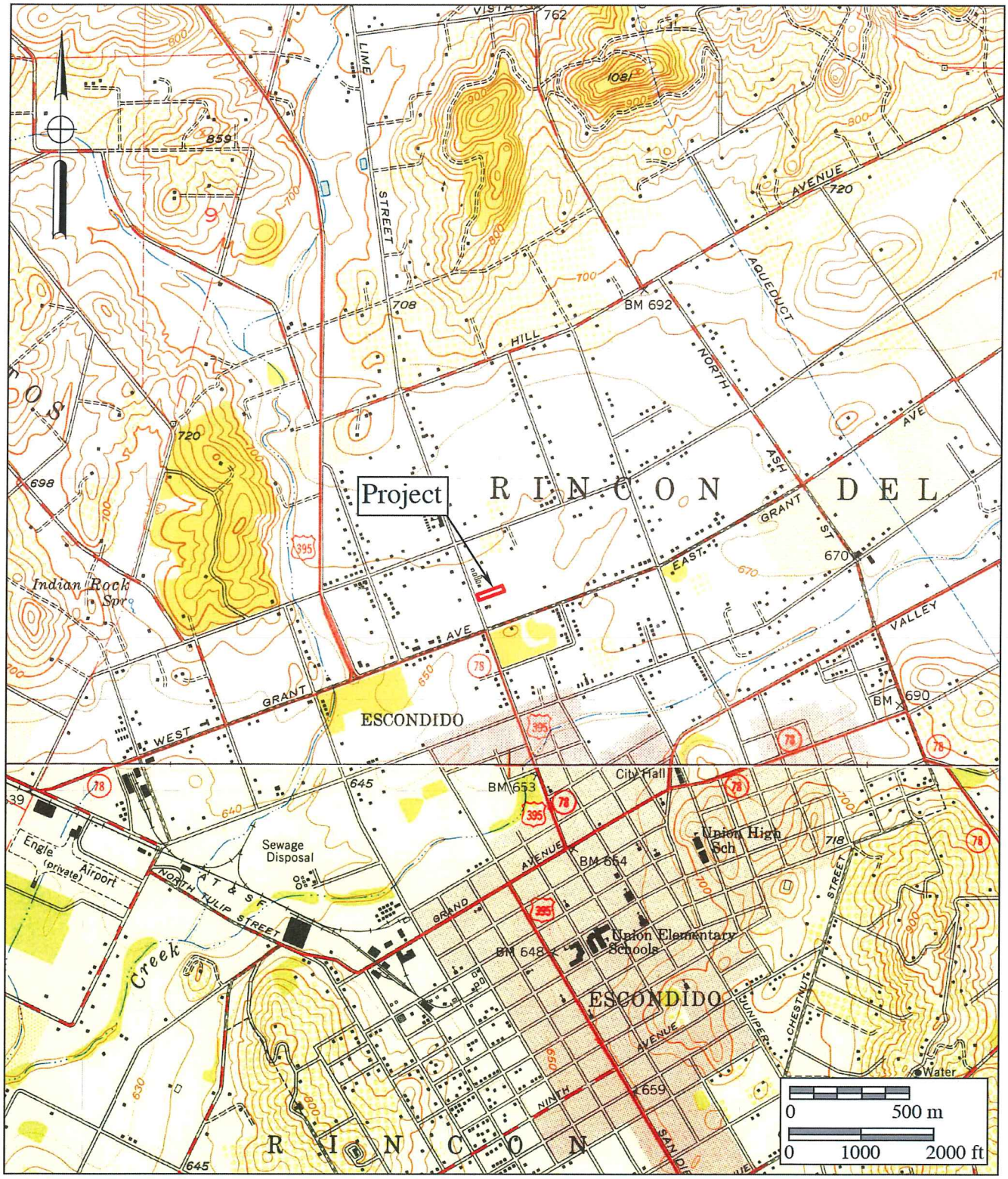


Figure 2

1949 USGS Map

862 North Broadway

USGS *Valley Center* and *Escondido* Quadrangles (7.5-minute series)

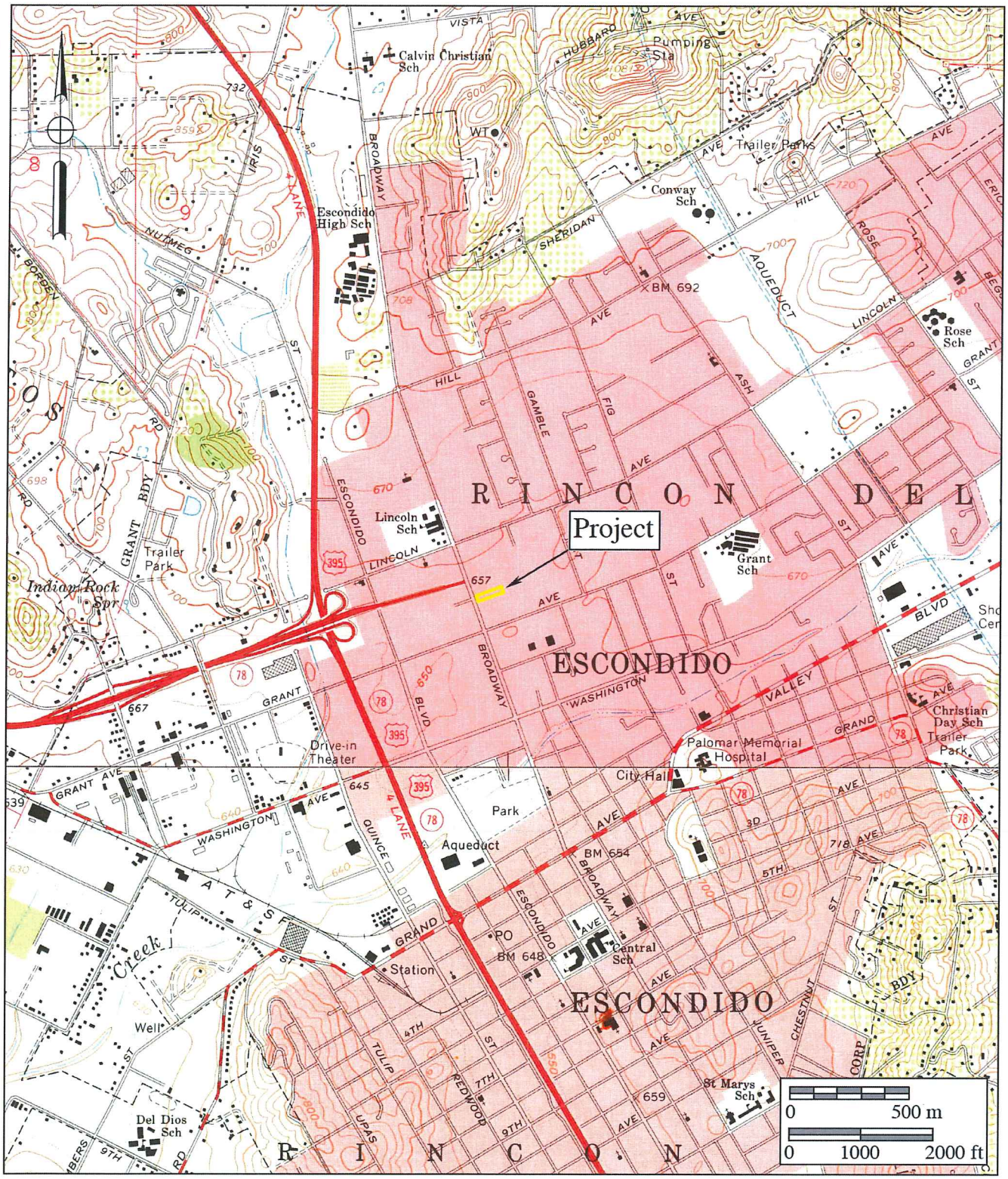


Figure 3

1968 USGS Map

862 North Broadway

USGS *Valley Center* and *Escondido* Quadrangles (7.5-minute series)

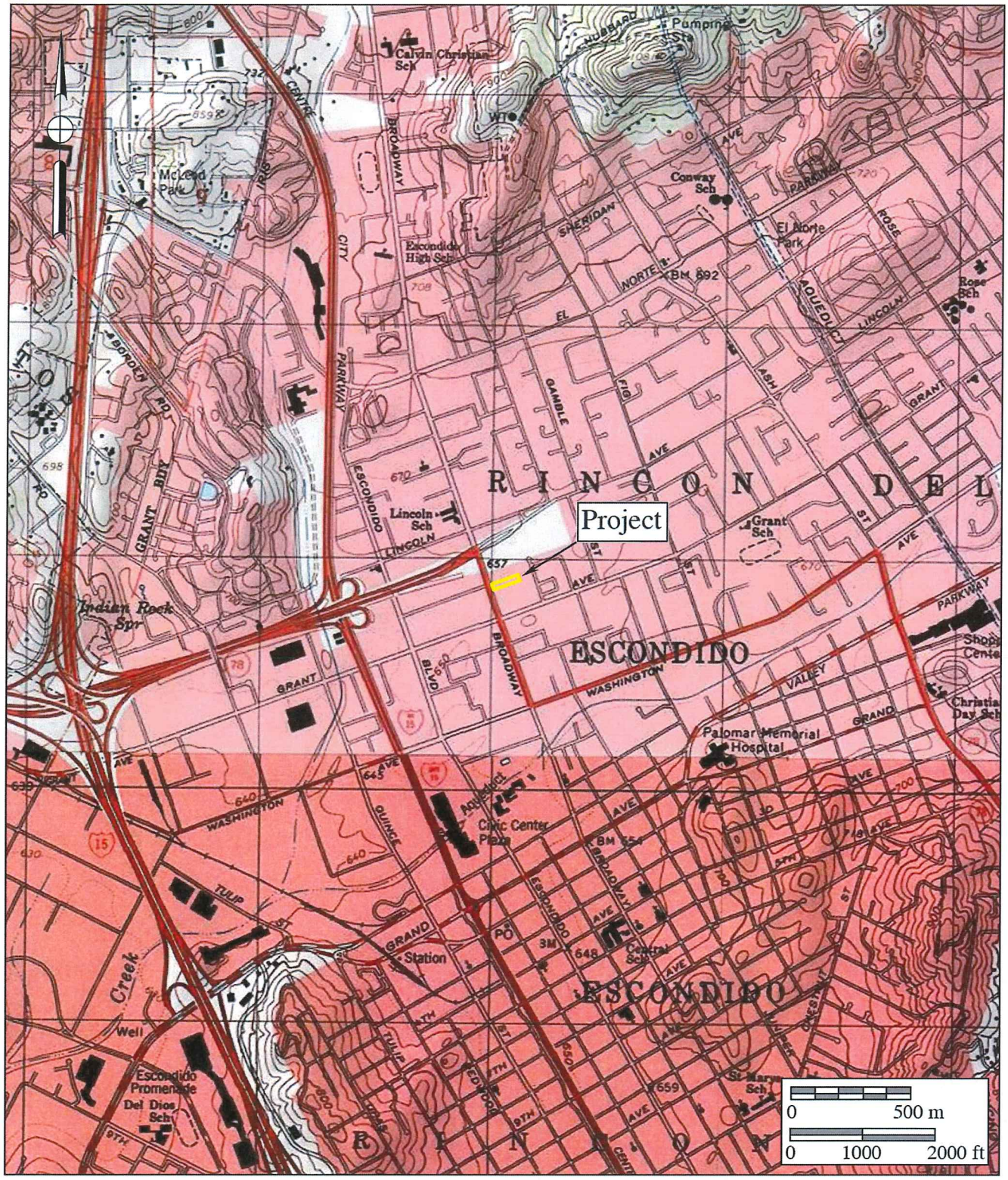


Figure 4

Current USGS Map

862 North Broadway

USGS *Valley Center* and *Escondido* Quadrangles (7.5-minute series)

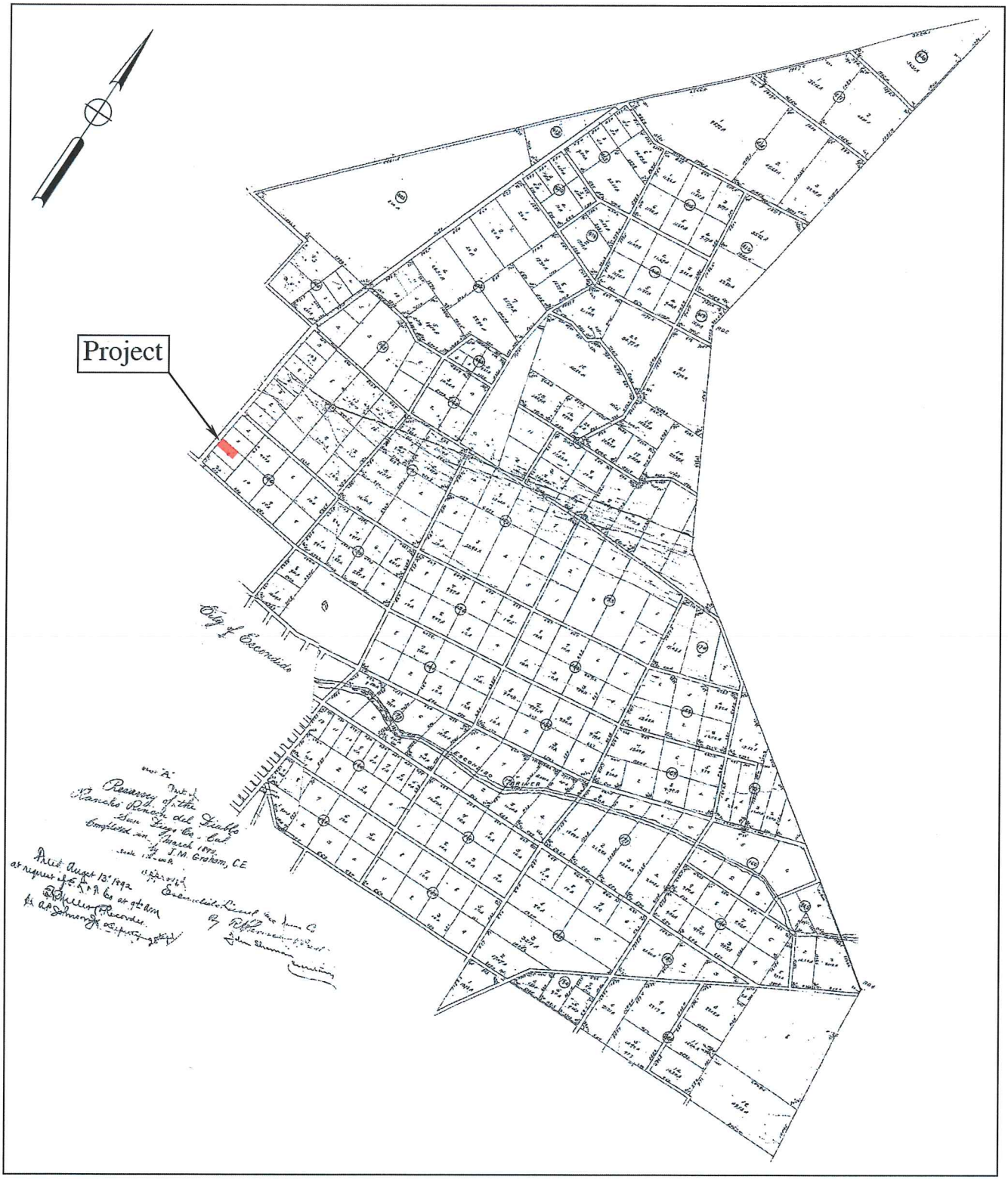
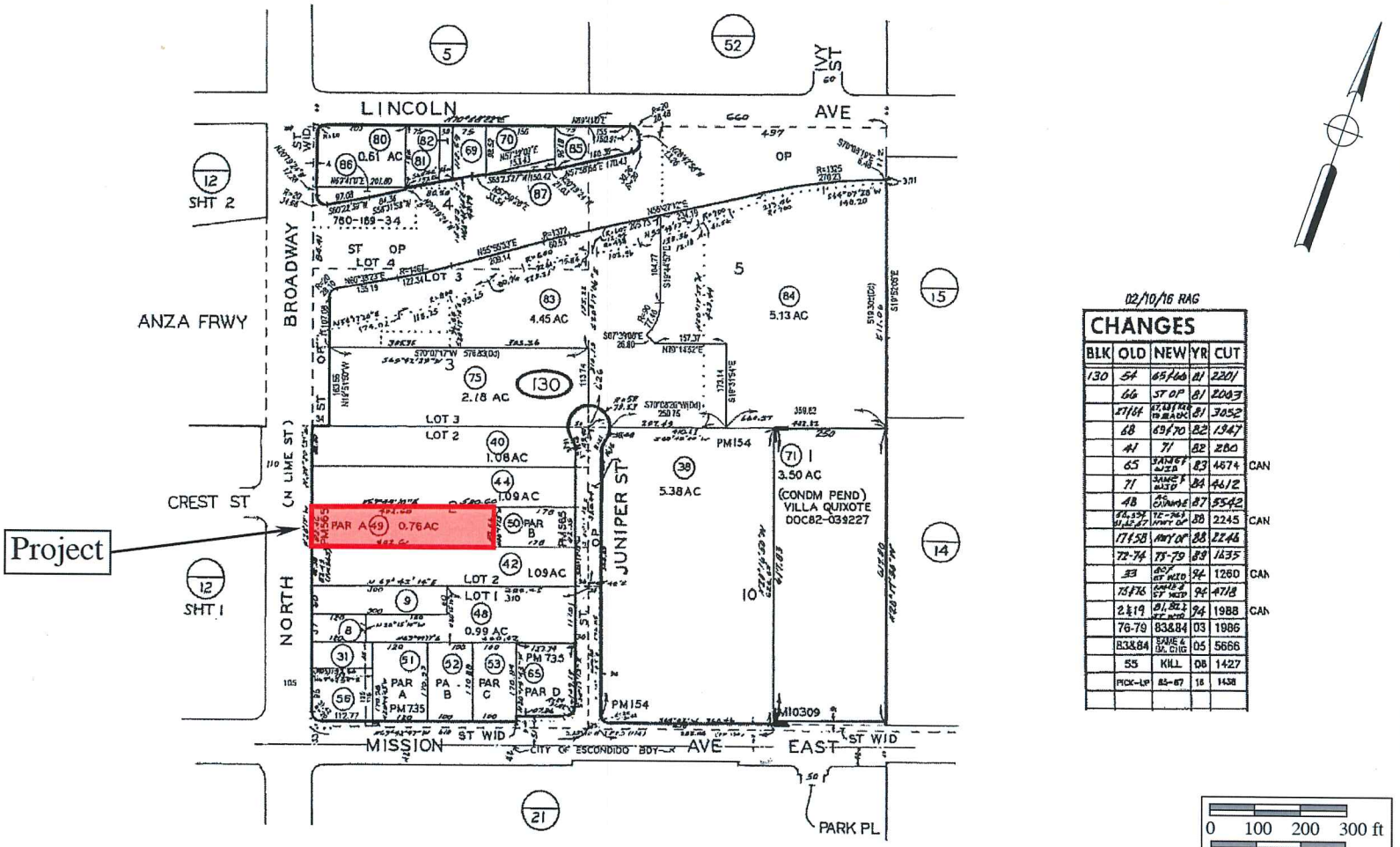


Figure 5

Original Subdivision Map With Site Location

862 North Broadway



02/10/16 RAG

CHANGES					
BLK	OLD	NEW	YR	CUT	
130	54	65/66	81	2201	
	66	ST OP	81	2003	
	17/64	67, MBTHR 19 BLK 1	81	3052	
	68	69/70	82	1947	
	41	71	82	280	
	65	RANGE & MISC	83	4674	CAN
	71	RANGE & MISC	84	4612	
	48	50 DRIVE	87	5542	
	64,65 & 71	TC-263 PART OF	88	2245	CAN
	17158	PART OF	88	2246	
	72-74	75-79	89	1635	
	33	32/ ST WID	94	1260	CAN
	75/76	80/82 & ST WID	94	4718	
	2 & 19	81, BLK ST WID	94	1988	CAN
	76-79	83&84	03	1986	
	83&84	RANGE & DR. CHG	05	5666	
	55	KILL	08	1427	
	PICK-UP	85-87	16	1438	

ES 6-2-11
SAN DIEGO COUNTY ASSESSOR'S MAP BOOK 229 PAGE 13

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 10309- ESCONDIDO TCT. NO. 457 (CONDM)
MAP 723(349) - RHO RINCON DEL DIABLO RESURVEY SHT A - POR BLK 156
ROS 1174,2161,10570,11195,14945,17554

Figure 6

Current Assessor's Parcel Map

862 North Broadway

APPENDIX D

Preparers' Qualifications

Brian F. Smith, MA

Owner, Principal Investigator

Brian F. Smith and Associates, Inc.
14010 Poway Road • Suite A •
Phone: (858) 679-8218 • Fax: (858) 679-9896 • E-Mail: bsmith@bfsa-ca.com

Education

Master of Arts, History, University of San Diego, California **1982**

Bachelor of Arts, History, and Anthropology, University of San Diego, California **1975**

Professional Memberships

Society for California Archaeology

Experience

Principal Investigator **1977–Present**
Brian F. Smith and Associates, Inc. **Poway, California**

Brian F. Smith is the owner and principal historical and archaeological consultant for Brian F. Smith and Associates. Over the past 32 years, he has conducted over 2,500 cultural resource studies in California, Arizona, Nevada, Montana, and Texas. These studies include every possible aspect of archaeology from literature searches and large-scale surveys to intensive data recovery excavations. Reports prepared by Mr. Smith have been submitted to all facets of local, state, and federal review agencies, including the US Army Crops of Engineers, the Bureau of Land Management, the Bureau of Reclamation, the Department of Defense, and the Department of Homeland Security. In addition, Mr. Smith has conducted studies for utility companies (Sempra Energy) and state highway departments (CalTrans).

Professional Accomplishments

These selected major professional accomplishments represent research efforts that have added significantly to the body of knowledge concerning the prehistoric life ways of cultures once present in the Southern California area and historic settlement since the late 18th century. Mr. Smith has been principal investigator on the following select projects, except where noted.

Downtown San Diego Mitigation and Monitoring Reporting Programs: Large numbers of downtown San Diego mitigation and monitoring projects submitted to the Centre City Development Corporation, some of which included Strata (2008), Hotel Indigo (2008), Lofts at 707 10th Avenue Project (2007), Breeza (2007), Bayside at the Embarcadero (2007), Aria (2007), Icon (2007), Vantage Pointe (2007), Aperture (2007), Sapphire Tower (2007), Lofts at 655 Sixth Avenue (2007), Metrowork (2007), The Legend (2006), The Mark (2006), Smart Corner (2006), Lofts at 677 7th Avenue (2005), Aloft on Cortez Hill (2005), Front and

Beech Apartments (2003), Bella Via Condominiums (2003), Acqua Vista Residential Tower (2003), Northblock Lofts (2003), Westin Park Place Hotel (2001), Parkloft Apartment Complex (2001), Renaissance Park (2001), and Laurel Bay Apartments (2001).

Archaeology at the Padres Ballpark: Involved the analysis of historic resources within a seven-block area of the "East Village" area of San Diego, where occupation spanned a period from the 1870s to the 1940s. Over a period of two years, BFSA recovered over 200,000 artifacts and hundreds of pounds of metal, construction debris, unidentified broken glass, and wood. Collectively, the Ballpark Project and the other downtown mitigation and monitoring projects represent the largest historical archaeological program anywhere in the country in the past decade (2000-2007).

4S Ranch Archaeological and Historical Cultural Resources Study: Data recovery program consisted of the excavation of over 2,000 square meters of archaeological deposits that produced over one million artifacts, containing primarily prehistoric materials. The archaeological program at 4S Ranch is the largest archaeological study ever undertaken in the San Diego County area and has produced data that has exceeded expectations regarding the resolution of long-standing research questions and regional prehistoric settlement patterns.

Charles H. Brown Site: Attracted international attention to the discovery of evidence of the antiquity of man in North America. Site located in Mission Valley, in the city of San Diego.

Del Mar Man Site: Study of the now famous Early Man Site in Del Mar, California, for the San Diego Science Foundation and the San Diego Museum of Man, under the direction of Dr. Spencer Rogers and Dr. James R. Moriarty.

Old Town State Park Projects: Consulting Historical Archaeologist. Projects completed in the Old Town State Park involved development of individual lots for commercial enterprises. The projects completed in Old Town include Archaeological and Historical Site Assessment for the Great Wall Cafe (1992), Archaeological Study for the Old Town Commercial Project (1991), and Cultural Resources Site Survey at the Old San Diego Inn (1988).

Site W-20, Del Mar, California: A two-year-long investigation of a major prehistoric site in the Del Mar area of the city of San Diego. This research effort documented the earliest practice of religious/ceremonial activities in San Diego County (circa 6,000 years ago), facilitated the projection of major non-material aspects of the La Jolla Complex, and revealed the pattern of civilization at this site over a continuous period of 5,000 years. The report for the investigation included over 600 pages, with nearly 500,000 words of text, illustrations, maps, and photographs documenting this major study.

City of San Diego Reclaimed Water Distribution System: A cultural resource study of nearly 400 miles of pipeline in the city and county of San Diego.

Master Environmental Assessment Project, City of Poway: Conducted for the City of Poway to produce a complete inventory of all recorded historic and prehistoric properties within the city. The information was used in conjunction with the City's General Plan Update to produce a map matrix of the city showing areas of high, moderate, and low potential for the presence of cultural resources. The effort also included the development of the City's Cultural Resource Guidelines, which were adopted as City policy.

Draft of the City of Carlsbad Historical and Archaeological Guidelines: Contracted by the City of Carlsbad to produce the draft of the City's historical and archaeological guidelines for use by the Planning Department of the City.

The Mid-Bayfront Project for the City of Chula Vista: Involved a large expanse of undeveloped agricultural land situated between the railroad and San Diego Bay in the northwestern portion of the city. The study included the analysis of some potentially historic features and numerous prehistoric sites.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Audie Murphy Ranch, Riverside County, California: Project manager/director of the investigation of 1,113.4 acres and 43 sites, both prehistoric and historic—included project coordination; direction of field crews; evaluation of sites for significance based on County of Riverside and CEQA guidelines; assessment of cupule, pictograph, and rock shelter sites, co-authoring of cultural resources project report. February-September 2002.

Cultural Resources Evaluation of Sites Within the Proposed Development of the Otay Ranch Village 13 Project, San Diego County, California: Project manager/director of the investigation of 1,947 acres and 76 sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of San Diego and CEQA guidelines; co-authoring of cultural resources project report. May-November 2002.

Cultural Resources Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County: Project manager/director for a survey of 29 individual sites near the U.S./Mexico Border for proposed video surveillance camera locations associated with the San Diego Border barrier Project—project coordination and budgeting; direction of field crews; site identification and recordation; assessment of potential impacts to cultural resources; meeting and coordinating with U.S. Army Corps of Engineers, U.S. Border Patrol, and other government agencies involved; co-authoring of cultural resources project report. January, February, and July 2002.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee West GPA, Riverside County, California: Project manager/director of the investigation of nine sites, both prehistoric and historic—included project coordination and budgeting; direction of field crews; assessment of sites for significance based on County of Riverside and CEQA guidelines; historic research; co-authoring of cultural resources project report. January-March 2002.

Mitigation of An Archaic Cultural Resource for the Eastlake III Woods Project for the City of Chula Vista, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. September 2001-March 2002.

Cultural Resources Survey and Test of Sites Within the Proposed French Valley Specific Plan/EIR, Riverside County, California: Project manager/director of the investigation of two prehistoric and three historic sites—included project coordination and budgeting; survey of project area; Native American consultation; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Lawson Valley Project, San Diego County, California: Project manager/director of the investigation of 28 prehistoric and two historic sites—included project coordination; direction of field crews; assessment of sites for significance based on CEQA guidelines; cultural resources project report in prep. July-August 2000.

Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; field survey; assessment of parcel for potentially buried cultural deposits; monitoring of geotechnichal borings; authoring of cultural resources project report. Brian F. Smith and Associates, San Diego, California. June 2000.

Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/Cavadias Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; direction of field crews; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. June 2000.

Cultural Resources Survey and Test of Sites Within the Proposed Development of the Menifee Ranch, Riverside County, California: Project manager/director of the investigation of one prehistoric and five historic sites—included project coordination and budgeting; direction of field crews; feature recordation; historic structure assessments; assessment of sites for significance based on CEQA guidelines; historic research; co-authoring of cultural resources project report. February-June 2000.

Salvage Mitigation of a Portion of the San Diego Presidio Identified During Water Pipe Construction for the City of San Diego, California: Project archaeologist/director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project, Pacific Beach, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. April 2000.

Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California: Project manager/director of the investigation of a single-dwelling parcel—included project coordination; assessment of parcel for potentially buried cultural deposits; authoring of cultural resources project report. March-April 2000.

Salvage Mitigation of a Portion of Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project and Caltrans, Carlsbad, California: Project achaeologist/ director—included direction of field crews; development and completion of data recovery program; management of artifact collections cataloging and curation; data synthesis and authoring of cultural resources project report in prep. December 1999-January 2000.

Survey and Testing of Two Prehistoric Cultural Resources for the Airway Truck Parking Project, Otay Mesa, California: Project archaeologist/director—included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; authoring of cultural resources project report, in prep. December 1999-January 2000.

Cultural Resources Phase I and II Investigations for the Tin Can Hill Segment of the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for a survey and testing of a prehistoric quarry site along the border—NRHP eligibility assessment; project coordination and budgeting; direction of field crews; feature recordation; meeting and coordinating with U.S. Army Corps of Engineers; co-authoring of cultural resources project report. December 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Westview High School Project for the City of San Diego, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program including collection of material for specialized faunal and botanical analyses; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; co-authoring of cultural resources project report, in prep. October 1999-January 2000.

Mitigation of a Prehistoric Cultural Resource for the Otay Ranch SPA-One West Project for the City of Chula Vista, California: Project archaeologist/director—included direction of field crews; development of data recovery program; management of artifact collections cataloging and curation; assessment of

site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report, in prep. September 1999-January 2000.

Monitoring of Grading for the Herschel Place Project, La Jolla, California: Project archaeologist/ monitor—included monitoring of grading activities associated with the development of a single-dwelling parcel. September 1999.

Survey and Testing of a Historic Resource for the Osterkamp Development Project, Valley Center, California: Project archaeologist/ director—included direction of field crews; development and completion of data recovery program; budget development; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Testing of a Prehistoric Cultural Resource for the Proposed College Boulevard Alignment Project, Carlsbad, California: Project manager/director —included direction of field crews; development and completion of testing recovery program; assessment of site for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report, in prep. July-August 1999.

Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California: Project archaeologist—included direction of field crews; assessment of sites for significance based on CEQA guidelines; management of artifact collections cataloging and curation; data synthesis; authoring of cultural resources project report. July-August 1999.

Survey and Evaluation of Cultural Resources at the Village 2 High School Site, Otay Ranch, City of Chula Vista, California: Project manager/director —management of artifact collections cataloging and curation; assessment of site for significance based on CEQA guidelines; data synthesis; authoring of cultural resources project report. July 1999.

Cultural Resources Phase I, II, and III Investigations for the Immigration and Naturalization Services Triple Fence Project Along the International Border, San Diego County, California: Project manager/director for the survey, testing, and mitigation of sites along border—supervision of multiple field crews, NRHP eligibility assessments, Native American consultation, contribution to Environmental Assessment document, lithic and marine shell analysis, authoring of cultural resources project report. August 1997-January 2000.

Phase I, II, and II Investigations for the Scripps Poway Parkway East Project, Poway California: Project archaeologist/project director—included recordation and assessment of multicomponent prehistoric and historic sites; direction of Phase II and III investigations; direction of laboratory analyses including prehistoric and historic collections; curation of collections; data synthesis; coauthorship of final cultural resources report. February 1994; March-September 1994; September-December 1995.

Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System Project, San Elijo, California: Project manager/director —test excavations; direction of artifact identification and analysis; graphics production; coauthorship of final cultural resources report. December 1994-July 1995.

Evaluation of Cultural Resources for the Environmental Impact Report for the Rose Canyon Trunk Sewer Project, San Diego, California: Project manager/Director —direction of test excavations; identification and analysis of prehistoric and historic artifact collections; data synthesis; co-authorship of final cultural resources report, San Diego, California. June 1991-March 1992.

Reports/Papers

Author, coauthor, or contributor to over 2,500 cultural resources management publications, a selection of which are presented below.

2015 An Archaeological/Historical Study for the Safari Highlands Ranch Project, City of Escondido, County of San Diego.

2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels II Project, Planning Case No. 36962, Riverside County, California.

2015 A Phase I and II Cultural Resources Assessment for the Decker Parcels I Project, Planning Case No. 36950, Riverside County, California.

2015 Cultural Resource Data Recovery and Mitigation Monitoring Program for Site SDI-10,237 Locus F, Everly Subdivision Project, El Cajon, California.

2015 Phase I Cultural Resource Survey for the Woodward Street Senior Housing Project, City of San Marcos, California (APN 218-120-31).

2015 An Updated Cultural Resource Survey for the Box Springs Project (TR 33410), APNs 255-230-010, 255-240-005, 255-240-006, and Portions of 257-180-004, 257-180-005, and 257-180-006.

2015 A Phase I and II Cultural Resource Report for the Lake Ranch Project, TR 36730, Riverside County, California.

2015 A Phase II Cultural Resource Assessment for the Munro Valley Solar Project, Inyo County, California.

2014 Cultural Resources Monitoring Report for the Diamond Valley Solar Project, Community of Winchester, County of Riverside.

2014 National Historic Preservation Act Section 106 Compliance for the Proposed Saddleback Estates Project, Riverside County, California.

2014 A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project, TR 36593, Riverside County, California.

2014 Cultural Resources Study for the Estates at Del Mar Project, City of Del Mar, San Diego, California (TTM 14-001).

2014 Cultural Resources Study for the Aliso Canyon Major Subdivision Project, Rancho Santa Fe, San Diego County, California.

2014 Cultural Resources Due Diligence Assessment of the Ocean Colony Project, City of Encinitas.

2014 A Phase I and Phase II Cultural Resource Assessment for the Citrus Heights II Project, TTM 36475, Riverside County, California.

2013 A Phase I Cultural Resource Assessment for the Modular Logistics Center, Moreno Valley, Riverside County, California.

2013 A Phase I Cultural Resources Survey of the Ivey Ranch Project, Thousand Palms, Riverside County, California.

2013 Cultural Resources Report for the Emerald Acres Project, Riverside County, California.

2013 A Cultural Resources Records Search and Review for the Pala Del Norte Conservation Bank Project, San Diego County, California.

2013 An Updated Phase I Cultural Resources Assessment for Tentative Tract Maps 36484 and 36485, Audie Murphy Ranch, City of Menifee, County of Riverside.

2013 El Centro Town Center Industrial Development Project (EDA Grant No. 07-01-06386); Result of Cultural Resource Monitoring.

2013 Cultural Resources Survey Report for the Renda Residence Project, 9521 La Jolla Farms Road, La Jolla, California.

2013 A Phase I Cultural Resource Study for the Ballpark Village Project, San Diego, California.

2013 Archaeological Monitoring and Mitigation Program, San Clemente Senior Housing Project, 2350 South El Camino Real, City of San Clemente, Orange County, California (CUP No. 06-065; APN-060-032-04).

2012 Mitigation Monitoring Report for the Los Peñasquitos Recycled Water Pipeline.

2012 Cultural Resources Report for Menifee Heights (Tract 32277).

2012 A Phase I Cultural Resource Study for the Altman Residence at 9696 La Jolla Farms Road, La Jolla, California 92037.

2012 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.

2012 A Phase I Cultural Resource Study for the Payan Property Project, San Diego, California.

2012 Phase I Archaeological Survey of the Rieger Residence, 13707 Durango Drive, Del Mar, California 92014, APN 300-369-49.

2011 Mission Ranch Project (TM 5290-1/MUP P87-036W3): Results of Cultural Resources Monitoring During Mass Grading.

2011 Mitigation Monitoring Report for the 1887 Viking Way Project, La Jolla, California.

2011 Cultural Resource Monitoring Report for the Sewer Group 714 Project.

2011 Results of Archaeological Monitoring at the 10th Avenue Parking Lot Project, City of San Diego, California (APNs 534-194-02 and 03).

2011 Archaeological Survey of the Pelberg Residence for a Bulletin 560 Permit Application; 8335 Camino Del Oro; La Jolla, California 92037 APN 346-162-01-00 .

2011 A Cultural Resources Survey Update and Evaluation for the Robertson Ranch West Project and an Evaluation of National Register Eligibility of Archaeological sites for Sites for Section 106 Review (NHPA).

2011 Mitigation Monitoring Report for the 43rd and Logan Project.

2011 Mitigation Monitoring Report for the Sewer Group 682 M Project, City of San Diego Project #174116.

2011 A Phase I Cultural Resource Study for the Nooren Residence Project, 8001 Calle de la Plata, La Jolla, California, Project No. 226965.

2011 A Phase I Cultural Resource Study for the Keating Residence Project, 9633 La Jolla Farms Road, La Jolla, California 92037.

2010 Mitigation Monitoring Report for the 15th & Island Project, City of San Diego; APNs 535-365-01, 535-365-02 and 535-392-05 through 535-392-07.

2010 Archaeological Resource Report Form: Mitigation Monitoring of the Sewer and Water Group 772 Project, San Diego, California, W.O. Nos. 187861 and 178351.

2010 Pottery Canyon Site Archaeological Evaluation Project, City of San Diego, California, Contract No. H105126.

2010 Archaeological Resource Report Form: Mitigation Monitoring of the Racetrack View Drive Project, San Diego, California; Project No. 163216.

2010 A Historical Evaluation of Structures on the Butterfield Trails Property.

2010 Historic Archaeological Significance Evaluation of 1761 Haydn Drive, Encinitas, California (APN 260-276-07-00).

2010 Results of Archaeological Monitoring of the Heller/Nguyen Project, TPM 06-01, Poway, California.

2010 Cultural Resource Survey and Evaluation Program for the Sunday Drive Parcel Project, San Diego County, California, APN 189-281-14.

2010 Archaeological Resource Report Form: Mitigation Monitoring of the Emergency Garnet Avenue Storm Drain Replacement Project, San Diego, California, Project No. B10062

2010 An Archaeological Study for the 1912 Spindrift Drive Project

2009 Cultural Resource Assessment of the North Ocean Beach Gateway Project City of San Diego #64A-003A; Project #154116.

2009 Archaeological Constraints Study of the Morgan Valley Wind Assessment Project, Lake County, California.

2008 Results of an Archaeological Review of the Helen Park Lane 3.1-acre Property (APN 314-561-31), Poway, California.

2008 Archaeological Letter Report for a Phase I Archaeological Assessment of the Valley Park Condominium Project, Ramona, California; APN 282-262-75-00.

2007 Archaeology at the Ballpark. Brian F. Smith and Associates, San Diego, California. Submitted to the Centre City Development Corporation.

2007 Result of an Archaeological Survey for the Villages at Promenade Project (APNs 115-180-007-3,115-180-049-1, 115-180-042-4, 115-180-047-9) in the City of Corona, Riverside County.

2007 Monitoring Results for the Capping of Site CA-SDI-6038/SDM-W-5517 within the Katzer Jamul Center Project; P00-017.

2006 Archaeological Assessment for The Johnson Project (APN 322-011-10), Poway, California.

2005 Results of Archaeological Monitoring at the El Camino Del Teatro Accelerated Sewer Replacement Project (Bid No. K041364; WO # 177741; CIP # 46-610.6.

2005 Results of Archaeological Monitoring at the Baltazar Draper Avenue Project (Project No. 15857; APN: 351-040-09).

2004 TM 5325 ER #03-14-043 Cultural Resources.

2004 An Archaeological Survey and an Evaluation of Cultural Resources at the Salt Creek Project. Report on file at Brian F. Smith and Associates.

2003 An Archaeological Assessment for the Hidden Meadows Project, San Diego County, TM 5174, Log No. 99-08-033. Report on file at Brian F. Smith and Associates.

2003 An Archaeological Survey for the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.

2003 Archaeological Investigations at the Manchester Estates Project, Coastal Development Permit #02-009, Encinitas, California. Report on file at Brian F. Smith and Associates.

2003 Archaeological Monitoring of Geological Testing Cores at the Pacific Beach Christian Church Project. Report on file at Brian F. Smith and Associates.

2003 San Juan Creek Drilling Archaeological Monitoring. Report on file at Brian F. Smith and Associates.

2003 Evaluation of Archaeological Resources Within the Spring Canyon Biological Mitigation Area, Otay Mesa, San Diego County, California. Brian F. Smith and Associates, San Diego, California.

2002 An Archaeological/Historical Study for the Otay Ranch Village 13 Project (et al.). Brian F. Smith and Associates, San Diego, California.

2002 An Archaeological/Historical Study for the Audie Murphy Ranch Project (et al.). Brian F. Smith and Associates, San Diego, California.

2002 Results of an Archaeological Survey for the Remote Video Surveillance Project, El Centro Sector, Imperial County, California. Brian F. Smith and Associates, San Diego, California.

2002 A Cultural Resources Survey and Evaluation for the Proposed Robertson Ranch Project, City of Carlsbad. Brian F. Smith and Associates, San Diego, California.

2002 Archaeological Mitigation of Impacts to Prehistoric Site SDI-7976 for the Eastlake III Woods Project, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.

2002 An Archaeological/Historical Study for Tract No. 29777, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.

2002 An Archaeological/Historical Study for Tract No. 29835, Menifee West GPA Project, Perris Valley, Riverside County. Brian F. Smith and Associates, San Diego, California.

2001 An Archaeological Survey and Evaluation of a Cultural Resource for the Moore Property, Poway. Brian F. Smith and Associates, San Diego, California.

2001 An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Water and Sewer Group Job 530A, Old Town San Diego. Brian F. Smith and Associates, San Diego, California.

2001 A Cultural Resources Impact Survey for the High Desert Water District Recharge Site 6 Project, Yucca Valley. Brian F. Smith and Associates, San Diego, California.

2001 Archaeological Mitigation of Impacts to Prehistoric Site SDI-13,864 at the Otay Ranch SPA-One West Project. Brian F. Smith and Associates, San Diego, California.

2001 A Cultural Resources Survey and Site Evaluations at the Stewart Subdivision Project, Moreno Valley, County of San Diego. Brian F. Smith and Associates, San Diego, California.

2000 An Archaeological/Historical Study for the French Valley Specific Plan/EIR, French Valley, County of Riverside. Brian F. Smith and Associates, San Diego, California.

2000 Results of an Archaeological Survey and the Evaluation of Cultural Resources at The TPM#24003– Lawson Valley Project. Brian F. Smith and Associates, San Diego, California.

2000 Archaeological Mitigation of Impacts to Prehistoric Site SDI-5326 at the Westview High School Project for the Poway Unified School District. Brian F. Smith and Associates, San Diego, California.

2000 An Archaeological/Historical Study for the Menifee Ranch Project. Brian F. Smith and Associates, San Diego, California.

2000 An Archaeological Survey and Evaluation of Cultural Resources for the Bernardo Mountain Project, Escondido, California. Brian F. Smith and Associates, San Diego, California.

2000 A Cultural Resources Impact Survey for the Nextel Black Mountain Road Project, San Diego, California. Brian F. Smith and Associates, San Diego, California.

2000 A Cultural Resources Impact Survey for the Rancho Vista Project, 740 Hilltop Drive, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.

2000 A Cultural Resources Impact Survey for the Poway Creek Project, Poway, California. Brian F. Smith and Associates, San Diego, California.

2000 Cultural Resource Survey and Geotechnical Monitoring for the Mohyi Residence Project. Brian F. Smith and Associates, San Diego, California.

2000 Enhanced Cultural Resource Survey and Evaluation for the Prewitt/Schmucker/ Cavadias Project. Brian F. Smith and Associates, San Diego, California.

2000 Enhanced Cultural Resource Survey and Evaluation for the Lamont 5 Project. Brian F. Smith and Associates, San Diego, California.

2000 Salvage Excavations at Site SDM-W-95 (CA-SDI-211) for the Poinsettia Shores Santalina Development Project, Carlsbad, California. Brian F. Smith and Associates, San Diego, California.

2000 Enhanced Cultural Resource Survey and Evaluation for the Reiss Residence Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.

2000 Enhanced Cultural Resource Survey and Evaluation for the Tyrian 3 Project, La Jolla, California. Brian F. Smith and Associates, San Diego, California.

2000 A Report for an Archaeological Evaluation of Cultural Resources at the Otay Ranch Village Two SPA, Chula Vista, California. Brian F. Smith and Associates, San Diego, California.

2000 An Archaeological Evaluation of Cultural Resources for the Airway Truck Parking Project, Otay Mesa, County of San Diego. Brian F. Smith and Associates, San Diego, California.

2000 Results of an Archaeological Survey and Evaluation of a Resource for the Tin Can Hill Segment of the Immigration and Naturalization and Immigration Service Border Road, Fence, and Lighting Project, San Diego County, California. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological Survey of the Home Creek Village Project, 4600 Block of Home Avenue, San Diego, California. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological Survey for the Sgobassi Lot Split, San Diego County, California. Brian F. Smith and Associates, San Diego, California.

1999 An Evaluation of Cultural Resources at the Otay Ranch Village 11 Project. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological/Historical Survey and Evaluation of a Cultural Resource for The Osterkamp Development Project, Valley Center, California. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological Survey and Evaluation of Cultural Resources for the Palomar Christian Conference Center Project, Palomar Mountain, California. Brian F. Smith and Associates, San Diego, California.

1999 An Archaeological Survey and Evaluation of a Cultural Resource for the Proposed College Boulevard Alignment Project. Brian F. Smith and Associates, San Diego, California.

1999 Results of an Archaeological Evaluation for the Anthony's Pizza Acquisition Project in Ocean Beach, City of San Diego (with L. Pierson and B. Smith). Brian F. Smith and Associates, San Diego, California.

1996 An Archaeological Testing Program for the Scripps Poway Parkway East Project. Brian F. Smith and Associates, San Diego, California.

1995 Results of a Cultural Resources Study for the 4S Ranch. Brian F. Smith and Associates, San Diego, California.

1995 Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System. Brian F. Smith and Associates, San Diego, California.

1994 Results of the Cultural Resources Mitigation Programs at Sites SDI-11,044/H and SDI-12,038 at the Salt Creek Ranch Project . Brian F. Smith and Associates, San Diego, California.

1993 Results of an Archaeological Survey and Evaluation of Cultural Resources at the Stallion Oaks Ranch Project. Brian F. Smith and Associates, San Diego, California.

1992 Results of an Archaeological Survey and the Evaluation of Cultural Resources at the Ely Lot Split Project. Brian F. Smith and Associates, San Diego, California.

1991 The Results of an Archaeological Study for the Walton Development Group Project. Brian F. Smith and Associates, San Diego, California.

Jennifer R.K. Stropes, MS, RPA

Project Archaeologist/Historian
Brian F. Smith and Associates, Inc.
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Phone: (858) 484-0915 • Fax: (858) 679-9896 • E-Mail: jenni@bfsa-ca.com

Education

Master of Science, Cultural Resource Management Archaeology **2016**

St. Cloud State University, St. Cloud, Minnesota

Bachelor of Arts, Anthropology **2004**

University of California, Santa Cruz

Specialized Education/Training

Archaeological Field School **2014**

Pimu Catalina Island Archaeology Project

Research Interests

California Coastal / Inland Archaeology

Historic Structure Significance Eligibility

Human Behavioral Ecology

Zooarchaeology

Historical Archaeology

Taphonomic Studies

Experience

Project Archaeologist, Faunal Analyst **November 2006–Present**
Brian F. Smith and Associates, Inc.

Duties include report writing, editing and production; construction monitoring management; coordination of field survey and excavation crews; laboratory and office management. Currently conducts faunal, prehistoric, and historic laboratory analysis and has conducted such analysis for over 500 projects over the past 10 years. Knowledgeable in the most recent archaeological and paleontological monitoring requirements for all Southern California lead agencies, as well as Native American monitoring requirements.

UC Santa Cruz Monterey Bay Archaeology Archives Supervisor **December 2003–March 2004**
Santa Cruz, California

Supervising intern for archaeological collections housed at UC Santa Cruz. Supervised undergraduate interns and maintained curated archaeological materials recovered from the greater Monterey Bay region.

Faunal Analyst, Research Assistant **June 2003–December 2003**
University of California, Santa Cruz

Intern assisting in laboratory analysis and cataloging for faunal remains collected from CA-MNT-234. Analysis included detailed zoological identification and taphonomic analysis of prehistoric marine and terrestrial mammals, birds, and fish inhabiting the greater Monterey Bay region.

Archaeological Technician, Office Manager **January 2000-December 2001**
Archaeological Resource Management

Conducted construction monitoring, field survey, excavation, report editing, report production, monitoring coordination and office management.

Certifications

City of San Diego Certified Archaeological and Paleontological Monitor

40-Hour Hazardous Waste/Emergency Response OSHA 29 CFR 1910.120 (e)

Scholarly Works

Big Game, Small Game: A Comprehensive Analysis of Faunal Remains Recovered from CA-SDI-11,521, 2016, Master's thesis on file at St. Cloud University, St. Cloud, Minnesota.

Technical Reports

Buday, Tracy M., Jennifer R. **Kraft**, and Brian F. Smith

2014 *Mitigation Monitoring Report for the Park and G Project, City of San Diego.* Prepared for Oliver McMillan. Report on file at the California South Coastal Information Center.

Kennedy, George L., Todd A. Wirths and Jennifer R. **Kraft**

2014 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, 2303 Ocean Street Residences Project, City of Carlsbad, San Diego County, California (CT 05-12; CP 05-11; CDP 05-28).* Prepared for Zephyr Partners. Report on file at the California South Coastal Information Center.

2013 *Negative Paleontological, Archaeological, and Native American Monitoring and Mitigation Report, Tri-City Christian High School, 302 North Emerald Drive, Vista, San Diego County,*

California (APN 166-411-75). Prepared for Tri-City Christian School. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R.

2012 *Cultural Resources Monitoring Report for the Pottery Court Project (TPM 36193) City of Lake Elsinore*. Prepared for BRIDGE Housing Corporation. Report on file at the California Eastern Information Center.

Kraft, Jennifer R., David K. Grabski, and Brian F. Smith

2014 *Phase I Cultural Resource Survey for the Amineh Project, City of San Diego.* Prepared for Nakhshab Development and Design. Report on file at the California South Coastal Information Center.

Kraft, Jennifer R. and Brian F. Smith

2016 *Cultural Resources Survey and Archaeological Test Plan for the 1492 K Street Project City of San Diego.* Prepared for Trestle Development, LLC. Report on file at the California South Coastal Information Center.

2016 *Focused Historic Structure Assessment for the Fredericka Manor Retirement Community City of Chula Vista, San Diego County, California APN 566-240-27.* Prepared for Front Porch Communities and Services – Fredericka Manor, LLC. Report on file at the City of Chula Vista Planning Department.

2016 *Historic Structure Assessment for 8585 La Mesa Boulevard City of La Mesa, San Diego County, California. APN 494-300-11.* Prepared for Siilvergate Development. Report on file at the City of La Mesa Planning Department.

2016 *Phase I Cultural Resource Survey for the 9036 La Jolla Shores Lane Project City of San Diego Project No. 471873 APN 344-030-20.* Prepared for Eliza and Stuart Stedman. Report on file at the California South Coastal Information Center.

2016 *Phase I Cultural Resources Survey for the Beacon Apartments Project City of San Diego Civic San Diego Development Permit #2016-19 APN 534-210-12.* Prepared for Wakeland Housing & Development Corporation. Report on file at the California South Coastal Information Center.

2016 *A Phase I Cultural Resources Study for the State/Columbia/Ash/A Block Project San Diego, California.* Prepared for Bomel San Diego Equities, LLC. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Monitoring Report for the Sewer and Water Group 687B Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Testing Results for the Broadway and Pacific Project, City of San Diego.* Prepared for BOSA Development California, Inc. Report on file at the California South Coastal Information Center.

2015 *Cultural Resource Study for the Hatfield Plaza Project, Valley Center, San Diego County, California.* Prepared for JG Consulting & Engineering. Report on file at the California South Coastal Information Center.

2015 *Cultural Resources Study for the Hedrick Residence Project, Encinitas, San Diego County, California.* Prepared for WNC General Contractors, Inc. Report on file at the California South Coastal Information Center.

2015 *Historic Structure Assessment for the StorQuest Project, City of La Mesa, (APN 494-101-14-00)*. Prepared for Real Estate Development and Entitlement. Report on file at the City of La Mesa.

2015 *Mitigation Monitoring Report for the 1905 Spindrift Remodel Project, La Jolla, California.* Prepared for Brian Malk and Nancy Heitel. Report on file at the California South Coastal Information Center.

2015 *Mitigation Monitoring Report for the Cisterra Sempra Office Tower Project, City of San Diego.* Prepared for SDG-Left Field, LLC. Report on file at the California South Coastal Information Center.

2015 *A Phase I Cultural Resource Study for the Marlow Project, Poway, California.* Prepared for Peter Marlow. Report on file at the California South Coastal Information Center.

2015 *Phase I Cultural Resource Survey for the Paseo Grande Project, City of San Diego.* Prepared for Joe Gatto. Report on file at the California South Coastal Information Center.

2015 *Results of a Cultural Resources Testing Program for the 15th and Island Project City of San Diego.* Prepared for Lennar Multifamily Communities. Report on file at the City of San Diego Development Services Department.

2014 *Cultural Resource Monitoring Report for the ActivCare at Mission Bay Project, San Diego, California.* Prepared for ActivCare Living, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Cesar Chavez Community College Project.* Prepared for San Diego Community College District. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Grantville Trunk Sewer Project, City of San Diego.* Prepared for Cass Construction, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Pacific Beach Row Homes Project, San Diego, California.* Prepared for Armstrong Builders, Inc. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Poway Lowe's Project, City of Poway.* Prepared for CSI Construction Company. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 761 Project, City of San Diego.* Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 770 Project (Part of Group 3014), City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Cultural Resource Monitoring Report for the Sewer and Water Group 788 Project, City of San Diego.* Prepared for Ortiz Corporation. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Assessment, 11950 El Hermano Road, Riverside County.* Prepared for Forestar Toscana, LLC. Report on file at the California Eastern Information Center.

2014 *Historic Structure Assessment, 161 West San Ysidro Boulevard, San Diego, California (Project No. 342196; APN 666-030-09)*. Prepared for Blue Key Realty. Report on file at the California South Coastal Information Center.

2014 *Historic Structure Assessment for 8055 La Mesa Boulevard, City of La Mesa (APN 470-582-11-00).* Prepared for Lee Machado. Report on file at the City of La Mesa.

2014 *Historic Structure Inventory and Assessment Program for the Watson Corporate Center, San Bernardino County, California.* Prepared for Watson Land Company. Report on file at the San Bernardino Archaeological Information Center.

2014 *Mitigation Monitoring Report for the Celadon (9th and Broadway) Project.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.

2014 *Mitigation Monitoring Report for the Comm 22 Project, City of San Diego.* Prepared for BRIDGE Housing Corporation. Report on file at the California South Coastal Information Center.

2014 *Mitigation Monitoring Report for the Pinnacle 15th & Island Project, City of San Diego.* Prepared for Pinnacle International Development, Inc. Report on file at the California South Coastal Information Center.

2014 *A Phase I and II Cultural Resource Study for the Perris Residential Project, Perris, California.* Prepared for Groundwurk, Inc. Report on file at the California Eastern Information Center.

2014 *Phase I Cultural Resource Survey for the Siempre Viva Warehouse Project, City of San Diego.* Prepared for Terrazas Construction. Report on file at the California South Coastal Information Center.

2014 *Phase I Cultural Resource Survey for the Silver Street Village Homes Project, City of San Diego.* Prepared for EHOF La Jolla, LLC. Report on file at the California South Coastal Information Center.

2014 *Phase I Cultural Resources Study for the 915 Grape Street Project.* Prepared for Bay View SD, LLC. Report on file at the California South Coastal Information Center.

2014 *Phase I Cultural Resource Study for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037.* Prepared for Steve Altman. Report on file at the California South Coastal Information Center.

2014 *Phase I Cultural Resources Survey for the Clay Street Parcel Project, City of Jurupa Valley, County of Riverside.* Prepared for CV Communities, LLC. Report on file at the California Eastern Information Center.

2014 *Phase I Cultural Resources Survey for the Ecos Diamond Valley Project, Community of Winchester, County of Riverside.* Prepared for Ecos Energy, LLC. Report on file at the California Eastern Information Center.

2014 *Phase I Cultural Resources Survey for the Highland 44 Project.* Prepared for 29300 Baseline Partners, LLC. Report on file at the San Bernardino Archaeological Information Center.

2014 *A Phase I Cultural Resources Survey of the Palm Creek Ranch Project, Thousand Palms, Riverside County, California (APNs 650-230-002, 650-310-001, and 650-310-002).* Prepared for Palm Creek Ranch, LLC. Report on file at the California Eastern Information Center.

2013 *Archaeological Monitoring Report for the Webster Residence, La Jolla, California.* Prepared for KW Building and Development. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase III Project, City of San Diego.* Prepared for Ortiz Corporation General Engineering Contractors. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Alvarado Trunk Sewer Phase IIIA Project, City of San Diego.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Coral Mountain Apartments Project, City of La Quinta, California*. Prepared for Coral Mountain Apartments, LP. Report on file at the California Eastern Information Center.

2013 *Cultural Resource Monitoring Report for the F Street Emergency Water Main Replacement Project, City of San Diego*. Prepared for Orion Construction. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Harbor Drive Trunk Sewer Project, City of San Diego*. Prepared for Burtech Pipeline. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Hyde Residence.* Prepared for Dr. Paul Hyde. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Juniper Street Sidewalk Project, City of San Diego*. Prepared for Palm Engineering Construction Company, Inc. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Kates Residence Project.* Prepared for Brad and Shannon Kates. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Pump Station 84 Upgrade and Pump Station 62 Abandonment Project.* Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Sewer and Water Group 781 Project*. Prepared for TC Construction, Inc. Report on file at the California South Coastal Information Center.

2013 *Cultural Resource Monitoring Report for the Woolf Residence Project*. Prepared for A.J. Woolf Family Trust. Report on file at the California South Coastal Information Center.

2013 *Cultural Resources Study of the Fairway Drive Project.* Prepared for CV Communities, LLC. Report on file at the California Eastern Information Center.

2013 *Cultural Resource Monitoring Report for the Old Town Community Church Project, 2444 Congress Street, San Diego, California 92110.* Prepared for Soltek Pacific, Inc. Report on file at the California South Coastal Information Center.

2013 *Historic Structure Assessment, 2603 Dove Street, San Diego, California (APN) 452-674-32).* Prepared for Barzal and Scotti Real Estate Corporation. Report on file at the California South Coastal Information Center.

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