



**SAGECREST**  
PLANNING + ENVIRONMENTAL

**Olson Townhomes - Planning Application No. 2021-0084**

## Appendix D-1

Historical Resource Analysis Report 8371, 8421, 8461 Talbert Avenue,  
November 2021

**Historical Resource Analysis Report**  
**8371, 8421, 8461 Talbert Avenue**  
**Huntington Beach, CA 92647**

**Prepared For / Submitted To:**

Sagecrest Planning  
Attn: Christine Saunders, Director Environmental Services  
+  
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## I. INTRODUCTION & PURPOSE

Urbana Preservation & Planning, LLC (Urbana) has researched and evaluated 8371, 8461, and 8421 Talbert Avenue for historical and architectural significance under the eligibility criteria of the California Register of Historical Resources (CRHR). The purpose of this Historical Resource Analysis Report (HRAR) is to assist the property owner and project applicant, project design professionals, and City Staff in the historic preservation regulatory review process for current and future proposed discretionary projects at the building. This HRAR evaluates the Talbert Avenue properties for significance, analyzes whether significant impacts will occur to the resource pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines. A historical and architectural overview, current description, and related historical resource regulatory interpretation are included in the following pages.

The 8371, 8461, and 8421 Talbert Avenue properties are located on the north side of Talbert Avenue, between Beach Boulevard and Newland Street, within the southwest quarter of Section 25, Township 5, Range 11. The properties are identified as Orange County Assessor's Parcel No. 167-531-23 (8421 and 8461 Talbert Avenue) and 167-531-24 (8371 Talbert Avenue), and include three one-story single-family homes, with four single-story outbuildings. The oldest dwelling, 8461 Talbert Avenue, was constructed in 1917 in a Craftsman style. The 8371 Talbert Avenue residence was constructed in 1935 in a Ranch style, and the third dwelling, 8421 Talbert Avenue, was constructed in 1948 in a Minimal Traditional style. The property is adjacent to Orange County Assessor's Parcel No. 167-601-22, developed with a church building in ca. 2002. The subject properties are surrounded by low intensity land uses including nearby single-family homes, the adjacent church complex, a cemetery, and big box stores.

### Previous Documentation & Significance Conclusions

In 2014 the subject properties were surveyed eligible for listing on the CRHR and for local historical context. As part of this voluntary survey effort, the properties were assigned a CRHR status code of 3CS, which means "Appears eligible for CR as an individual property through survey evaluation."<sup>1</sup> The 2014 survey effort included reconnaissance-level documentation of all three

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<sup>1</sup> California Office of Historic Preservation, California Register of Historical Resources Status Codes, Accessed September 2021.



properties on California Department of Parks and Recreation (DPR) 523 A (Primary Record) and L (Continuation Sheet) forms. The properties were not intensively researched or substantively evaluated for CRHR listing as part of the 2014 effort.

In April 2021 the subject properties were cleared of the 45-Day Demolition Permit review process, per findings issued by the City's Historical Resources Board (HRB). The HRB concluded that the 8371, 8421, and 8461 Talbert Avenue properties were regarded as

an important and unique remaining vestige of a time when Huntington Beach was home to small family farms whose owners shaped the development of our city...Despite this, however, there appears to be no association of the site with any individual or event of sufficient local, state or national historic significance.<sup>2</sup>

Based on the HRB findings, the City lifted the 45-day demolition postponement, and provided instruction for initiation and approval of a demolition permit, stating:

there appears to be no distinct feature of the properties that could qualify them for historic significance. With this finding, a building permit for demolition may be issued. Each separate property will need a simple site plan showing the footprint of the structures to be removed and include the square footage of area to be demolished.<sup>3</sup>

Despite this finding, the HRB determination and associated 45-day demolition postponement does not preclude the proposed project from CEQA compliance. As a result, in August 2021, an eligibility evaluation was commissioned by the property owner for the 8461 Talbert Avenue property, which similarly concluded that the property was individually ineligible for CRHR listing. The August 2021 findings informed portions of this HRAR. Refer to Appendix A for previous historic property documentation.

## Methodological Approach

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<sup>2</sup> City of Huntington Beach Historical Resource Board, Email communications between Hayden Beckman (City Staff) and Scott Owens (property owner representative), Wednesday April 8, 2020.

<sup>3</sup> Ibid.

The methodological approach undertaken for this HRAR consisted of three major tasks - a site visit / field survey, archival research, and technical analysis. Urbana's Alexandra Baker, MCP, Preservation Planner, completed the site visit in September 2021. The purpose of the site visit was to observe and photograph the subject buildings and the surrounding environs to understand and identify the architectural styles, character-defining features, building alterations and development patterns that characterize the properties. Representative views were captured as part of field survey efforts and are included in Appendix B. Contextual and property-specific research was completed for all three properties to inform eligibility conclusions. Archival research resources included:

- City of Huntington Beach Historic Building Permit Records
- Huntington Beach Library Genealogy Room,
- Huntington Beach Historical Society,
- Orange County, Anaheim, and Santa Ana City Directories,
- Sanborn Fire Insurance Maps for Orange County,
- National Environmental Title Research and USDA historic aerial photography, and
- Local and regional newspapers including *The Santa Ana Register*, *The Garden Grove Daily News*, *The Los Angeles Times*, *The Long Beach Press Telegram*, and *The Santa Clarita Signal*.

This report was prepared by Alexandra Baker, MCP, Preservation Planner, and Wendy L. Tinsley Becker, RPH, AICP, Principal. Ms. Baker meets *The Secretary of the Interior's Professional Qualification Standards* in the discipline of History. Ms. Tinsley Becker meets *The Secretary of the Interior's Professional Qualification Standards for Historic Preservation Professionals* in the disciplines of History and Architectural History, and the draft standards established for Historic Preservation and Land Use / Community Planning. Informed by research findings, Ms. Baker and Ms. Tinsley Becker analyzed the subject properties for historical and architectural significance and eligibility under the criteria of the CRHR and the Local Register. Preparer Qualifications are included in Appendix C.

## II. REGULATORY FRAMEWORK

Discretionary projects proposed at the 8371, 8421, and 8461 Talbert Avenue properties are subject to compliance with the City of Huntington Beach Municipal Code and CEQA. This HRAR is concerned with whether the 8371, 8421, and 8461 Talbert Avenue properties meet the definition of an historical resource pursuant to CEQA, if the buildings qualify for inclusion on the California Register of Historical Resources, and whether the proposed demolition and new construction will cause a significant impact to an historical resource. Salient regulatory framework and significance criteria are outlined below.

### **California Environmental Quality Act (CEQA) and the California Register of Historical Resources (CRHR)**

Pursuant to the CEQA PRC § 21084.1, any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. PRC § 5020.1(q) defines a “substantial adverse change” as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be materially impaired. CEQA requires a Lead Agency to determine if an archaeological cultural resource meets the definition of a historical resource, a unique archaeological resource, or neither. A historical resource is a resource that is listed in, or determined eligible for listing in, the CRHR; included in a local register of historical resources; or is identified as significant in an historic resource survey if that survey meets the criteria specified in PRC § 5024.1(g). A property may be eligible for listing on the CRHR if it is determined to meet one of the following criteria:

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

### **Integrity and the CRHR**

Pursuant to the *California Office of Historic Preservation Technical Assistance Series #6*, integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.<sup>4</sup>

### **City of Huntington Beach Historic Preservation Program**

The City of Huntington Beach municipal code does not include criteria for local historic designation. Instead, for discretionary projects and Mills Act Property Tax Abatement contracts, local properties are evaluated under the CRHR eligibility criteria, adjusting as needed to relate to the history and historic context of Huntington Beach.

The City’s first historical resource survey occurred in 1986 and focused on the historic core. In 2014, the City commissioned a citywide historic resources survey to update and expand upon the 1986 effort. The 2014 survey report serves as a tool for the City to preliminarily identify properties that may be eligible or of concern in the discretionary permit process and protect and preserve these historic resources.

As part of the 2014 survey, the 8371, 8421, and 8461 Talbert Avenue properties were surveyed as individually eligible and were assigned a CRHR Status Code of 3CS, which is defined as “appears

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<sup>4</sup>Office of Historic Preservation Department of Parks and Recreation, *California Office of Historic Preservation, Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)*, <https://ohp.parks.ca.gov/pages/1009/files/technical%20assistance%20bulletin%2009%202011%20update.pdf>.

eligible for California Register as an individual property through survey evaluation.” Each property was identified as significant for its association with the “Wintersburg and Oceanview” theme of the City’s Historic Context Statement. This theme relates to the prevalence of Japanese farm laborers in the early 20<sup>th</sup> century in the Huntington Beach area. The DPR forms prepared for each of the subject properties did not include a statement of significance to substantiate a connection to the Wintersburg and Oceanview theme; further research did not identify a connection.

### III. HISTORICAL & ARCHITECTURAL OVERVIEW

#### Huntington Beach

The area now known as Huntington Beach has been inhabited since 8,000 BP. Huntington Beach was originally occupied by the Tongva people. This group of people was also known as the Gabrielino Indians, a name derived from their association with the San Gabriel Arcangel Mission during the Spanish period. Their land included much of Los Angeles and Orange Counties, including several offshore islands. The Tongva people were one of the most important groups in Southern California, as their influence extended north into the Central Valley and to the southern deserts. They were reported to be one of the wealthiest, most populous, and most powerful ethnic groups in the area. While no structures from this period remain, research has shown that the Gabrielinos lived in brush huts in small villages of approximately 25 to 30 people.<sup>5</sup>

Manuel Nieto, a Spanish soldier, is recognized as the first European settler in the area. In 1784, Nieto received a Spanish land grant of 300,000 acres as a reward for his military service.<sup>6</sup> This area became known as *Bolsa Bluff* during the Spanish period, which dated from about 1770 to 1823. This land became known as *Rancho Santa Gertrudes* and covered most of southern Los Angeles and northern Orange County. On May 22, 1834, *Rancho Las Bolsas* was given to Catarina Ruiz, the widow of Nieto's son. This was a twenty-one square mile area that included the areas which would become Huntington Beach, Westminster, and Garden Grove. After Mexico gained independence from Spain, the rest of *Rancho Santa Gertrudes* was divided into six distinct ranchos by Mexican Governor Jose Figueroa, at the request of Nieto's heirs. To the northwest, Figueroa partitioned six square miles, *Rancho La Bolsa Chica*, and granted the land to Joaquin Ruiz in 1841. Abel Stearns, a trader who emigrated from Massachusetts in 1820, took ownership of *Rancho Las Bolsas* and *La Bolsa Chica* in the 1850s. Stearns had become the largest owner of land and cattle in Southern California. This land transfer occurred after Stearns lent the Nieto

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<sup>5</sup> "City of Huntington Beach Historic Context Statement," City of Huntington Beach, Historic Context & Survey Report, <https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/files/Historic-Context-and-Survey-Report-Final-Draft.pdf>, accessed 2021.

<sup>6</sup> "HB History," City of Huntington Beach California, <https://www.huntingtonbeachca.gov/about/history/>, accessed September 2021.

family money, and they defaulted on their payments. In 1868, the land transferred to the Stearns Rancho Company after Stearns suffered substantial losses due to drought.<sup>7</sup>

The area that would become Huntington Beach began shifting towards agriculture in the late 1840s. The Stearns Rancho Company began selling swampland in the area to settlers, retaining the more valuable mesa land. Settlers were drawn to the area because of the potential for agricultural development. In 1896, the Stearns Company sold the last of their holdings, 17,000 acres of mesa land, to Colonel Bob Northam who grew grain and sold the seed to neighboring farmers and ranchers. Mary and William T. Newland came to the area in 1896 and began farming over 500 acres at the southeast edge of the mesa. The Newlands, with the help of neighbors Samuel and Thomas B. Talbert, began transforming the area into rich agricultural land by cutting canals and ditches into the peat land. Farms began to appear and expand in the 1880s and 1890s, as settlers arrived and established themselves. By the late 1890s, several small farming communities had developed. These included Stanton, Westminster, Talbert, Gothard, Oceanview, and Wintersburg. These communities were established near transportation hubs and away from the flood plains along the river channels and swamps. Wintersburg and Oceanview, as well as the smaller Smeltzer and La Bolsa, were linked by Huntington Beach Boulevard (Beach Boulevard). Wintersburg Avenue (Warner Avenue) connected the communities of Long Beach, Sunset Beach, and Seal Beach with the agricultural lands in Huntington Beach.<sup>8</sup> Celery, sugar beets, and chili peppers became the primary crop to come out of the area. In 1902, Wintersburg was producing over two thousand acres of celery. Sugar beet production began around the turn of the century, with trains of beets being shipped to Anaheim and Santa Ana sugar refineries daily. Wintersburg had at least 1,000 acres of sugar beets alone. The Holly Sugar Company finished construction of a sugar refinery in Huntington Beach in 1911. The refinery drew new residents to the area with the promise of work. The population of Huntington nearly doubled as a result.<sup>9</sup>

United States Federal Census records from 1910 to 1930 reveal a diverse ethnic population in Huntington Beach. There was a high number of immigrant tenant farmers in the area, specifically

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<sup>7</sup> “City of Huntington Beach Historic Context Statement,” City of Huntington Beach, Historic Context & Survey Report, <https://www.huntingtonbeachca.gov/government/departments/planning/environmental-reports/files/Historic-Context-and-Survey-Report-Final-Draft.pdf>, accessed 2021.

<sup>8</sup> Ibid

<sup>9</sup> Huntington Beach Historical Society, “Holly Sugar Company,” June 17, 1975, <https://www.huntingtonbeachca.gov/files/users/library/complete/070813-2.pdf>, accessed September 2021.

workers from Mexico and Japan. These workers were employed on the large family or company run farms in the area. Housing was provided to workers on-site in labor camps, or workers boarded in the small communities of Wintersburg, Oceanview, and Talbert. The living conditions were cramped and dirty, and laborer worked long hours for little pay. Despite these poor conditions, ethnic communities began to grow in the area with the introduction of societies, schools, and churches.

The concept of forming a city at what is now Huntington Beach was first breached by William T. Newland in 1896. Newland, who's farmland was nearby, was contacted by Phil Stanton in 1901. Newland and Stanton, with Senator John Anderson, Colonel S.H. Finely, Simeon Kalisher, and Judson House, formed a syndicate to purchase land from Colonel Bob Northam and develop a town. The vision was to create a west coast version of a resort town, similar to Atlantic City. The syndicate, known as the West Coast Land Company, purchased forty acres from Northam. This area would later become downtown Huntington Beach. However, this venture was short lived. After constructing a pier and pavilion, and establishing a business district, the syndicate ran out of money and was forced to sell to a group of Los Angeles-based businessmen. The company, under new ownership, became The Huntington Beach Company. It was named in the hopes of attracting Henry Huntington and his Pacific Electric Railway to the area. By December of 1903, the city was taking shape. The Huntington Beach Company soon became the principal landowner in the area and constructed the city's early infrastructure in 1904. Electricity, water, and telephone lines were installed, as well as roads, a cemetery, city dump and hotel. A school was planned and nearly all of the lots in the original town site were sold by 1904. In July of that year, the Pacific Electric "Red Car" electric railroad line extended from Long Beach to Huntington Beach and Newport Beach. Ocean Boulevard, the main thoroughfare, graded and oiled, and commercial lots began to appear. Huntington Beach, encompassing an area of 3.57 square miles, was formally incorporated as a city in 1909. The beach and the pier, newly constructed in 1911, became the city's largest tourist attractions. Tourism became just as important to the local economy as agriculture.

The Huntington Beach Oil Field was discovered in 1920, the first of many oil fields discovered in Southern California in the 1920s. This discovery transformed the city, bringing new jobs and new residents to the area. Major oil companies, such as Union and General Petroleum, were drawn to the region. The oil boom years of 1920 to 1922 brought thousands of workers to the city, with the



population growing from 1,600 to 7,000 in just half a year. This rapid population growth led to a decline in farmland as oil wells were built upon it, or the land was developed for housing. This population growth led to the rapid economic development of Huntington Beach. The city's Main Street exploded with new commercial buildings, often built mixed use with apartments on the second floor. The oil industry overtook all other industries in the area. Other businesses, like the Holly Sugar Refinery, La Bolsa Tile Factory, and the Huntington Beach Broom Factory were forced to relocate or shift their operations. The Holly Sugar Refinery switched to oil production as the city increasingly became a one-industry town.

By March of 1942, after the bombing of Pearl Harbor in December 1941, and increasing anti-Japanese sentiment, approximately 250 Japanese residents of Huntington Beach were detained and forced to relocate to War Relocation Centers. Many of these residents were detained at Santa Anita Racetrack before they were transported to relocation camps. Many other Japanese residents were held at the Huntington Beach jail. The houses of Japanese families that had been detained were later occupied by the oil workers. This mass incarceration had a devastating effect on the community, and further, on the agricultural industry which relied on the Japanese American farm workers of the area. Prior to the war, more than half the country's crop production had been produced by Japanese American farmers.

After World War II, Southern California began to grow. However, much of Huntington Beach's land was actively used for oil production, most of it owned by Standard Oil Corporation. Agricultural lands, while waning, still occupied large portions of the area until the 1960s and 1970s. The city, unable to develop further within their limits, continued to annex surrounding areas. This process had started in the mid-1940s and continued through the 1950s and into the 1960s. Many farmers in the surrounding areas supported annexation as it would provide a steadier tax base. By 1960, the city had grown from 3.57 square miles to over 25 square miles. Large housing tracts began popping up, overtaking the former farmland. By the 1970s, Huntington Beach had become the fastest growing city in the continental United States.

### **8371-8461 Talbert Avenue**

Lecrivain Family

Emil Lecrivain was born February 15, 1886, in Sel, France.<sup>10</sup> Emil came to the United States in 1903.<sup>11</sup> He was married to Marie Justine Giraud, who was born in Gap-Haute Alps, France, and came to the United States in 1904.<sup>12</sup> The family moved into their new residence west of Huntington Beach in August of 1917, several months after the construction of their home was completed. Emil was one of the pioneer farmers in the Talbert area, and grew beets, celery, barley, and alfalfa on his land over the years.<sup>13</sup> Mr. Lecrivain was a staple in the area's farming community and was naturalized as an American citizen in 1923.<sup>14</sup> The Lecrivains had two children, Julien and Corine. Julien, married to Donna in 1935, would occupy the 8371 Talbert Avenue property with his family. Julien Lecrivain was employed as a rancher, and later as the Civil Defense Director for Fountain Valley.<sup>15</sup> Mrs. Donna Lecrivain was involved in the school PTA while the couple raised their family in the residence.<sup>16</sup> The couple would have four children, Julien Jr., Donna, Roseanne, Mary.<sup>17</sup> Marie Lecrivain passed away in 1951, and Emil in 1964.<sup>18</sup> The property remains in the Lecrivain family under Mary Langston, granddaughter of Marie and Emil.<sup>19</sup>

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<sup>10</sup> Emil Lecrivain United States Naturalization Record, March 22, 1923. Ancestry.com, accessed September 2021.

<sup>11</sup> 1920 United States Census.

<sup>12</sup> "Marie Lecrivain," Long Beach Press Telegram, July 5, 1951.

<sup>13</sup> "Beets," *Santa Ana Register*, October 12, 1917; "Celery Harvest," *Santa Ana Register*, January 9, 1920; "40 Acres of Barley," *Santa Ana Register*, January 12, 1920; "Alfalfa Crop," *Santa Ana Register*, March 4, 1924.

<sup>14</sup> "Petition for Naturalization," United States, 1923.

<sup>15</sup> Santa Ana City Directory, 1947; "Police Chief, Clerk Quit Fountain Valley," *The Daily News* (Garden Grove), March 4, 1959.

<sup>16</sup> "Ocean View," *Los Angeles Times*, April 21, 1957.

<sup>17</sup> "Julien E. Lecrivain," *The Signal* (Santa Clarita), October 10, 1994.

<sup>18</sup> "Marie Lecrivain Obituary," *Long Beach Press Telegram*, July 5, 1951; "Emil Lecrivain," U.S. Death Index, 1964, ancestry.com.

<sup>19</sup> City of Huntington Beach Zoning Maps.

## 8371 Talbert Avenue

### Construction History

The 8371 Talbert Avenue was constructed in 1935. The single-family Ranch style house was built west of the original 8461 Talbert Avenue property. In November of 1963, Julien Lecrivain applied for a permit to re-roof the dwelling with composition shingles.<sup>20</sup> A 30' x 60' metal building was installed at the property in February of 1976. Julien Lecrivain applied for the permit and Parris Construction installed the structure.<sup>21</sup> In March of 1976, Julien Lecrivain applied for a permit for the demolition of a dwelling and garage.<sup>22</sup> Based on historic aerial images, these structures appear to be the rear outbuildings behind the residence.<sup>23</sup> In November of 1976, Julien Lecrivain applied to remodel the kitchen. In December of the same year, Julien Lecrivain applied for a plumbing permit to make changes to the house sewer.<sup>24</sup> In January 1977, Mr. Lecrivain again applied for a building permit to remodel the kitchen.<sup>25</sup> In November of that year, Lecrivain applied for an electrical permit.<sup>26</sup> In February of 1978, Mrs. Lecrivain applied for a plumbing permit for the house sewer.<sup>27</sup> In July of 1995, Donna Lecrivain applied for a permit for a new roof, using ½" plywood and composition shingles.<sup>28</sup> Many of the windows appear to be vinyl replacements, though research did not indicate when this change occurred. Based on historic aerial photographs, there does not appear to have been any major structural changes to the residence.

### Ranch Style (1935 - 1975)

The popularity of the ranch style home ranged from 1935 to 1975, originating in Southern California. This style of home was one of the small house types built under FHA financing guidelines in the 1940s. The style gained popularity after World War II, becoming the most popular home type in the 1950s and 1960s. These homes, often built as part of large subdivisions, were built in masse during the post war housing boom, especially in the southern, southwestern, and western states. These homes are quite small by today's standards, due to the lingering

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<sup>20</sup> City of Huntington Beach, Building Permit, November 20, 1963.

<sup>21</sup> City of Huntington Beach, Building Permit, February 3, 1976.

<sup>22</sup> City of Huntington Beach, Building Permit, March 8, 1976.

<sup>23</sup> Historic Aerials.com, 1953.

<sup>24</sup> City of Huntington Beach, Plumbing Permit, December 7, 1976.

<sup>25</sup> City of Huntington Beach, Building Permit, January 18, 1977.

<sup>26</sup> City of Huntington Beach, Electrical Permit, November 11, 1977.

<sup>27</sup> City of Huntington Beach, Plumbing Permit, February 21, 1978.

<sup>28</sup> City of Huntington Beach, Building Permit, July 1995.

influence of FHA standards. The homes were originally influenced by the Spanish Colonial style, with large, pitched roofs, private courtyards, and covered, inward-facing porches. Magazines promoted ranch style houses as casual, family-oriented spaces for families after the war. Ranch style homes were seen as middle of the road design wise, and more favorable to home buyers than other modern home designs. By the 1970's, more variation to the simplistic Ranch style homes began to emerge. The 1980s brought a return to two-story homes, and the popularity of the ranch style faded.

### **Current Description**

The 8371 Talbert Avenue dwelling is a one-story single-family ranch style dwelling, constructed in 1935. The residence has an irregular floorplan; the building forms a 'C' shape with a courtyard formed between the front and the rear building masses. This dwelling is clad in stucco and has a cross gable roof with composition shingles. The roofline features exposed rafters in portions of the residence; some of these beams are rectangular, though some, specifically above the porch, are rounded. The building has an asymmetrical façade and is built low to the ground.

The front entryway at the south elevation is off center and sheltered under the main roof of the house. The entryway porch is supported by square wooden beams. The side roofline of the porch has decorative scalloped edging. The entry has a simple paneled wood door with narrow two-pane windows on each side of the door. There are four large double-hung windows with a small transom window below the main window (within the same window frame). These windows are vinyl 12-pane-over-one with a small narrow vinyl window below. There is a paired window below the front roof gable. This window is partially obscured by vegetation but appears to be two vinyl windows with nine-panes-over-one. There is one additional vinyl window with six-panes-over-one. All windows on the front elevation have wood surrounds with extended lintels. The roofline extends past the main residence, over a breezeway and over the garage. The garage has a wood surround, and the door is a metal roll up door. The south elevation that is within the courtyard is sheltered beneath the extended roofline. There is one simple rear door and two double-hung windows.

The east elevation is recessed to form the courtyard. The roof extends past the building to form a sheltered walkway, supported by wood columns, along the edge of the building. The front portion of the east elevation is within the sheltered breezeway. There are two vinyl double-hung windows at

the portion of the elevation within the breezeway. There appears to be a side door at this portion that has been boarded shut. The roof of the breezeway has exposed rafters and a ceiling fan. The recessed portion of the east elevation has a pair of French doors with narrow windows on either side. There are also two medium and two small vinyl windows at this recessed portion. The building extends again at the rear of the dwelling. The rear portion of the east elevation has a large picture window. There is a pergola extending from above this window.

The north elevation, within the courtyard, features multi-pane French doors, with narrow multi-pane windows on each side. This portion of the elevation also includes a separate simple door. The rear portion of the north elevation has four medium double-hung windows, and two medium-sized double-hung windows. The building has two distinct recesses, the largest creating space for a wooden deck at the rear. The north elevation of the garage is mostly obscured by vegetation but includes at least one multi-pane window. The west elevation is impacted by the building's irregular floorplan, creating three distinct sections. The first section, closest to the rear of the property, has two double-hung windows, and a back door that opens to the rear deck. The middle section of the west elevation has one medium and two small double-hung windows. The front section of the west elevation has three pairs of double-hung windows. One of these windows appears to be missing, with the opening filled.

There is a large steel building between 8371 Talbert Avenue and 8421 Talbert Avenue. This rectangular structure is all metal with a gable roof. There is one large metal roll up garage door at the south elevation, and one door at the west elevation. There are no features on the east elevation, and the north elevation was not accessible. There is a large metal cargo container next to the structure. Current views of the building are included in Appendix B.

## 8421 Talbert Avenue

### **Construction History**

The 8421 Talbert Avenue property was constructed in 1948. Two permits were found for the property. In December 1976, Corinne Lecrivain applied for a permit to relocate the garage foundation.<sup>29</sup> This change can be seen by looking at historic aerial photograph; in a 1953 historic aerial, the garage is seen northeast of the residence, as opposed to northwest as it is currently. There was a plumbing permit obtained by Mrs. Lecrivain in February 1978 for a house sewer project.<sup>30</sup> Based on historic aerial photographs and visual observation of existing conditions, there does not appear to have been any substantial physical alterations to the property. Most windows appear to be vinyl replacements, though the date of this change cannot be determined.

### **Minimal Traditional Style (1935 - 1950)**

Into the 1930s and through the 1940s, as a result of the Great Depression and an interest in adapting a more affordable and simple aesthetic at working class dwellings, the exterior of homes was stripped to only the most minimal detailing and form. This design direction was substantially influenced by the federal government's New Deal programming, through the United States Commerce Department led by future President Herbert Hoover. This change in housing was brought on by the 1931 President's Conference for the Design of Residential Neighborhoods (President's Conference) and the establishment of the Federal Housing Administration in 1934.

The 1931 President's Conference convened experts in architecture, planning, residential design, home building, and lending to establish recommendations on reforming the nation's housing system. Primary goals of the conference included: creating a home financing program, improving the quality of moderate and low-income housing and residential districts, and stimulating the building industry. The conference culminated in the creation of a new national priority to lower the cost of American homes while improving their design and efficiency. Financing goals and enforcing quality construction practices were implemented by the Federal Housing Administration (FHA), which, through its approval of properties for mortgage insurance and publication of housing and subdivision standards, instituted a national program that would guide home building

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<sup>29</sup> City of Huntington Beach Building Permit, December 22, 1976.

<sup>30</sup> City of Huntington Beach Plumbing Permit, February 21, 1978.

practices for decades to come. Published in 1936 and revised in 1940, the FHA's Technical Bulletin No. 4, *Principles of Planning Small Houses*, detailed a series of floor plans and features for small houses between one and four bedrooms that offered a "maximum amount of usable space, with as much comfort, convenience, and privacy as possible," all obtained "for a minimum amount of money." This publication affirmed the professional opinions and experience of architects, espousing that the planning of well-designed, livable houses could be achieved through adherence to a few fundamental principles. The simplest FHA design, known as the "FHA minimum house", was designed for a family of three adults or two adults and two children, and measured 534-624 square feet, with a kitchen, living room, two bedrooms, and one bathroom. With an emphasis on enlarging the home to meet user needs, the one-story minimum house could be expanded to accommodate growing families, with aesthetic features and stylistic details similarly tailored to respond to an owner's aesthetic interests via the inclusion of gable or hipped roofs, porches at different facades, exterior wall and roof materials, window types and corresponding adornments, including shutters, awnings, etc. The stylistic classification assigned to these 'minimum' houses built in the 1930s-1940s period is Minimal Traditional.

Loosely based on the Tudor Revival and Colonial Revival style and occasionally designed to feature Modernistic details, Minimal Traditional homes were built in large numbers throughout the country immediately preceding and following World War II. The style reached its peak in popularity by the late 1940s. Typically compact in size and single-story, relative to plan and form, the building type represents a transition between the deep-set bungalows and cottages of the 1910s and 1920s and the horizontally oriented Ranch homes built in the 1950s and 1960s. Minimal Traditional homes were typically built as part of comprehensively constructed residential subdivisions. Minimal Traditional style homes are typically single-story and offer minimal articulations or stylistic enhancement. Character-defining features of the Minimal Traditional style are listed below.

- Roof - low-pitched gabled roof or hipped roof with clipped / boxed eaves and rake, usually there is one front facing gable.
- Exterior Walls - clad in horizontal board siding, stucco, brick veneer, or stone veneer.
- Windows - wood frame with wide one-over-one or multi-lite divide sash pattern, often decorated with fixed wood shutters.

- Porches – small area recessed into the front facade and roofline or formed by addition of a small overhang / roof line extension above a small concrete slab, with or without wood posts and supports.
- Modern articulations – porthole windows, glass block, and curvilinear corners.
- Colonial articulations – horizontal board siding, scalloped edge details, and brick at porches, doorframes, and base or ground floor walls.
- Tudor articulations – gable roofs, secondary dormers or lower gables, stone at feature facades, doorframes, and base or ground floor walls.
- Garages – detached units set back at the rear of the lot or attached single-car units with tilt-up wood door.

### **Current Description**

The 8421 Talbert Avenue residence was built in 1948 and is a one-story single-family Minimal Traditional style dwelling. The dwelling is clad in white stucco with a partial red brick veneer. The residence has a low pitch cross-gable roof with composition shingles and open eaves and exposed rafters. The rafters do not extend beyond the roof edge and the tips are rounded. The main roof is side gable with a double front gable over the front entryway. The front gables have a decorative lattice work at the peak of the roofline. The south (front) elevation has a broad partial width covered front porch. The front porch has scalloped edging along the top, near the roofline, and latticed support columns. The porch floor is made of red brick, matching the partial veneer and the exposed exterior chimney on the east elevation. Left-to-right there is a small double-hung window, a pair of medium-sized double-hung windows, a small double-hung window set into the west elevation adjacent to the front door, and two large sliding windows. The front entrance is a simple panel wood door. The partial brick veneer extends around the corner to the front portion of the east elevation. There is an exposed exterior brick chimney at this elevation. On either side of the chimney is a vinyl double-hung window. A carport is attached at this elevation. The main dwelling roof extends to cover the carport and is supported by wooden columns with brick bases. This portion of the roofline includes the decorative scalloped edging and exposed rafters, matching the front porch. This extended roof extends to the recessed portion of the dwelling, creating a covered side entryway leading to a simple side door. At the recessed massing of the dwelling, there is one large sliding window, one large bay window, and two double-hung vinyl windows. A low



brick wall extends from one carport column to create a small rear patio space with brick flooring. The north elevation has two vinyl double-hung windows, and a small vinyl single-pane window. This elevation features an exposed exterior brick chimney. Part of this elevation is recessed slightly to create a covered rear entryway supported by one wood column. There is a simple wood rear door with a small concrete landing next to a wood covered cellar entrance. The west elevation is partially obscured by mature trees and shrubs. There is minimal detailing on this elevation. There are at least six double-hung vinyl windows of various sizes.

There are two outbuildings associated with this residence. The first outbuilding is a garage with a gable roof with exposed rafters and clad in white wood siding. The building has one small four-pane window, one plain wood door and two wood slate garage doors with a basketball hoop attached to the roofline on the east elevation. The south elevation has one small four-pane window with wood surround. The west elevation has two single-pane windows with wood surrounds, one wood panel sliding door, and another wood door. There is also a small roof covering over the doorway at this elevation, covered by a small roof overhang. The north elevation has one small window, one wood door, and a medium sized six-pane window. The second outbuilding is clad in vertical wood siding and a partial red brick veneer. The roof is hipped, clad in composition shingles, and has exposed rafters. A square interior chimney made of red brick is visible. The south elevation has four double-hung windows with a metal screen door between. The east elevation has two double-hung windows. The north elevation has two small double-hung windows, both of which appear to be missing panes of glass and are boarded shut. This elevation also features a rear doorway, which has also been boarded shut. The west elevation is obscured by brush; however, there is at least one double-hung window. Current views of the building are included in Appendix B.

## 8461 Talbert Avenue

### Construction History

The 8461 Talbert Avenue residence was constructed in 1917, sometime between January and August of that year.<sup>31</sup> <sup>32</sup> One permit for the residence was found; in January 2004, Corine Lecrivain applied for a permit to upgrade the electrical panel to 100 amps.<sup>33</sup> Based on historic aerial photographs and visual observation of existing conditions, there does not appear to have been any substantial physical alterations to the property. Most windows appear to have been replaced with vinyl double-hung windows. The roofing was also likely replaced with composition shingles, though the date is unknown. In November of 1941, the *Santa Ana Register* reported that a permit was granted for the addition of a living room at the home of Emil J. Lecrivain.<sup>34</sup> This addition was likely to the rear of the residence. However, it is possible the article is referring to 8371 Talbert Avenue which had been constructed on the property in 1935. Historic aerials from this time, or before, are not available.

### Craftsman Style (1890 - 1930)

The Craftsman architectural style was popular from 1900 to 1920. This style was influenced by the English Arts and Crafts movement and emphasized handcrafted products over machine-made details in reaction to the profusion of the mass-manufactured ornamentation of the Victorian styles. The movement embodied every aspect of residential design from furniture to the bucolic setting of one's own yard, to the art pottery and the wallpaper that decorated house interiors. Popular literature, examples of which include, *The Craftsman*, *Ladies Home Journal*, *Bungalow Magazine*, and *House Beautiful*, distributed the movement's ideals to the middle class. The Craftsman style had broad boundaries that were further defined by regional tastes and interests. Craftsman-style design was popular nationwide, but flourished in California, because the mild climate allowed for an integration of interior and exterior spaces, as exemplified by large porches and balconies. In California, the Craftsman style often incorporated varying influences, including California's Mission tradition, Shingle style, as well as Middle Eastern and Asian influences.

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<sup>31</sup> "Emil Lecrivain and family," *Santa Ana Register*, August 1, 1917.

<sup>32</sup> "Numerous Notes of The Talbert Section," *Santa Ana Register*, January 24, 1917.

<sup>33</sup> City of Huntington Beach Electrical Permit, January 12, 2004.

<sup>34</sup> "Permits," *Santa Ana Register*, November 18, 1941.

The style is often associated with and applied to bungalows—low one-story houses with large front porches. However, ornamentation in other styles, such as Queen Anne and Classical Revival, has often been applied to the bungalow house form. The California version of a bungalow was usually a one-story detached house. However, variations on this norm included bungalow courts (several houses around a courtyard) and houses with an inhabitable attic. Consistent plan features include the entrance directly into the living room with no parlor and a large kitchen. Many had sleeping porches, breakfast nooks, and inglenooks (or fireplace seats). Bungalows were usually constructed on small- to medium-sized lots. Many two-story houses were designed with Craftsman features, such as the large front porch, natural materials, and interior plan. Other character-defining features of the style include wide overhanging eaves, exposed rafters and purlins, massive piers, porches that connect interior and exterior rooms, gabled roofs, dormers, and solid balustrades. Nationwide, the style often employed materials such as fieldstone, regular and clinker brick. However, like other styles used in the survey area, the majority of Craftsman-style residence are wood frame with either wood siding or an applied stucco exterior finish.

### **Current Description**

The original residence, built in 1917, was 8461 Talbert Avenue. This residence was built in the Craftsman style at the northwest corner of Talbert Avenue and Newland Street. The residence has a rectangular plan and asymmetrical composition. The dwelling features a low-pitched cross gable roof with composition shingles and decorative beams. There is also decorative extra stickwork at the gable of the porch roof and main roofline. The walls are clad in horizontal wood clapboard siding. The south (front) elevation is symmetrical with a partial width front porch. The porch has a gable roof, supported by square columns, and a heavy wood railing, scored concrete floor, and brick steps. The paneled wood front door has a six-pane window insert and a simple wood surround with extended lintel. There are vinyl double-hung windows with extended lintels and projecting subsills on either side of the front door. The south elevation is largely obscured from view of the right of way by mature trees and hedges.

The east elevation features two twin masses with a gabled roofline and decorative beams. The building is recessed between these masses to create a small side porch with a side entrance. The left massing has a short sixteen-pane window with a wood surround and extended lintels. On either

side of this window is a vinyl double-hung window with extended lintels. There is a small set of brick steps leading to the side porch, and a simple wood pergola above. The side porch is made of scored concrete to match the front porch. There is a paired vinyl double-hung window at this recessed elevation, and a side entry door which is paneled with a six-pane window to match the front door. Grape vines grow over the pergola, creating cover for the side porch. The right massing has a pair of vinyl double-hung windows with wood surrounds and extended lintels. In addition to decorative beams at the roofline, there is extra decorative stickwork in the gable, similar to the front elevation. A small square interior chimney with brick detailing can also be seen from this elevation. The north (rear) elevation has minimal elements. There are two vinyl double-hung windows with wood surrounds and extended lintels to match the rest of the residence. One window appears to have been infilled; there is a rectangular feature in the wall next to the rear door. The rear door is plain with one large window and a wood surround. There is a small concrete rear entryway with concrete steps. The roofline has exposed beams, matching the rest of the residence. There is a cellar entrance at this elevation. The west elevation is largely obscured by mature trees. This elevation has four medium-sized vinyl double-hung windows and three small vinyl double-hung windows, all with extended lintels and wood surrounds. There is a rectangular exterior masonry chimney with brick detailing at this elevation. The exposed beams at the roofline extend to this elevation.

There is a simple corrugated metal shed at the rear of the property. The structure has been reinforced with wood and has simple wood double doors at the front but has no other distinguishing features.

Current views of the building are included in Appendix B.

## V. CRHR ELIGIBILITY FINDINGS

### 8371 Talbert Avenue

#### CRHR Criterion 1

The 8371 Talbert Avenue property was constructed in 1935. It was the second residence built on the Lecrivain property. At the time of construction, the surrounding area was still largely rural and undeveloped. Historic aerial photographs from 1953 shows that much of the surrounding area was open land, with a few single-family residences in the vicinity.<sup>35</sup> However, this residence falls well outside the period of significance for the theme of “Early Settlement and Agricultural Development.” The City of Huntington Beach Historic Context Statement lists the period of significance as 1848 to 1919, eighteen years before construction of 8371 Talbert Avenue. In the 1930s, around the time of construction, Huntington Beach was experiencing rapid population growth due to the oil boom. The city was expanding rapidly, and farmland was being replaced by housing for oil workers. The construction of a small rural family home was outside of the development trends seen at the time in Huntington Beach. There is no evidence that the property was involved with or influenced by the rapid growth caused by the oil boom seen elsewhere in Huntington Beach.

The subject property was found eligible for listing in the California Register of Historical Resources in 2014 and given a 3CS status code. The property was found eligible as part of the “Wintersburg and Oceanview (1880s-1941)” theme of the Historic Context Statement. However, the associated DPR form does not include a significance statement identifying why the property was identified under this theme. The “Wintersburg and Oceanview” theme describes the agricultural development of the Wintersburg and Oceanview areas and the subsequent establishment of a Japanese community in the area. The area developed through the cultivation of celery, sugar beet, and chili pepper crops. Japanese farmers and laborers played a pivotal role in this development and expansion. Several labor camps formed in the area for farm laborers, including one in Talbert. By the early 1900s large numbers of Japanese farmer settled in the area

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<sup>35</sup> Historic Aerials.com, 1953.

and institutions such as schools and churches were established. Property types associated with this theme include:

- Tenant Properties
- Warner Baptist Church
- Buildings associated with packing or shipping produce near the rail line
- 1904 Japanese Mission
- 1910 Japanese Presbyterian Church
- 1934 Japanese Presbyterian Church
- Furuta Home, Barn, ponds and gardens
- Goshinsha Mutual Confidence Company Bunkhouse
- Single family residential buildings from 1890-1910

The subject property does not fall into any of the above associated property types. While it is possible the Lecrivain farm property was worked by Japanese laborers, there is also no evidence to support this claim. Based on additional research conducted for this study, 8371 Talbert Avenue does not appear to meet the criteria established by the survey for eligibility under the Wintersburg and Oceanview theme. Research does not show that the construction of the 8371 Talbert Avenue property influenced development in the area, or that it is associated with or representative of development at that time. Therefore, the property is not eligible under Criterion 1.

## **CRHR Criterion 2**

The 8371 Talbert Avenue residence was constructed as a residence for Julien Lecrivain, son of Marie and Emil Lecrivain, and his wife Donna.<sup>36</sup> Julien Lecrivain was employed as a rancher, and later as the Civil Defense Director for Fountain Valley.<sup>37</sup> Mrs. Lecrivain was involved in the school PTA while the couple raised their family in the residence.<sup>38</sup> While the Lecrivains were one of the original Talbert families, their small family farm was outside of Huntington Beach's original borders, and never rose to the significance of larger agricultural holding in the area. Further, the 8421 Talbert Avenue was not the family's residence during their early farming years in the area.

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<sup>36</sup> "Housewarming," *Santa Ana Register*, December 24, 1935.

<sup>37</sup> *Santa Ana City Directory*, 1947; "Police Chief, Clerk Quit Fountain Valley," *The Daily News* (Garden Grove), March 4, 1959.

<sup>38</sup> "Ocean View," *Los Angeles Times*, April 21, 1957.

Julien and Donna, while involved in the community, did not rise to the level of significance necessary to find the residence eligible. The residence was not identified as significant for an association with important people in the 2014 survey. The 8371 Talbert Avenue is therefore not eligible for listing under Criterion 2.

### **CRHR Criterion 3**

The subject property is a simple example of a Ranch style dwelling. The residence is a one-story single-family home, constructed in 1935. The dwelling does exhibit elements of Ranch style architecture, including a low-pitched cross-gable roof, an attached garage, and a front porch sheltered under the roof of the main house. Other features such as the broad, low shape, and the multiple light picture windows mark this dwelling as a Ranch style home. However, the subject property is one of many Ranch style residences built in Southern California between the 1930s and 1970s. The residence does not exhibit high-quality of materials, elaborate workmanship, or complexity of design. The dwelling does not exhibit the unique elements or high-quality artistic qualities needed to render the property eligible for its architectural merit.

The architect of the 8371 Talbert Avenue property could not be found through research. The property cannot be made eligible for its association with a known architect.

The 8371 Talbert Avenue property is not eligible for listing under Criterion 3.

### **CRHR Criterion 4**

The 8371 Talbert Avenue property was found ineligible under Criterion 4 as further study of the property would not be likely to yield information important to local, regional, state, or national history.

## 8421 Talbert Avenue

### CRHR Criterion 1

The 8421 Talbert Avenue was the third residence built on the property. The dwelling was built in 1948. At the time of construction, the surrounding area was still largely rural and undeveloped. Historic aerial photographs from 1953 shows that much of the surrounding area was open land, with a few single-family residences in the vicinity.<sup>39</sup> However, this residence falls well outside the period of significance for the theme of “Early Settlement and Agricultural Development.” The City of Huntington Beach Historic Context Statement lists the period of significance as 1848 to 1919, over thirty years before construction of 8421 Talbert Avenue.

Soon after construction in 1948, the surrounding area would begin to change. By 1963, a single-family tract subdivision had been constructed across the street from the residence. The construction of a small rural family home was outside of the development trends seen at the time in Huntington Beach.

The subject property was found eligible for listing in the California Register of Historical Resources in 2014 and given a 3CS status code. The property was found eligible as part of the “Wintersburg and Oceanview (1880s-1941)” theme of the Historic Context Statement. However, the associated DPR form does not include a significance statement identifying why the property was identified under this theme. The “Wintersburg and Oceanview” theme describes the agricultural development of the Wintersburg and Oceanview areas and the subsequent establishment of a Japanese community in the area. The area developed through the cultivation of celery, sugar beet, and chili pepper crops. Japanese farmers and laborers played a pivotal role in this development and expansion. Several labor camps formed in the area for farm laborers, including one in Talbert. By the early 1900s large numbers of Japanese farmer settled in the area and institutions such as schools and churches were established. Property types associated with this theme include:

- Tenant Properties
- Warner Baptist Church

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<sup>39</sup> Historic Aerials.com, 1953.



- Buildings associated with packing or shipping produce near the rail line
- 1904 Japanese Mission
- 1910 Japanese Presbyterian Church
- 1934 Japanese Presbyterian Church
- Furuta Home, Barn, ponds and gardens
- Goshinsha Mutual Confidence Company Bunkhouse
- Single family residential buildings from 1890-1910

The subject property does not fall into any of the above associated property types and was constructed outside of the period of significance. While it is possible the Lecrivain farm property was worked by Japanese laborers, there is also no evidence to support this claim. Based on additional research conducted for this study, 8421 Talbert Avenue does not appear to meet the criteria established by the survey for eligibility under the Wintersburg and Oceanview theme. There is no evidence that the construction of the 8421 Talbert Avenue property influenced development in the area, or that it is associated with or representative of development at that time. Therefore, the property is not eligible under Criterion 1.

### **CRHR Criterion 2**

The 8421 Talbert Avenue residence appears to have been constructed as a new residence for Marie and Emil Lecrivain, and later their daughter Corine. Marie Lecrivain is first reported to be living in the residence in 1950.<sup>40</sup> In subsequent years both Emil and Corine are shown to be occupying the residence. Both Marie and Emil are shown to have lived in the residence until their death.<sup>41</sup> While the Lecrivains were one of the original Talbert families, their small family farm was outside of Huntington Beach, and never rose to the significance of larger agricultural holding in the area. Further, the 8421 Talbert Avenue was not the family's residence during their early farming years in the area. The residence was not identified as significant for an association with important people in the 2014 survey. The 8461 Talbert Avenue is therefore not eligible for listing under Criterion 2.

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<sup>40</sup> 1950 U.S. Voter Registration.

<sup>41</sup> "Marie Lecrivain Obituary," Long Beach Press Telegram, July 5, 1951; Emile J. Lecrivain, U.S. Death Index, 1964.

### **CRHR Criterion 3**

The subject property is a simple example of a Minimal Traditional style dwelling. The residence is a one-story single-family home, constructed in 1948. The dwelling does exhibit elements of Minimal Traditional architecture, including a low-pitched gable-and-wing roof, minimal architectural details, and a narrow porch formed by a roofline extension. Other features, such as the stucco siding and scalloped roofline detailing mark this dwelling as a Minimal Traditional home. However, the subject property is one of many Minimal Traditional residences built in Southern California in the 1930s and 1940s. The residence does not exhibit high quality of materials, elaborate workmanship, or complexity of design. The dwelling does not exhibit the unique elements or high-quality artistic qualities needed to render the property eligible for its architectural merit. The architect of the 8421 Talbert Avenue property could not be found through research. The property cannot be made eligible for its association with a known architect. The 8421 Talbert Avenue property is not eligible for listing under Criterion 3.

### **CRHR Criterion 4**

The 8421 Talbert Avenue property was found ineligible under Criterion 4 as further study of the property would not be likely to yield information important to local, regional, state, or national history.

## 8461 Talbert Avenue

### **CRHR Criterion 1**

The residence at 8461 Talbert Avenue was constructed in 1917 and is the original dwelling on the property. The property was built outside of the city limits of Huntington Beach. At the time of construction, the land surrounding the residence was unincorporated farmland in Orange County. Emil Lecrivain, the original owner, produced beets, celery, barley, and alfalfa at the associated farmland. These were common crops during the agricultural period in Orange County. The agricultural period in Orange County began in the late 1840s, experiencing a boom in the 1890s. While the Lecrivain farm was one of the first on Talbert Avenue, the residence was not constructed until several decades after agriculture reached its peak in the 1890s. The farm was relatively small compared to the larger land holdings found around Orange County at the time. The property did not influence, and was not part of, the main agricultural boom of the 1890s in Orange County. The 8461 Talbert Avenue property is representative of the agricultural history of the area, but it is not a significant representation of this period.

The City of Huntington Beach Historic Context Statement includes a theme on “Early Settlement and Agricultural Development” with the period of significance listed as 1848 to 1919. The 8461 Talbert Avenue property falls within this period of significance; however, the Historic Context clarifies that residential buildings within this theme have a period of significance of 1848 to 1901. The character defining features of residences within this theme are two-stories, wood framed, Queen Anne style, typically set within 160-acre plots of land, and setback from the main road. The subject property was constructed sixteen years after the period of significance and does not have many of the character-defining features.

The development of Huntington Beach at the time of construction, 1917, had begun to shift away from agriculture and towards the construction of single-family homes for factory workers. Industries, such as the newly constructed sugar refinery, were at the forefront of development, rather than small-scale farms such as the subject property.

The residence was largely separated from the City of Huntington Beach’s development patterns until after World War II. The area around the subject property remained largely agricultural in

nature until after the war when the area began to be redeveloped for housing and shopping centers. At this time Huntington Beach and Orange County in general began to expand with a growing population. The City of Huntington Beach annexed the area in 1971 and the once-rural outskirts became overtaken by single family homes and commercial spaces. Agricultural land rapidly disappeared.

The subject property was found eligible for listing in the California Register of Historical Resources in 2014 and given a 3CS status code. The property was found eligible as part of the “Wintersburg and Oceanview (1880s-1941)” theme of the Historic Context Statement. However, the associated DPR form does not include a significance statement identifying why the property was identified under this theme. The “Wintersburg and Oceanview” theme describes the agricultural development of the Wintersburg and Oceanview areas and the subsequent establishment of a Japanese community in the area. The area developed through the cultivation of celery, sugar beet, and chili pepper crops. Japanese farmers and laborers played a pivotal role in this development and expansion. Several labor camps formed in the area for farm laborers, including one in Talbert. By the early 1900s large numbers of Japanese farmer settled in the area and institutions such as schools and churches were established. Property types associated with this theme include:

- Tenant Properties
- Warner Baptist Church
- Buildings associated with packing or shipping produce near the rail line
- 1904 Japanese Mission
- 1910 Japanese Presbyterian Church
- 1934 Japanese Presbyterian Church
- Furuta Home, Barn, ponds and gardens
- Goshinsha Mutual Confidence Company Bunkhouse
- Single family residential buildings from 1890-1910

The subject property does not fall into any of the above associated property types. While it is possible the Lecrivain farm property was worked by Japanese laborers, there is also no evidence to support that claim. Based on additional research conducted for this study, 8461 Talbert Avenue

does not appear to meet the criteria established by the survey for eligibility under the Wintersburg and Oceanview theme. 8461 Talbert Avenue is outside of the period of significance for residential buildings within the “Early Settlement and Agricultural Development” context. The subject property does not fit within the development patterns found within the City of Huntington Beach at the time of construction and does not appear to meet the criteria for inclusion within the “Wintersburg and Oceanview” theme. Therefore, the property does not appear to be significant under Criterion 1.

### **CRHR Criterion 2**

The 8461 Talbert Avenue subject property was made for and occupied by Emil and Marie Lecrivain in 1917. The Lecrivains were one of the original farming families in the area and the property remained in the family for many years. While Emil Lecrivain was one of the early famers to the area, there is no evidence to suggest that he, or his family, was demonstrably important within a local, state, or national historic context. The Lecrivain property was established well after agriculture in Huntington Beach reached its peak in the 1890s, and Lecrivain’s farm was relatively small compared to others within the Orange County region. The residence was not identified as significant for an association with important people in the 2014 survey. The 8461 Talbert Avenue property is therefore not eligible for listing under Criterion 2.

### **CRHR Criterion 3**

The subject property is a minimal example of a Craftsman style dwelling. The residence is a one-story bungalow, constructed in 1917 and used as a family farmhouse. The dwelling does exhibit elements of Craftsman architecture, including a low-pitched cross gable roof with decorative beams, a partial width porch with square columns, and extra stickwork at the gables. Other features such as the wood clapboard exterior wall cladding, extended lintels around the windows, and the exterior masonry chimney also mark this dwelling as a Craftsman home. However, the subject property is one of many small Craftsman residences built in Southern California during the 1900s and the 1910s. The residence does not exhibit high-quality of materials, elaborate workmanship, or complexity of design. The dwelling does not exhibit the unique elements or high-quality artistic qualities needed to render the property eligible for its architectural merit.

The architect of the 8461 Talbert Avenue property could not be found through research. The property cannot be eligible for its association with a known architect. The 8461 Talbert Avenue property is not eligible for listing under Criterion 3.

**CRHR Criterion 4**

The 8461 Talbert Avenue property was found ineligible under Criterion 4 as further study of the property would not be likely to yield information important to local, regional, state, or national history.

## VI. REGULATORY CONCLUSIONS

### Historical Resource Interpretations

Urbana opines that the subject properties at 8371, 8421, and 8461 Talbert Avenue are individually ineligible under all CRHR criteria. No information was identified to substantiate their association with the “Wintersburg and Oceanview” historic context asserted in 2014 reconnaissance survey documentation. The buildings were owned by the Lecrivain Family, one of the original farm families of the area. The Lecrivain family were farmers at a time when the main economic force of Huntington Beach was agriculture. However, soon after the construction of the first residence, 8461 Talbert Avenue, in 1917, the area began to shift towards industrial production and the oil industry. The subsequent dwellings, 8371 and 8421 Talbert Avenue, were constructed during periods of rapid growth and change within Huntington Beach. These small single-family homes built outside of Huntington Beach’s core do not exemplify or represent the growth and development that was happening elsewhere in the area. The dwellings are minimal representations of their respective architectural styles. While minimal alterations have occurred, the dwellings are not exceptional examples of design or workmanship.

#### **8371 Talbert Avenue**

The subject property was constructed in 1935 as a small single-family home outside of Huntington Beach. Review of past survey efforts, permit records, newspaper articles, genealogical research, and historic aerials were all utilized to research the property’s construction year, architect, historical associations, ownership, and construction history. Based on this research and a site visit conducted for this report, the 8371 Talbert Avenue property does not appear eligible under the criteria of the CRHR. As a result, the property does not qualify as an historical resource pursuant to CEQA Guidelines Section 15064.5.

#### **8421 Talbert Avenue**

The subject property was constructed in 1948 as a small single-family home outside of Huntington Beach. Review of past survey efforts, permit records, newspaper articles, genealogical research, and historic aerials were all utilized to research the property’s construction year, architect, historical associations, ownership, and construction history. Based on this research and a site visit conducted

for this report, the 8421 Talbert Avenue property does not appear eligible under the criteria of the CRHR. As a result, the property does not qualify as an historical resource pursuant to CEQA Guidelines Section 15064.5.

### **8461 Talbert Avenue**

The subject property was constructed in 1917 as a small farmhouse in the Talbert area outside of Huntington Beach. Review of past survey efforts, permit records, newspaper articles, genealogical research, and historic aerials were all utilized to research the property's construction year, architect, historical associations, ownership, and construction history. Based on this research and a site visit conducted for this report, the 8461 Talbert Avenue property does not appear eligible under the criteria of the CRHR. As a result, the property does not qualify as an historical resource pursuant to CEQA Guidelines Section 15064.5.

### **Proposed Project Description**

As part of the proposed project, the 8371, 8421, and 8461 Talbert Avenue properties are intended for demolition and redevelopment to construct 34 attached townhome units, two to three stories in height and ranging in size between 1,258 and 1,846 square feet. All proposed units will include attached, two car garages. All proposed units will be for-sale, with five designated as moderate-income affordable. The proposed townhomes will be designed in a Neo-Spanish Eclectic aesthetic described by the developer as the Santa Barbara architectural style.

### **Impacts and Mitigation**

The 8371, 8421, and 8461 Talbert Avenue properties do not meet the definition of an historical resource. Discretionary projects, including the currently proposed demolition and new construction, would not result in an impact to historical resources. As no impacts to historical resources have been identified, no mitigation measures have been stipulated or required as part of this HRAR.



## Appendix A. Previous Documentation



#	APN	Address	Land Use	Year Built	Status Code
123	023-084-06	1121 Park St	Single Family Dwelling	1957	3CS
124	023-062-07	1817 Park St	Single Family Dwelling	1925	5S2
125	024-131-15	509 Pecan Ave	Single Family Dwelling	1915	3CS
126	024-131-12	519 Pecan Ave	Single Family Dwelling	1905	3CS
127	024-104-07	712 Pecan Ave	Multi Family Dwelling	ca. 1930	5S2
128	178-242-07	16812 Sims St	Multi Family Dwelling	1923	3CS
129	165-311-35	7792 Speer Ave	Single Family Dwelling	ca. 1915	3CS
130	165-311-16	7942 Speer Ave	Commercial	1922	3CS
131	167-531-24	8371 Talbert Ave	Multi Family Dwelling	1935	3CS
132	167-531-23	8375 Talbert Ave 8421 Talbert Ave	Multi Family Dwelling	1948	3CS
133	167-531-23	8375 Talbert Ave 8461 Talbert Ave	Multi Family Dwelling	1916	3CS
134	024-147-09	414 Walnut Ave 412 Walnut Ave	Commercial	1926	5S1/7N1
135	024-153-25	513 Walnut Ave	Commercial	1904	1S/5S1
136	111-021-18	7360 Warner Ave	Religious Building	1906-1907	3S/5S1
137	111-021-18	7386 Warner Ave	Single Family Dwelling	1910	3S/5S1
138	111-372-06	7622 Warner Ave	Religious Building	1910	3S
139	111-372-06	7622 Warner Ave	Manse	1910	3S
140	111-372-06	7622 Warner Ave	Religious Building	1934	3S/5S1
141	111-372-07	7642 Warner Ave	Single Family Dwelling	ca. 1912	3S

<b>State of California - The Resources Agency</b>		Primary #
<b>DEPARTMENT OF PARKS AND RECREATION</b>		HRI #
<b>PRIMARY RECORD</b>		Trinomial
		<b>NRHP Status Code</b> 3CS
Survey #	Other Listings	Reviewer
DOE #	Review Code	Date

Page 1 \*Resource Name or # (Assigned by Recorder) 8371 Talbert Avenue

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  unrestricted **\*a. County** Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5'Qua** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ **R** \_\_\_\_\_ **1/4 of** \_\_\_\_\_ **1/4 of Se** \_\_\_\_\_ **B.M** \_\_\_\_\_

c. Address 8371 Talbert Avenue City: Huntington Beach Zip 92647

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

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 167-531-24

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

The building located at 8371 Talbert Avenue is a one-story single-family residence constructed in 1935 in the Ranch style. Since its construction it has been converted into a multiple family property. It is located on the north side of Talbert Avenue and faces south. The building has an irregular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in smooth stucco. It is covered by a low pitched side gable roof with a front gable extension. The roof is clad with composition shingles and the eaves are moderately overhanging and open with exposed rafter tails. Additional features include two interior brick chimneys located at the southern and northern roof slopes. At the south-facing façade a concrete walkway and steps lead to a partial-width porch. The primary entry is located on the porch. The porch is sheltered by an extended shed roof and supported by squared wood posts. The entry itself consists of a single wood paneled door. There are five windows on the façade; they consist of double-hung vinyl-sash windows and one vinyl sash tripartite window. Other windows throughout the building are consistent with those observed on the façade. Landscaping elements include a front lawn with mature trees and shrubs near the façade exterior. Other elements of this property include: a wood post perimeter fence, a concrete driveway to the east, two car garage to the east, and a secondary building located in the northeast portion of the parcel. Alterations include the replacement of the original windows. The building is in good condition.

**\*P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

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

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



**P5b. Description of Photo:**

(View, date, accession #)

View looking north at façade, 5/2009.

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric

Both

1935 Orange County Tax Assessor

**\*P7. Owner and Address:**

Mary Langston

8371 Talbert Avenue

Huntington Beach, CA 92646

**\*P8. Recorded by:**

Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

**\*P9. Date Recorded:** 8/1/2009

**\*P10. Survey Type:** (Describe)

Survey - Reconnaissance

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

Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

DPR 523A (01/04) \*Required Information

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

Primary #  
HRI #

Page 2

\*NRHP Status Code 3CS

\*Resource Name or #: (Assigned by Recorder) 8371 Talbert Avenue

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

Update



View looking northwest at the primary façade.



View looking north at the two-car garage and secondary building.



DPR 523L (01/95)

\*Required Information



<b>State of California - The Resources Agency</b>		Primary #
<b>DEPARTMENT OF PARKS AND RECREATION</b>		HRI #
<b>PRIMARY RECORD</b>		Trinomial
		<b>NRHP Status Code</b> 3CS
Survey #	Other Listings	Reviewer
DOE #	Review Code	Date

Page 1 \*Resource Name or # (Assigned by Recorder) 8421 Talbert Avenue

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  unrestricted **\*a. County** Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5'Qua** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ **R** \_\_\_\_\_ **1/4 of** \_\_\_\_\_ **1/4 of Se** \_\_\_\_\_ **B.M** \_\_\_\_\_

c. Address 8421 Talbert Avenue City: Huntington Beach Zip 92647

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

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 167-531-23

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

The building located at 8421 Talbert Avenue is a one-story single-family residence constructed in 1948 in the Minimal Traditional style. Since its construction it has been converted into a multiple family property. It is located on the north side of Talbert Avenue and faces south. The building has an irregular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in smooth stucco and brick. It is covered by a low pitched side gable roof, with front gable extensions. The roof is clad with composition shingles. The eaves are moderately overhanging and open with exposed rafter tails. Additional features include one interior brick chimney located at the east elevation. At the south-facing façade a concrete walkway and steps lead to a partial width porch. The primary entry is located on the porch. The porch it is sheltered by an extended shed roof, and is supported by squared wood lattice posts. The entry itself consists of a single wood paneled door. There are five windows on the façade, they are symmetrically spaced and consist of double-hung wood-sash windows and aluminum-sash sliding windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping elements include a front yard with mature trees and shrubs near the façade exterior. Other elements of this property include: a wood post perimeter fence, a concrete driveway to the west and a secondary building located in the northeast portion of the parcel. Alterations include the replacement of some of the original windows and modifications to the roofline. The building is in good condition.

**\*P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

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

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



**P5b. Description of Photo:**

(View, date, accession #)

View looking north at façade, 5/2009.

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric

Both

1948 Orange County Tax Assessor

**\*P7. Owner and Address:**

Mary Langston

8371 Talbert Avenue

Huntington Beach, CA 92646

**\*P8. Recorded by:**

Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

**\*P9. Date Recorded:** 8/1/2009

**\*P10. Survey Type:** (Describe)

Survey - Reconnaissance

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

Huntington Beach Historic Architectural Survey Update 2008-2009, Updated 2014

**\*Attachments:**  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List): \_\_\_\_\_

DPR 523A (01/04) \*Required Information

State of California - The Resources Agency  
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Primary #  
HRI #

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\*NRHP Status Code 3CS

\*Resource Name or #: (Assigned by Recorder) 8421 Talbert Avenue

Recorded By Jennifer Krintz & Nicole Collum

Date: 8/1/2009

Continuation

Update



View looking northwest at the primary façade.



View looking north at the two-car garage and secondary building.



DPR 523L (01/95)

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<b>State of California - The Resources Agency</b>		Primary #	
<b>DEPARTMENT OF PARKS AND RECREATION</b>		HRI #	
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		<b>NRHP Status Code</b> 3CS	
Survey #	Other Listings	Reviewer	Date
DOE #	Review Code		

Page 1 \*Resource Name or # (Assigned by Recorder) 8461 Talbert Avenue

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  unrestricted **\*a. County** Orange

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5'Qua** \_\_\_\_\_ **Date** \_\_\_\_\_ **T** \_\_\_\_\_ **R** \_\_\_\_\_ **1/4 of** \_\_\_\_\_ **1/4 of Se** \_\_\_\_\_ **B.M** \_\_\_\_\_

c. Address 8461 Talbert Avenue City: Huntington Beach Zip 92647

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

e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN: 167-531-23

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

The building located at 8461 Talbert Avenue is a one-story single-family residence constructed in 1916 in the Craftsman style. Since its construction it has been converted into a multiple family property. It is located on the north side of Talbert Avenue and faces south. The building has a nearly rectangular shaped plan and a concrete foundation. It has a wood framed structural system and an exterior clad in flush horizontal wood board siding. It is covered by a moderately pitched cross gable roof with multiple front gable extensions. The entire roof system is clad with composition shingles and the eaves are moderately overhanging and open with exposed rafter tails. Additional features include two interior brick chimneys located at the southwestern and center roof slopes. The primary entry is located at the south-facing façade on a partial-width porch. The porch is sheltered by an extended dropped front gable roof and is supported by squared wood posts. The entry itself consists of a single wood and glass paneled door. There are four visible windows on the façade; they consist of double-hung wood-sash windows. Other windows throughout the building are consistent with those observed on the façade. Landscaping elements include a front yard with mature trees and shrubs near the façade exterior. Other elements of this property include a wood post perimeter fence. Alterations include modifications to the original roofline. The building is in good condition.

**\*P3b. Resource Attributes:** (List Attributes and codes) HP02. Single Family Property

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

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



**P5b. Description of Photo:**

(View, date, accession #)  
View looking northeast at façade, 5/2009.

**\*P6. Date Constructed/Age and**

**Source:**  Historic  Prehistoric

Both

1916 Orange County Tax Assessor

**\*P7. Owner and Address:**

Corine Claire Lecrivain

8471 Talbert Avenue

Huntington Beach, CA 92646

**\*P8. Recorded by:**

Jennifer Krintz & Nicole Collum

GPA Consulting

231 California Street

El Segundo, CA 90245

**\*P9. Date Recorded:** 8/1/2009

**\*P10. Survey Type:** (Describe)

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Artifact Record  Photograph Record Other (List): \_\_\_\_\_

DPR 523A (01/04) \*Required Information



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

Page 2

\*NRHP Status Code 3CS

\*Resource Name or #:(Assigned by Recorder) 8461 Talbert Avenue

Recorded By Jennifer Krntz & Nicole Collum

Date: 8/1/2009

Continuation

Update



View looking north at the primary façade.



DPR 523L (01/95)

\*Required Information



RE: Demolition Request 8371, 8375, 8421, 8461 Talbert Ave. Huntington Beach.

(variously identified as all or part of arb lots 75, 76 and 77 since 1916)

These properties were first identified in the public record as defined above in 1916, when Thomas and Penninah Crew sold them to Emil Julien Lecrivain. Thomas was a teamster living in Pasadena and appears not to have lived on this land, holding it as an investment. Lecrivain and his family did live and work on the property for decades after they purchased it.

Emil Lecrivain was a French immigrant, born in Sels in 1886 and arriving in the United States on board the ship Ryndan in 1903. He first went to Oxnard where he worked as a farmhand and dairyman. He and his wife Marie had their first child, Julien, there in 1911. By 1914, the family had moved to Huntington Beach where their second child, Corine was born in that year.

Following the purchase of the Talbert Ave. property (originally listed as on Huntington Ave. prior to the Talbert renaming) they almost immediately built the house now identified as 8375 Talbert. For the many years prior to the modern assignment of street addresses, their occupancy can be traced through mail delivery, the description of the property as the "2<sup>nd</sup> house west of Newland on Talbert" on Emil's registration for the WWII draft, to modern court records specifying the address itself.

After their son Julien married, the young couple continued to reside on the property and help work the family farm, although they appear to have built an additional home. The records for the actual date of building construction on these lots other than that for the original home and another constructed in or before 1964 (8421 Talbert) are sparse. That of the others may not have strictly adhered to codes or assessment records at the time they were built.

The family continued to live at and work the farm following Mrs. Marie Lecrivain's death in 1952 at least until the passing of Emil in 1964.

After that, a string of ownership follows the closing of the estate, continuing to the home owned the Mary Langston Trust.

This property is clearly an important and unique remaining vestige of a time when Huntington Beach was home to small family farms whose owners shaped the development of our city. Mrs. Julien (Donna) Lecrivain was once President of the Ocean View PTA. Despite this, however, there appears to be no association of the site with any individual or event of sufficient local, state or national historic significance.

This in now way detracts from the value of its story. Materials used for this report and the report itself will be maintained in the archives for future reference and will be gladly made available upon request.



HISTORICAL RESOURCE ASSESSMENT REPORT

**8461 Talbert Avenue, Huntington Beach**  
*August 2021*

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816  
Telephone 626 793 2400  
[www.historicresourcesgroup.com](http://www.historicresourcesgroup.com)

PREPARED FOR

Olson Urban Housing, LLC  
c/o Holland & Knight LLP  
400 S. Hope Street, 8<sup>th</sup> Floor  
Los Angeles, CA 90071

HISTORICAL RESOURCE ASSESSMENT REPORT

**8461 Talbert Avenue, Huntington Beach**

HISTORIC RESOURCES GROUP

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4	Introduction
6	Methodology
7	Historic Context
13	Site Development History
14	Physical Description
16	Regulatory Framework
21	Summary of Previous Evaluations
23	Historic Resources Evaluation
27	Recommendations
28	References

*Appendix A: Decade Development Map*

*Appendix B: Permit History*

*Appendix C: Existing Conditions Photographs*

*Appendix D: Historic Resources Survey Evaluation*

HISTORICAL RESOURCE ASSESSMENT REPORT

**8461 Talbert Avenue, Huntington Beach**

HISTORIC RESOURCES GROUP

#### INTRODUCTION

This report evaluates the residence at 8461 Talbert Avenue in the City of Huntington Beach for potential historic significance (see Figure 1 for site location). A single-family residence constructed in 1948 shares the parcel; however, this report only addresses the 1917 Craftsman style residence on the property.

8461 Talbert Avenue was constructed by Emil Lecrivain in 1917 as a one-story Craftsman-style single-family residence.<sup>1</sup> The Lecrivain family occupied the residence until 1948; the property remained in the family until Corine Lecrivain's death in 2008. 8461 Talbert Avenue was identified as individually eligible for listing in the California Register of Historical Resources in the citywide historic resources survey conducted in 2014.<sup>2</sup> 8461 Talbert Avenue is re-evaluated in this report based on an observation of existing conditions, primary and secondary source research related to the history of the property, review of the relevant historic contexts, and an analysis under the eligibility criteria and integrity thresholds for listing in the National Register of Historic Places and the California Register of Historical Resources. Based on this analysis, the single-family residence at 8461 Talbert Avenue does not appear eligible for listing in the National Register or California Register, and therefore it should not be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

<sup>1</sup> The Orange County Tax Assessor notes a construction date of 1916 for this residence; however, no original building permit was found. According to "Numerous Notes of the Talbert Section," *Santa Ana Register*, January 24, 1917, Emil Lecrivain had not yet constructed a residence on the property as of late January 1917.

<sup>2</sup> City of Huntington Beach Planning and Building Department, "City of Huntington Beach Historic Context & Survey Report," prepared by Calvin Preservation Associates, Inc., 2014.

#### HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP

FIGURE 1. SITE MAP



Parcel outlined in red; 8361 Talbert Avenue indicated with yellow circle.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

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#### METHODOLOGY

8461 Talbert Avenue was identified as individually eligible for listing in the California Register of Historical Resources in the 2014 historic resources survey. Additional research was conducted for this report to re-evaluate the property using integrity thresholds and integrity criteria for listing in the National Register of Historic Places and California Register of Historical Resources. A site visit was conducted on July 15, 2021. The field methods and analysis are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historical resources; and an identification of physical features and evaluation of historic integrity ascertained during the site visit and through building records.

This report was prepared using sources related to the history and development of the property. The following sources were consulted:

- Previous historic resources surveys conducted for the City
- Building permits
- Historic newspaper articles
- Historic aerial photography
- Other primary and secondary sources relevant to the history of the site

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; Molly Iker-Johnson, Architectural Historian/Staff Photographer; and Laura Janssen, Senior Architectural Historian, all of whom meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

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#### HISTORIC CONTEXT

The Craftsman style residence at 8461 Talbert Avenue, located at the eastern border of the City of Huntington Beach, was constructed in the Talbert townsite area by Emil Lecrivain in 1917. At the time of its construction, 8461 Talbert Avenue served as the farmhouse for a small working farm. The Lecrivain family occupied the residence through 1948; they retained ownership of the property until Corine Lecrivain's death in 2008.

#### City of Huntington Beach<sup>3</sup>

The early history of present-day Huntington Beach is tied largely to the development of ranches along the bluffs overlooking swamp lands and river channels.

#### The Rancho Era

Jose Manuel Nieto owned the area referred to as Bolsa Bluff in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Later, *Rancho Santa Gertrudes*, which encompassed much of southern Los Angeles and northern Orange counties, was carved out of Nieto's holdings. On May 22, 1834, *Rancho Las Bolsas*, which covered the twenty-one square miles in which the cities of Huntington Beach, Westminster, and Garden Grove would develop, was granted to Catarina Ruiz, widow of Jose Antonio, son of Jose Manuel Nieto. After Mexico gained independence from Spain, Nieto's heirs requested that Mexican Governor Jose Figueroa partition *Rancho Santa Gertrudes* into six distinct ranchos. In 1841, Figueroa partitioned the six square mile area to the northwest, *Rancho La Bolsa Chica*, and granted it to Joaquin Ruiz. In the 1850s, Abel Stearns took over ownership of the *Las Bolsas* and *La Bolsa Chica* ranchos after he lent the Nieto family a sum of money and they defaulted on their payments. In 1868, the lands transferred to the Stearns Rancho Company.

#### The Rise of Agriculture

Many new residents were drawn to the area because of its potential for agricultural development. The Stearns Rancho Company initially sold the swamplands to settlers, but chose to retain the mesa. In 1896, William T. and Mary Newland purchased acreage at the southeast edge of the mesa for farming. The Newlands sold peat from their land, and also raised celery, lima beans, chili peppers, sugar beets, and grain. The same year, the Stearns Company sold the last 17,000 acres of their holdings on the mesa to Colonel Bob Northam, who raised grains and sold seed to neighboring farmers and ranchers.

<sup>3</sup> Contextual history of Huntington Beach excerpted and adapted from City of Huntington Beach Planning and Building Department, "City of Huntington Beach Historic Context & Survey Report," prepared by Galvin Preservation Associates, Inc., 2014.

#### HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

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During this period, most of the valuable agricultural lands in Huntington Beach were held by a few families or companies. The land was then leased to tenant farmers, many of whom were Mexican and Japanese. The census enumerates several locations that appear to have a high concentration of farmers or farm laborers, including the "Santa Ana River Bottom," "North Township Line," "Wintersburg," and "Talbert Townsite" areas. This contract labor system was common to most of California's agricultural lands during the 20<sup>th</sup> century. Housing for laborers was provided on-site in labor camps; however, long-term contractors or laborers often boarded in communities such as Wintersburg, Oceanview, and Talbert.

There were three principal crops that played important roles in the development of the area: celery, sugar beets and chili peppers. Orange County, and Wintersburg in particular, were known for their celery production, due in part to the efforts of Henry Winters. In 1902, there were over two thousand acres of celery being raised in the peatlands of Wintersburg. Around the turn of the 20<sup>th</sup> century, farmers began raising sugar beets. The crops thrived and farmers shipped full trains of beets to sugar refineries in Anaheim and Santa Ana daily. At least 1,000 acres were planted in Wintersburg alone. By 1909, the Colorado-based Holly Sugar Company began negotiations to build a sugar refinery in Huntington Beach, which was completed in 1911. The refining plant was a huge draw for new residents seeking jobs; and the population of Huntington Beach essentially doubled as a result.

#### Huntington Beach Oil Boom

The Huntington Beach Oil Field was the first of the Los Angeles basin oil fields discovered in Southern California in the 1920s. Huntington Beach was located on Bolsa Bluff, the largest piece of stable land between Long Beach and Newport Beach, and for much of the year was separated from nearby Newport Beach and Seal Beach by flood water in the marshes. In 1920, oil was discovered on the bluff north of the city limits, transforming the region into an urban oil boom town. Following this discovery, other major oil companies, including Union and General Petroleum, entered the field at Huntington Beach.

The oil boom of 1919-1920 brought new jobs to the area, and with them, an influx of new residents. As a result, an acute housing shortage developed. Within a year and a half, the city's population had grown from just over 1,600 to 7,000 people, with another 4,000 job seekers drifting around town without a place to stay. Oil workers were often housed in tourist apartments over commercial buildings, with three men on different shifts sharing one room during the boom period of 1920-1922. In some cases residential cottages were remodeled to accommodate male oil workers. In 1930, the U.S. Federal Census designated the numbered streets between Orange Avenue and the Pacific Coast Highway and south towards 9<sup>th</sup> Street as "Standard Oil Company Camp." This area was part of Standard Oil Company's fields, and those who occupied property in this section rented or leased from the Standard Oil Company.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP

Consequently, the nearby numbered streets were occupied by oil workers and their families, who lived in modest homes, intermixed with oil wells.

The oil boom of the 1920s and 1930s resulted in a decline in farm land, as oil wells subsumed previously cultivated lands. In communities such as Wintersburg, the size and number of farming families declined, and they were replaced by a population of oil workers. Multifamily residences were built during this boom period in Wintersburg, Oceanview, and other nearby communities. Many of these structures initially provided housing for farm workers, but were later occupied by oil workers and their families.

The oil boom catalyzed the physical and economic development of the once relatively serene beach community. By the 1920s, the main business district of Huntington Beach grew into a strip of businesses centered along Main Street about five blocks long and three blocks wide, composed typically of two story commercial buildings with retail stores on the ground level and apartments or rooming houses on the second floor.

The wealth generated by the discovery of oil at Huntington Beach was not reinvested into other industrial development. The Holly Sugar Refinery, Huntington Beach Broom Factory, and La Bolsa Tile Factory, all of which operated in Huntington Beach before the discovery of oil, once provided a number of jobs for residents. However, with the increase in oil activity, these industries were forced to relocate or, in the case of the Holly Sugar Refinery, to turn their focus to oil production. The city remained a one-industry town; its geographical isolation prevented its absorption into other cities. Only in the late 1950s, after freeways were constructed through Orange County, did the City incorporate the oil land and residential areas around the fields.

#### Huntington Beach During World War II

Following the Japanese bombing of Pearl Harbor in December 1941, many of the Japanese living and working in the Huntington Beach area were forcibly removed and incarcerated by the federal government. Numerous Japanese were held or detained at Santa Anita Racetrack before being transferred to relocation camps. Others were held at the Huntington Beach jail or the detention center in Tujunga Canyon. By March 1942, the Federal Bureau of Investigation (F.B.I.) had seized 250 Japanese residents, including Japanese priests, ministers and language teachers, who were detained in Southern California. The houses of Japanese families incarcerated during wartime were later occupied by oil workers.

From 1942 through 1943, chili pepper production in California withered due to the incarceration of Japanese American farmers, who had contributed to the growth of more than half the nation's crop before the war.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

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### Huntington Beach After World War II

Unlike other post-World War II communities in Southern California, much of the land base within the city of Huntington Beach was in active oil production, most of it owned by Standard Oil Corporation. Oil derricks still dotted the landscape, intermixed in the downtown with cottages and businesses. Agricultural production still assumed an important role in the local economy, with much of the lands originally in agriculture remaining until the 1960s and 1970s.

City annexations that had started in the mid-1940s continued throughout the 1950s, with several large annexations occurring between 1957 and 1960. By 1960, Huntington Beach had grown from 3.57 square miles to over 25 square miles, and many farmers requested annexation to the city, primarily because of its sound tax base. By the 1970s Huntington Beach had reportedly become the fastest growing city in the continental United States, as housing tract after housing tract blanketed great swaths of former farmland.

A map depicting decade development in Huntington Beach is included in Appendix A.

### **Lecrivain Family**

Little is known about the Lecrivain family. Emil and Marie Lecrivain immigrated to the United States from France in 1903, and moved to Huntington Beach in 1911.<sup>4</sup> Emil and Marie Lecrivain purchased the farmland around 8461 Talbert Avenue over the course of several years, beginning in 1916.<sup>5</sup> Marie Lecrivain died in 1951; Emil Lecrivain died in 1964.<sup>6</sup>

### **Craftsman Architecture<sup>7</sup>**

The Craftsman style was born in California and drew inspiration from the Arts and Crafts movement and its focus on natural materials. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20<sup>th</sup> century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Constructed primarily of stained wood, with wide overhanging eaves, balconies, and terraces extending the living space outdoors, the style embodied the goals of the Arts and Crafts

<sup>4</sup> "RE: Demolition Request 8371, 8375, 8421, 8461 Talbert Ave. Huntington Beach"; "Lecrivain (Huntington Beach)," *Long Beach Press-Telegram*, July 5, 1951.

<sup>5</sup> Grantor/grantee records, 8371, 8421 & 8461 Talbert Avenue, Huntington Beach, Orange County Archives.

<sup>6</sup> "Lecrivain (Huntington Beach)," *Long Beach Press-Telegram*, July 5, 1951; "RE: Demolition Request 8371, 8375, 8421, 8461 Talbert Ave. Huntington Beach."

<sup>7</sup> Description of Craftsman architecture excerpted and adapted from City of Huntington Beach Planning and Building Department, "City of Huntington Beach Historic Context & Survey Report," prepared by Galvin Preservation Associates, Inc., 2014.

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movement. Widely disseminated through pattern books and magazines, the Craftsman style became the most prevalent style for small houses in the nation until the Great Depression.

Smaller Craftsman style houses are popularly known as bungalows. The bungalow's simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and stone, was a regional interpretation of the reforms espoused by the Arts and Crafts movement's founder, William Morris. Craftsman bungalows generally have rectangular or irregular plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or plastered porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

In common with the Prairie style, the hallmark of a Craftsman house is its roof. In this case, it is generally a shallow gable (versus hipped) roof with overhanging eaves and visible roof beams and rafters. Full or partial-width porches with tapered square supports, often of stone or concrete block, are typical. Characteristic bungalow windows are double-hung with rectangular divided lights in the top sash and a single light in the bottom sash.

As opposed to smaller developer-built or prefabricated bungalows, two-story Craftsman houses were often commissioned for wealthy residents and designed specifically with the homeowner's needs and the physical site in mind. They generally feature a low-pitched gable roof, wide overhanging eaves with exposed rafter tails, and windows grouped in horizontal bands. A high-style Craftsman house is distinguished by the quality of the materials and complexity of design and may feature elaborate, custom-designed woodwork, stained glass, and other fixtures.

The Craftsman style experienced a peak in popularity in Southern California during the early 1920s, and Huntington Beach was no different. The city has a wealth of architectural resources in this style. Most are single-family residences, although there are also Craftsman apartment buildings. There were modest bungalows, as well as more substantial Craftsman examples, including those that are two-stories in height. Craftsman homes began to be constructed from about 1905, although the boom period for this style within Huntington Beach did not appear to occur until the 1910s.

The character defining features include horizontal wood board cladding and multi-front gabled (often low-pitched) roofs. There is often a primary gabled roof at the façade, and a secondary roof at the porch below. The wide overhanging eaves had exposed rafters, and extended and/or elaborated rafter ends. There are frequently decorative vented openings, false beams and/or stickwork within the gable. Tapered (often heavy) squared pilasters are used as porch supports. There are wood windows with multiple panes above a single pane (sometimes flanked by double

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hung sash windows) at the façade. The other windows are also often double hung sash, sometimes with lamb's tongues; the main window at the first floor façade often consisted of a fixed window with multiple panes at the top, flanked by double hung sash windows. The Craftsman windows are typically surrounded by wide casings.

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#### SITE DEVELOPMENT HISTORY

The residence at 8461 Talbert Avenue is located at the eastern border of the City of Huntington Beach. Emil and Marie purchased the farmland around 8461 Talbert Avenue over the course of several years. In 1916, they purchased 5 acres in the area of the Talbert townsite from Thomas and Penninah Crew. The following year, the Lecrivains sold 2.5 acres to Charles and Anna Ward, bored a joint well with the Wards, and constructed the one-story Craftsman residence at 8461 Talbert Avenue.<sup>8</sup> In 1918, they purchased an additional 5 acres from Thomas and Penninah Crew. In 1937, they purchased Charles and Anna Ward's land and constructed a single-family residence (8371 Talbert Avenue) to the west of 8461 Talbert Avenue.<sup>9</sup>

At the time of its construction, 8461 Talbert Avenue served as the farmhouse for a small working farm. The surrounding Talbert townsite was a small farming community characterized primarily by cultivated farmland. As the surrounding area changed, first as a result of the oil boom in Huntington Beach in the 1920s and then as a result of the increased demand for housing following the end of World War II. In 1948, the Lecrivain family constructed an additional single-family residence (8421 Talbert Avenue) between 8371 and 8461 Talbert Avenue, sharing a parcel with 8461 Talbert Avenue. Through the 1950s, the surrounding area remained largely agricultural in character. By the early 1960s, new residential development had begun to encroach on the fields surrounding 8461 Talbert Avenue.

The parcel occupied by 8461 Talbert Avenue was annexed to the City of Huntington Beach as part of Newland #5 on September 29, 1971.<sup>10</sup> By that time, the surrounding area was primarily characterized by vast tracts of single-family residences, as arable land increasingly gave way to new residential development.

<sup>8</sup> No original building permit was found. Approximate date of construction derived from "Numerous Notes of the Talbert Section," *Santa Ana Register*, January 24, 1917.

<sup>9</sup> Grantor/grantee records, 8371, 8421 & 8461 Talbert Avenue, Huntington Beach, Orange County Archives.

<sup>10</sup> City of Huntington Beach, Map of Annexed Areas, December 14, 1964.

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**PHYSICAL DESCRIPTION**

8461 Talbert Avenue is located at the northwest corner of the intersection of Talbert Avenue and Newland Street in the City of Huntington Beach. It is a large, rectangular parcel surrounded to the north and west by one-story single-family residences. The parcels across Talbert Avenue and Newland Street are occupied by one- and two-story single-family residences. There is a metal storage shed at the rear (north) side of the parcel, accessed from the street via a long concrete driveway. A single-family residence constructed in 1948 is located to the west of 8461 Talbert Avenue on the same parcel, and is separated by a large lawn area.



8461 Talbert Avenue, view facing northwest.

The residence at 8461 Talbert Avenue is deeply set back from the sidewalk and obscured from view by mature trees and hedges. The Craftsman style building, constructed in 1917, has a rectangular plan, simple massing, and asymmetrical composition. There is a low-pitched cross-gable roof with wide overhanging eaves, exposed rafter tails, composition shingles, and an exterior masonry chimney at the west façade. Exterior walls are clad in wood clapboard siding; there are attic vents at the gable ends. A partial-width front porch with a scored concrete floor, concrete and brick steps, heavy wood railing, and a front-gabled roof supported by square wood columns projects from the south façade. Fenestration consists primarily vinyl sash double-hung windows with extended lintels and projecting subsills; there is a wide divided-light wood sash window at the southeast corner. The primary entrance is symmetrically located at the south façade, and consists of a partially-glazed, paneled wood door with a simple wood surround with extended lintel, sheltered by the projecting partial-width front porch and accessed from the sidewalk by a concrete driveway. There is a secondary entrance at the east façade, consisting of a partially-glazed, paneled wood door with a simple wood surround with extended lintel, accessed from the concrete driveway by a set of concrete and brick steps, and sheltered in a recessed side porch; and an additional entrance at the north façade, consisting of a single partially-glazed wood door accessed from the driveway by a concrete path and steps with metal pipe railing. There is a bulkhead projecting from the north façade.

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*Alterations*

One permit was found for this building.<sup>11</sup> Additional alterations are noted based on historic aerial photographs and visual observation of existing conditions. Most windows have been replaced with vinyl sash double-hung windows in the original openings.

A summary of available building permits is included in Appendix B.

<sup>11</sup> This permit was for the upgrade of an electrical panel to 100 amps.

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REGULATORY FRAMEWORK

**Historical Resources under CEQA**

CEQA requires that environmental protection be given significant consideration in the decision-making process. Historical resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historical resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines.

When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. A “substantial adverse change” means “demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

CEQA defines a historic resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historic resources:

- *Mandatory historical resources* are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- *Presumptive historical resources* are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.<sup>12</sup>

To simplify the first three definitions provided in the CEQA statute, an historic resource is a resource that is:

<sup>12</sup> *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4<sup>th</sup> 896, 906-7 (1997)

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- Listed in the California Register of Historical Resources (California Register);
- Determined eligible for the California Register by the State Historical Resources Commission; or
- Included in a local register of historic resources.

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historic resource is a resource that is:

- Identified as significant in an historical resource survey meeting the requirements of Public Resources Code 5024.1 (g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code 5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an "historic resource" for purposes of CEQA.

Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register. Properties designated by local municipalities can also be considered historic resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

#### **Historic Designations**

Historic resources may be designated at the federal, state, and local levels. The City of Huntington Beach does not currently have a local designation program. Therefore, designation programs available for properties located in Huntington Beach include listing in the National Register of Historic Places and the California Register of Historical Resources.<sup>13</sup> While all designation programs place emphasis on architectural character, they also use basic criteria

<sup>13</sup> The City of Huntington Beach has not established a historic resources ordinance; therefore, there is no local designation process for historic resources.

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relating to a property's place in important events or patterns of development, association with important personages, and architectural significance.

National Register of Historic Places

The National Register of Historic Places is an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment.<sup>14</sup> The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties in several ways including: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of a historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

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

<sup>14</sup> 36CFR60, Section 60.2.

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D. That have yielded, or may be likely to yield, information important in prehistory or history.<sup>15</sup>

### *Integrity*

In addition to meeting any or all of the National Register designation criteria listed above, properties nominated must also possess historic integrity. Historic integrity is the ability of a property to convey its significance and is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”<sup>16</sup>

The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.<sup>17</sup>

<sup>15</sup> 36CFR60, Section 60.3. Criterion D addresses potential archaeological resources which is outside the scope of this study.

<sup>16</sup> U.S. Department of the Interior, “National Register Bulletin 16: How to Complete the National Register Registration Form” (Washington, D.C.: National Park Service, 1997).

<sup>17</sup> U.S. Department of the Interior, “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation” (Washington D.C.: National Park Service, 1995).

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California Register of Historical Resources

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historic resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.<sup>18</sup>

The criteria for eligibility for listing in the California Register are based upon National Register criteria. These criteria are:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.<sup>19</sup>

For integrity purposes, resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that resources lacking sufficient integrity for listing in the National Register may still be eligible for the California Register.<sup>20</sup>

<sup>18</sup> California PRC, Section 5023.1(a).

<sup>19</sup> Criterion 4 addresses potential archaeological resources; therefore, it is not analyzed as part of this report.

<sup>20</sup> State of California, Department of Parks and Recreation, "California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison," Sacramento, CA: Office of Historic Preservation, 2011.

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SUMMARY OF PREVIOUS EVALUATIONS

**2014 Historic Resources Survey**

In 2014, the City of Huntington Beach commissioned a citywide historic resources survey. The property at 8461 Talbert Avenue was identified as individually eligible as a result of that study. It was assigned a California Historical Resources Status Code of 3CS, which is defined as “appears eligible for California Register as an individual property through survey evaluation.” The residence was identified as significant under Criterion 1 under the “Wintersburg and Oceanview” theme of the Historic Context Statement.<sup>21</sup> The survey form is included in Appendix D.

8461 Talbert Avenue is one of only 37 properties from the period 1910-1919 identified as eligible by the 2014 survey.<sup>22</sup> The table below illustrates the number of parcels constructed in a given decade with the number of resources identified as individually eligible from that period, in order to understand the relative rarity of properties from each period of development.

DECADE	PARCELS	2014 SURVEY: INDIVIDUALLY ELIGIBLE
19 <sup>th</sup> Century <sup>23</sup>	1	-
1900-1909	49	28
1910-1919	147	37
1920-1929	306	19
1930-1939	121	10
1940-1949	292	12
1950-1959	1,095	8
1960-1969	24,198	5
1970-1979	12,835	-
1980-1989	2,369	-
1990-1999	3,071	-
2000-2009	1,990	-
2010-2019	975	-
No date	4,492	4
<b>Total</b>	<b>51,941</b>	<b>123</b>

<sup>21</sup> City of Huntington Beach Planning and Building Department, “City of Huntington Beach Historic Context & Survey Report,” prepared by Cabin Preservation Associates, Inc., 2014. No significance statement was included on the DPR form; based on additional research, it does not appear that the residence had an overt connection to Japanese farm laborers in the early 20<sup>th</sup> century. However, given the property’s location in the former Talbert townsite, it is possible that the Lecrivain family hired Japanese laborers to work on their farmstead in the early 20<sup>th</sup> century.

<sup>22</sup> The 2014 survey found 123 buildings individually eligible, 37 of which were constructed between 1910 and 1919. Of those 37 properties, 3 are commercial properties, 2 are parks, and 32 are residences.

<sup>23</sup> The 19<sup>th</sup> century property is listed in the National Register of Historic Places; therefore, it was not re-evaluated in the 2014 survey.

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**2020 Historic Resources Board Review**

A letter about the history of 8371, 8375, 8421, and 8461 Talbert Avenue was prepared for Historic Resources Board review in September 2020. The letter notes that “this property is clearly an important and unique remaining vestige of a time when Huntington Beach was home to small family farms whose owners shaped the development of our city [...] Despite this, however, there appears to be no association of the site with any individual or event of sufficient local, state or national historic significance.”<sup>24</sup>

**Built Environment Resource Directory**

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory (“BERD”), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. The residence at 8461 Talbert Avenue is not included in the BERD.<sup>25</sup>

<sup>24</sup> “RE: Demolition Request 8371, 8375, 8421, 8461 Talbert Ave. Huntington Beach”

<sup>25</sup> California Office of Historic Preservation, “Built Environment Resource Directory,” 2020.

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**HISTORIC RESOURCES EVALUATION**

HRG reviewed previous survey findings for 8461 Talbert Avenue and conducted additional research to confirm the building's construction date, architect, identify any historic associations, and document changes over time. According to permit records, contemporary newspaper articles, and historic aerials, the building was constructed in 1917 as the farmhouse for a small farm in the Talbert area. However, based on additional research and a site visit conducted for this report, it does not appear that the residence is eligible for listing in the National Register of Historic Places or the California Register of Historical Resources.

**Evaluation of Eligibility**

Criterion A/1 (association with events or patterns of development)

According to guidance from the National Park Service, in order to be considered eligible for designation for representing a pattern of development:

...A property must be associated with one or more events important in the defined historic context. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity...Mere association with historic events or trends is not enough, in and of itself, to qualify under [this criterion]; the property's specific association must be considered important as well.<sup>26</sup>

The residence at 8461 Talbert Avenue was constructed in 1917 on a 2.5-acre parcel of farmland. Over time, the Lecrivains expanded their land holdings to 10 acres, a small farmstead compared to the vast landholdings in the area. At the time it was built, the residence and the associated agricultural property were located outside of the City of Huntington Beach, in unincorporated Orange County. The property did not represent a significant farmland or agricultural operation; it was established decades after the area was first subdivided and developed with agricultural uses; and it was not otherwise associated with significant developments in agriculture. There is no evidence that the property was a catalyst for development of the surrounding area, or that it otherwise had an important association with historic events or trends. It was not among the earliest developments in the area, which date to the late 19<sup>th</sup> and first decade of the 20<sup>th</sup> century. In addition, the establishment of a small farm on this property did it not influence or conform to the wider development of Huntington Beach during the period, which included the single-family residential development within the original

<sup>26</sup> "National Register Bulletin 15."

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township to house the workers at the newly-constructed sugar refinery and other local industries. This industrial growth represented a significant catalyst for development during this period, as opposed to the continuation of small farming pursuits.

Despite its proximity to the City of Huntington Beach, the area around 8461 Talbert Avenue remained agricultural in nature and was largely unaffected by the development patterns in Huntington Beach until World War II. After the war, the area surrounding 8461 Talbert Avenue slowly began to be redeveloped for housing and shopping centers catering to the rapidly increasing population in Huntington Beach and Orange County as a whole. In 1971, the City annexed the area, and redevelopment continued. The surrounding land was increasingly overtaken by single-family residential developments and commercial uses, and former agricultural properties were all but removed from the landscape.

Although the City of Huntington Beach comprises over 51,000 parcels today, only 197 (0.4%) properties in the City were constructed prior to 1920. Of those, 67 (33%) have been previously designated or were found individually eligible for historic designation in the 2014 citywide historic resources survey, including the residence at 8461 Talbert Avenue. The 2014 survey found 123 buildings individually eligible, 37 of which were constructed between 1910 and 1919. Of those 37 properties, 3 are commercial properties, 2 are parks, and 32 are residences. Unlike 8461 Talbert Avenue, the identified residences were primarily constructed either as part of the beach resort town development of Huntington Beach or in association with the local Japanese community in Wintersburg.

The residence at 8461 Talbert Avenue was found eligible for listing in the California Register of Historical Resources under Criterion 1 under the "Wintersburg and Oceanview (1880s-1941)" theme of the Historic Context Statement. Associated properties under this theme include tenant properties, buildings associated with packing or shipping produce near the railroad, and single-family residences from 1890-1910, along with individual institutional buildings, the Furuta farm, and Goshinsha Mutual Confidence Company Bunkhouse. The 2014 DPR form for 8461 Talbert Avenue, included in Appendix D of this report, did not include a significance statement identifying why the property was identified as eligible under this theme. Based on additional research conducted for this study, 8461 Talbert does not appear to meet the criteria established by the survey for eligibility under the Wintersburg and Oceanview theme.

The City of Huntington Beach Historic Context Statement includes an "Early Settlement and Agricultural Development (1848-1919)" theme. Associated property types under this theme include farms or ranches along the bluffs overlooking swamplands, simple balloon-framed buildings with gabled or hipped roofs, schools, churches, and the Newland and Slater family homes. Based on this period of significance and the original use of 8461 Talbert Avenue as a farmhouse, the residence appears to be best evaluated under this theme. However, the period

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of significance identified for the "Residential (Farmhouse, Single-Family)" property type under this theme is 1848-1901, closing 16 years prior to the construction of 8461 Talbert Avenue.

Given the property's location within the former Talbert townsite, which was the location of a Japanese farm labor camp in the early 20th century, additional research was conducted to determine whether there is any association with the local Japanese American population. It is possible that the Lecrivain family employed Japanese farm laborers on their property; however little evidence was found to confirm any potential association. In general, records that indicate where Japanese farm laborers were employed during the first half of the 20th century are scarce. There is documentation that in 1964 Ken Matsumoto was a resident of 8461 Talbert Avenue. However, no evidence was found to suggest that 8461 Talbert Avenue is associated with the Huntington Beach area Japanese American community prior to or during World War II.

8461 Talbert Avenue is an extant, largely intact example of early 20<sup>th</sup> century residential development associated with agriculture in the City of Huntington Beach. However, it does not have an overt connection to Japanese farm laborers or tenant farmers, and was constructed almost two decades after the close of the period of significance identified for single-family farmhouses in the Huntington Beach Historic Context Statement. As a result, the property does not appear to rise to the level of significance necessary for listing in the National Register of Historic Places or California Register of Historical Resources under Criterion A/1.

Criterion B/2 (association with an important person)

According to the National Park Service, properties may be eligible for an association with the lives of persons significant in our past. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, state, or national historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. In addition, the property must be associated with a person's productive life, reflecting the time period when he or she achieved significance.

The residence at 8461 Talbert Avenue was constructed by Emil and Marie Lecrivain in 1917. Although they were early farmers and long-term residents of Huntington Beach, no evidence was found to suggest that the Lecrivains or their children were demonstrably important within a local, state, or national historic context. The residence was not identified as significant for an association with important people in the 2014 survey.

The residence at 8461 Talbert Avenue therefore does not meet the specific guidance developed by the National Park Service for listing in the National Register of Historic Places under Criterion B. It is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources under Criterion B/2.

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Criterion C/3 (architectural merit or work of a master architect)

According to guidance from the National Park Service, to be eligible under Criterion C/3, a building must clearly contain enough of the “distinctive characteristics” to be considered a true representative of the style or type. Buildings eligible for artistic merit must embody the distinctive characteristics of a type, period, or method of construction, and they must possess high artistic value. A building with some applied detailing is not eligible if the details are not fully integrated into the overall design.

As noted in the discussion of Craftsman architecture above, high-style Craftsman residences are distinguished by the quality of the materials and complexity of design, and may feature elaborate, custom-designed woodwork, stained glass, or other fixtures. The residence at 8461 Talbert Avenue is a one-story bungalow constructed as a farmhouse for a small family farm in the late 1910s. It is a modest example of the style, resembling small Craftsman residences built across Southern California during the 1900s and 1910s. It exhibits character-defining features of the style, including wood clapboard exterior wall cladding, a low-pitched cross-gable roof with wide overhanging eaves and exposed rafter tails, decorative attic vents, square porch supports, and wide window surrounds with extended lintels. However, it does not exhibit complexity of design or high-quality materials, nor does it feature elaborate or custom-designed woodwork or stained glass. This residence therefore does not exhibit high quality of design or distinctive features to qualify if for listing at the federal and state levels for its architectural merit.

No architect original building permit was found for the residence at 8461 Talbert Avenue; therefore, it is unknown whether a known architect or builder was associated with the construction of the residence.

Therefore, the property is not eligible for listing in the National Register of Historic Places or the California Register of Historical Resources under Criterion C/3.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP



**RECOMMENDATIONS**

8461 Talbert Avenue is an extant, largely intact example of early 20<sup>th</sup> century residential development associated with agriculture in the City of Huntington Beach. However, it does not have an overt connection to Japanese farm laborers or tenant farmers, and was constructed almost two decades after the close of the period of significance identified for single-family farmhouses in the Huntington Beach Historic Context Statement. Additionally, no evidence was found to suggest that the Lecrivains or their children were demonstrably important within a local, state, or national historic context; and the residence is a modest example of the Craftsman style, and is not associated with a master architect or building. Based on this analysis, the single-family residence at 8461 Talbert Avenue does not appear eligible for listing in the National or California Registers, and therefore should not be considered a historical resource for purposes of the California Environmental Quality Act (CEQA).

HISTORICAL RESOURCE ASSESSMENT REPORT

**8461 Talbert Avenue, Huntington Beach**

HISTORIC RESOURCES GROUP

REFERENCES

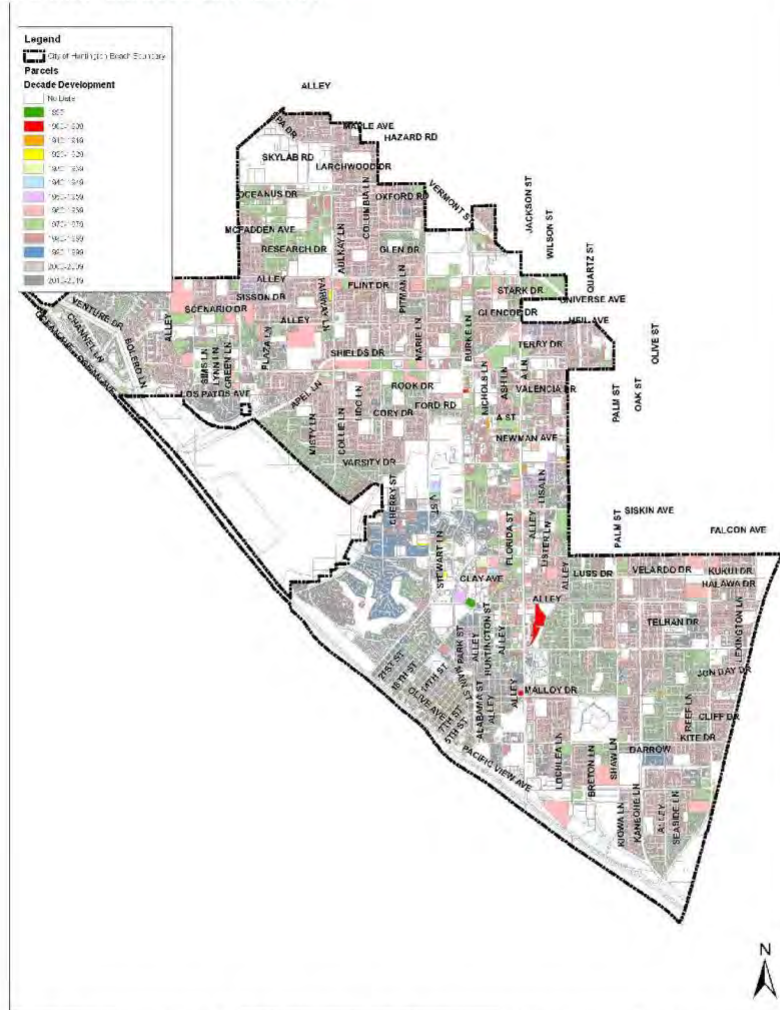
- California Office of Historic Preservation. "Built Environment Resource Directory." 2020.
- City of Huntington Beach. Building permits and records.
- City of Huntington Beach. Map of Annexed Areas. December 14, 1964.
- City of Huntington Beach. Planning and Building Department. "City of Huntington Beach Historic Context & Survey Report." prepared by Galvin Preservation Associates, Inc. 2014.
- Grantor/grantee records, 8371, 8421 & 8461 Talbert Avenue, Huntington Beach. Orange County Archives.
- Historic aerial photographs. University of California, Santa Barbara Aerial Photography Collections.
- "Lecrivain (Huntington Beach)." *Long Beach Press-Telegram*. July 5, 1951.
- "Numerous Notes of the Talbert Section." *Santa Ana Register*. January 24, 1917.
- "RE: Demolition Request 8371, 8375, 8421, 8461 Talbert Ave. Huntington Beach."
- State of California, Department of Parks and Recreation. "California Office of Historic Preservation Technical Assistance Series #6: California Register and National Register: A Comparison." Sacramento, CA: Office of Historic Preservation. 2011.
- U.S. Department of the Interior. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." Washington D.C.: National Park Service, 1995.
- U.S. Department of the Interior. "National Register Bulletin 16: How to Complete the National Register Registration Form." Washington, D.C.: National Park Service, 1997.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP

APPENDIX A – DECADE DEVELOPMENT MAP

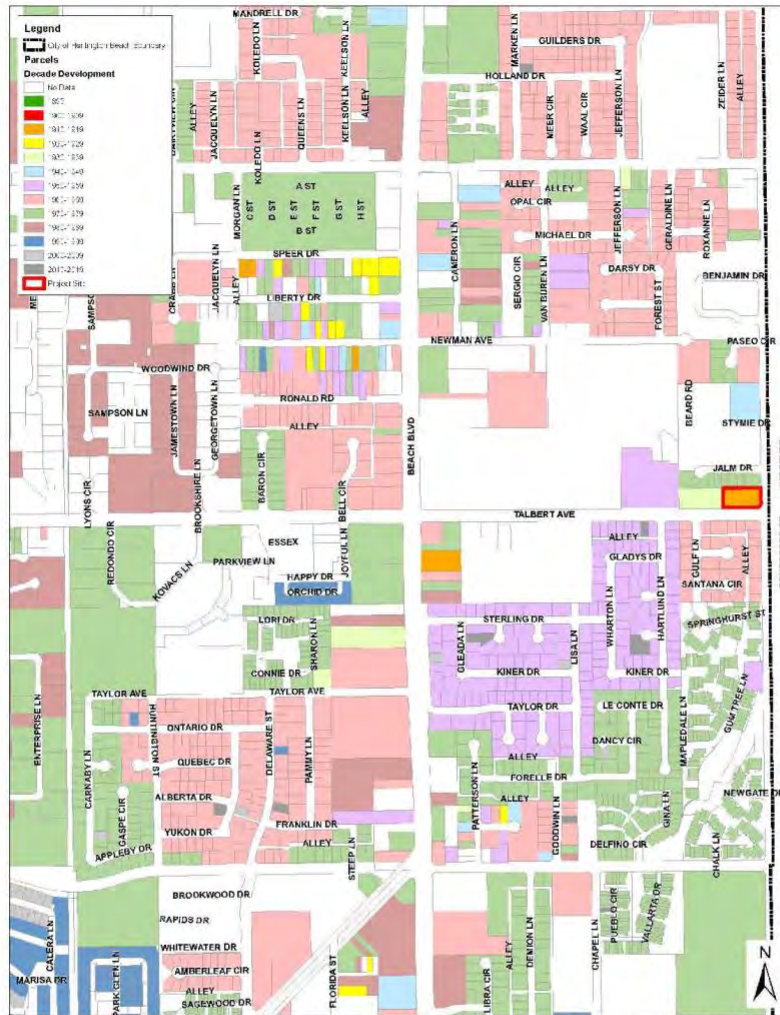


Decade development map, City of Huntington Beach. Data from the Orange County Tax Assessor.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP



Decade development map, Huntington Beach. 8461 Talbert Avenue outlined in red. Data from the Orange County Tax Assessor.

HISTORICAL RESOURCE ASSESSMENT REPORT

# 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP



APPENDIX B - PERMIT HISTORY

Date	Permit No.	Owner	Architect/Contractor	Description of Work
1/12/2004	E-043227	Corine Lecrivaine [sic]	Kaiser Electric	Upgrade panel to 100 AMP

HISTORICAL RESOURCE ASSESSMENT REPORT

**8461 Talbert Avenue, Huntington Beach**

HISTORIC RESOURCES GROUP

APPENDIX C – EXISTING CONDITIONS PHOTOGRAPHS (HISTORIC RESOURCES GROUP, JULY 2021)



View from Talbert Avenue, facing north.



Front yard, driveway, and metal shed, view facing northwest.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP



East façade, view facing northwest.



Detail view of recessed side porch and secondary entrance, facing northwest.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP





Detail view of recessed side porch and secondary entrance, facing northwest.



East façade, view facing southwest.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP



East and north façades, view facing southwest.



Driveway and front yard, view facing southwest.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP



North façade, view facing southwest.



North façade, view facing southeast.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP





West façade, view facing southeast.



West façade, view facing east.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP





West façade, view facing northeast.



South (primary) façade, view facing northeast.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP



8421 Talbert Avenue, view facing northwest.



Contextual view along Talbert Avenue, view facing northeast.

HISTORICAL RESOURCE ASSESSMENT REPORT

## 8461 Talbert Avenue, Huntington Beach

HISTORIC RESOURCES GROUP

APPENDIX D – 2014 HISTORIC RESOURCES SURVEY EVALUATION

HISTORICAL RESOURCE ASSESSMENT REPORT

**8461 Talbert Avenue, Huntington Beach**

HISTORIC RESOURCES GROUP

## Appendix B. Current Photos



8371 Talbert Avenue









































8421 Talbert Avenue









































8461 Talbert Avenue





























## Appendix C. Preparer Qualifications



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

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

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

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

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

**EDUCATION**

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

—  
Bachelor of Arts – History  
San Diego State University

**REGISTRATIONS**

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

**EXPERIENCE**

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

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

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

—  
2002-2005: Historian / Planner  
Architectural Resources Group

—  
2001-2002: Historian / Planner  
Historic Research Services

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

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

**PROJECT EXPERIENCE\***

In Process	<i>Post Rock Resources of Kansas Survey; Lincoln, Mitchell, Rush, and Russell Counties, KS.</i>
2021	<i>Historic Resource Research Report: 3800 University Ave; San Diego, CA.</i>
2021	<i>860 Muender Ave Historic Integrity Memo; Sunnyvale, CA.</i>
2021	<i>Lafayette Hotel Rehabilitation &amp; Tax Credit Consulting; San Diego, CA.</i>
2021	<i>Old Tavern Rehabilitation &amp; Tax Credit Consulting; Sacramento, CA.</i>
2021	<i>Historic Resource Research Report: 4070-72 Georgia Street; San Diego, CA.</i>
2021	<i>Transmission Line Rating &amp; Remediation Project, Ivanpah Control Line, Archival Research Package, Southern California Edison, Southern California.</i>
2021	<i>528 E. Mission Road Historic Resource Analysis Report; San Marcos, CA.</i>
2021	<i>4055 Lytle Street – Getchell Ranch / The Stone House Historic American Building Record (HABS) Level II Documentation, Fontana, CA.</i>
2021	<i>Norco Egg Ranch Historic American Building Record (HABS) Level II Documentation, Norco, CA.</i>
2021	<i>East Gilman Channel Historic American Engineering Record (HAER) &amp; Monument Consulting, Banning, CA.</i>
2021	<i>5265 N. 4<sup>th</sup> Street Historical Resource Summary; Irwindale, CA.</i>
2021	<i>Historic Resource Analysis Report: 3611 Hyacinth Drive Historic Designation Package, San Diego, CA.</i>
2021	<i>Historic Resource Analysis Report: 2675 Clove Street Historic Designation Package, San Diego, CA.</i>
2021	<i>Historic Resource Analysis Report: 8301 La Mesa Blvd Historic Assessment; La Mesa, CA.</i>
2021	<i>1033 Pandora Drive Historic Designation; La Mesa, CA.</i>
2021	<i>7345 Remley Place Mills Act Application and Rehabilitation Plan, San Diego, CA.</i>
2021	<i>3629 Front St Mills Act Application and Rehabilitation Plan, San Diego, CA.</i>
2021	<i>Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah-Control Transmission Corridor, Historic-Era Built Environment Survey Report.</i>
2020	<i>Historic Resource Research Report: Historic Designation &amp; Mills Act Package, 1135 Devonshire Drive, San Diego, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation Package, 3575 Via Flores, San Diego, CA.</i>
2020	<i>Historic Resource Analysis Report and CA DPR Forms, Archibald and Schaefer RV Park, City of Ontario, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation &amp; Mills Act Package, 2275 Evergreen Street, San Diego, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation &amp; Mills Act Package, 9434 Sierra Vista Drive, La Mesa, CA.</i>
2020	<i>Historic Resource Analysis Report: CEQA Evaluation and CA DPR Forms, Mira Loma Quartermaster Depot, Rutan &amp; Tucker, LLP, Jurupa Valley, CA.</i>
2020	<i>Historical Resource Evaluation Memorandum &amp; CA DPR Forms, Ontario RV Storage Mitigated Negative Declaration, Ontario, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation 1610 Santa Barbara Street, San Diego, CA.</i>
2020	<i>Red Fox Room Retroactive Review, JCG Development, San Diego, CA.</i>
2020	<i>Rancho Miramonte Section 106 Evaluation: Historic Property Survey Report, U.S. Army Corps of Engineers, Chino, CA.</i>
2020	<i>Historic Resource Technical Report: 2956 Roosevelt Street, Sterling Corporation, Carlsbad, CA.</i>
2020	<i>Historic Resource Research Report: Historic Designation &amp; Mills Act Package, 4350 Nabal Drive, La Mesa, CA.</i>

**BOARDS + COMMITTEES**

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

**SELECT AWARDS**

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

- 2020 *4630 Date Street Historic Landmark Nomination, La Mesa, CA.*
- 2020 *Avo Theater Rehabilitation Tax Credit Consulting, JCG Development, Vista, CA.*
- 2020 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, 1025 Devonshire Drive, San Diego, CA.*
- 2020 *Historic Resource Research Report: Historic Designation & Mills Act Package, "The Muse" 1020 Prospect Street, La Jolla, CA.*
- 2020 *Historic District Nomination Package: Culverwell and Taggarts, City of San Diego, CA.*
- 2020 *Historic District Nomination Package, Arizona Street Tract, Park Villas Subdivision, City of San Diego, CA.*
- 2020 *Historical Resource Analysis Report, Moiola School, Fountain Valley, CA.*
- 2020 *Historical Resource Survey, Proposed Merrill Commerce Center Specific Plan, Ontario, CA.*
- 2020 *Historic Property Survey Report :Evan Hewes Highway and Bridge Evaluation, Imperial County, CA.*
- 2020 *Historical Resource Analysis Report: Historic Designation and Mills Act Application 552 Rushville Street, San Diego, CA.*
- 2019 *Historic Context and Preservation Element Historical Resource Analysis Report / Historic Property Survey Report for Southern California Edison Company Lindsay Substation and Bliss-Lindsay 66kV Sub-Transmission Line.*
- 2019 *To Kalon Vineyard / Robert Mondavi Winery Patent Litigation Expert Witness Consulting, Oakville, CA.*
- 2019 *Historical Resource Analysis Report, Vic Braden Tennis College, 23333 Ave La Caza, Coto De Caza, CA.*
- 2019 *Church of God in Christ Bulletin 580 Package.*
- 2019 *Historical Resource Analysis Report, 7407 Alvarado Road, La Mesa, CA.*
- 2019 *City of Laguna Beach Preservation Ordinance and Program Consulting.*
- 2019 *Historic Resource Research Report and Conditions Consulting, 8445 Avenida de las Ondas, La Jolla, CA.*
- 2019 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report.*
- 2019 *Southern California Edison Catalina Island Historic-Era Water System Management Program, Catalina Island, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report, Southern California Edison Catalina Island Wrigley Pipeline Project, Catalina Island, CA.*
- 2019 *Retroactive Historical Resource Research Report, 31<sup>st</sup> Street, San Diego, CA.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Pedley Powerhouse Complex, Norco, California.*
- 2019 *Historical Resource Analysis Report / Historic Property Survey Report Southern California Edison Company Eastern Sierras Transmission System, Mono County and Inyo County, California.*
- 2019 *Historical Resource Research Report, 3629 Front Street, San Diego, CA.*
- 2019 *Programmatic Agreement Among the Bureau of Land Management – California, the USDA Forest Service, Pacific Southwest Region, California Utility Providers, and the California Office of Historic Preservation, Regarding the Identification, Evaluation, Management, and Exemption of Historic-Era Electrical Infrastructure Facilities in the State of California.*

**RELATED EXPERIENCE**

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





- 2019 *City of San Diego Clairemont Community Plan Update, Historic Context and Preservation Element.*
- 2019 *Historic Site Report, 10446 Russell Road, La Mesa, CA.*
- 2019 *City of Coronado, As-Needed Historic Research Consulting, Coronado, CA.*
- 2019 *Historical Resource Research Report, 4250-52 Cleveland Ave, San Diego, CA.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Haiwee Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program ICKI Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Lugo-Pisgah Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2018 *City of San Diego Park Boulevard Residential Historic District Historic Context Statement and Nomination Package.*
- 2018 *California Department of General Services, Metropolitan State Hospital Project Historical Resource Analysis Report.*
- 2018 *City of San Juan Capistrano, River Street Marketplace Historical Resource Analysis Report.*
- 2018 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report – Phase 1 Desk Survey.*
- 2017 *Historic Site Designation Package, Wexler House 1088 Sierra Vista Avenue, La Mesa, California.*
- 2017 *Nelson-Sloan Otay Rock Plant Property, Chula Vista, California 91910.*
- 2017 *Adams Avenue, Murrieta, California, Tract Map Historical, Cultural, and Paleontological Report.*
- 2017 *4 Greenwood Common (Berkeley Landmark No. 125) Mills Act Application Package, Berkeley, CA.*
- 2017 *Historical Resource Analysis Report, 1201 S. Grand Avenue, Los Angeles, California.*
- 2017 *Design Review Analysis and Historical Resource Research Report, 4884 Marlborough Avenue, San Diego, California.*
- 2017 *Historical Resource Analysis Report / Historic Property Survey Report, SCE MacNeil Substation, Burbank, California.*
- 2017 *Peer Review Statement, 400 S. Alameda Street, Los Angeles, California.*
- 2017 *4617-4619 and 4621-4625 Park Boulevard, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Research Report, 707 17<sup>th</sup> Street, San Diego, California.*
- 2017 *5064 Lotus Street, San Diego, California, Historical Resource Technical Report.*
- 2017 *Historical Resource Technical Report, 550 Sicard Street, San Diego, California.*
- 2017 *Historic Landmark Designation Package, 9415-9425 Eldorado Lane, La Mesa, California.*
- 2017 *6035 University Avenue, San Diego, California, Historical Resource Technical Report.*
- 2016 *Expert Witness Consulting, Bernati Ticino Trust v. City of San Diego*
- 2016 *4365-4369 Ohio Street, San Diego, California, Historical Resource Technical Report.*

**SELECT AWARDS (CONT.)**

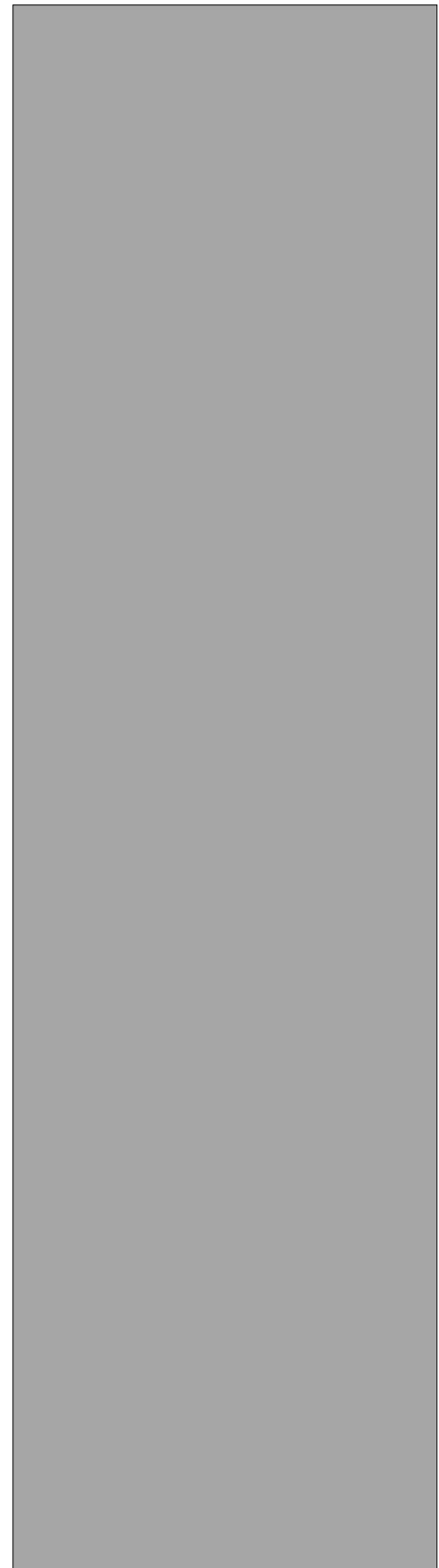
- 2013 – American Planning Association National Division Executive Committee Recipient – Division Achievement Award (*recognized for professional development webinars on historic preservation, urban design, and development topics developed on behalf of the APA Urban Design & Preservation Division*).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

- 2016 *4505 Park Boulevard, San Diego California, Historical Resource Technical Report.*
- 2016 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Edwin K. Hurlbert House, 2930 Chatsworth Boulevard, San Diego, CA.*
- 2016 *NHPA Section 106 Historic Property Analysis and Findings of Effect Statement for the Southern California Yeshiva High School, San Diego, CA.*
- 2016 *Peak Valley Solar Farm CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), San Bernardino County, CA.*
- September 2016 *City of Oceanside / Caltrans, Coast Highway (Hill Street) Bridge over the San Luis Rey River Replacement Project Historical Resources Evaluation Report, Oceanside, CA.*
- August 2016 *Historical Resource Technical Report – 715 Muirlands Vista Way, La Jolla, CA.*
- June 2016 *Class III Cultural Resources Inventory / NRHP Eligibility Determination, SCE Eldorado 500kV Transmission System, California, Arizona, Nevada.*
- June 2016 *Casa de las Flores Property Carriage House / Garage Building, Historical Resource Analysis Report, Chula Vista, CA.*
- May 2016 *Historic American Engineering Record (HAER) No. CA-167-O – Southern California Edison Company Big Creek Hydroelectric System Vincent 220kV Transmission Line, Kern, Fresno, and Los Angeles Counties.*
- May 2016 *San Diego Gas & Electric Company Eastern Division Property Eligibility Review Memo, El Cajon, CA.*
- March 2016 *Historical Resource Review - 1347-1349 Locust Street, Walnut Creek, CA.*
- March 2016 *City of La Mesa Collier Park NHPA Section 106 Review, La Mesa, CA.*
- March 2016 *Redwood Solar Farm 4 CEQA Cultural Resources Analysis (Historical Resources, Cultural Resources, and Paleontological Resources), Kern County, CA.*
- March 2016 *City of La Mesa Vista La Mesa Park NHPA Section 106 Review, La Mesa, CA.*
- February 2016 *City of Chula Vista Third Avenue Community Character + Business Improvement Guidelines.*
- February 2016 *City of San Diego HRB No. 461 / Anderson House, San Diego County Historic Site Designation and Mills Act Rehabilitation Consulting, 3841 Sweetwater Road, Bonita, CA.*
- January 2016 *Historic American Landscapes Survey (HALS) No. CA-122 – Collier Park, La Mesa, CA.*
- December 2015 *Historic American Engineering Record (HAER) No. CA-2138 – Southern California Edison Company Substations: Monumental Type, Santa Barbara, Kern, Fresno, and Los Angeles Counties.*
- December 2015 *Pacific Gas & Electric Company South of Palermo Project Historical Resource Analysis Report / Historic Property Survey Report.*
- November 2015 *Historic American Engineering Record (HAER) No. CA-167-N – Amendment to Southern California Edison Company Big Creek Hydroelectric System East & West Transmission Line.*
- November 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Alexander Schreiber Spec House No. 1 / Payne House, 1429 Dale Street, San Diego, CA.*
- October 2015 *Designation and Mills Act Rehabilitation Reporting and Consulting for the Florence Palmer Spec. House II of III, 350 Fern Glen, San Diego, CA.*
- May 2015 *Historic-era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the Southern California Edison Company's Service Territory.*

**RELATED EXPERIENCE (CONT.)**

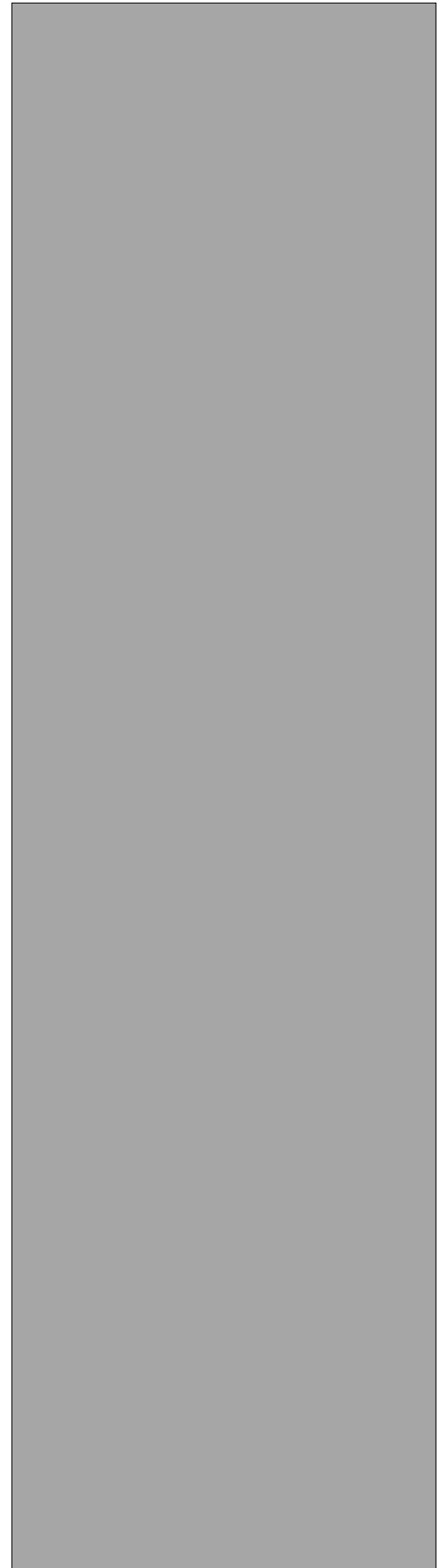
- Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003
- Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003
- Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003
- Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002
- Invited Participant: *Second Natures, Redefining the Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)
- Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)
- Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999
- COURSES CREATED & TAUGHT**
- BUSA 40687 - Historic Preservation Planning (UCSD 2006-2012)
- BUSA 40515 - Fundamentals of City Planning (UCSD 2007)
- BUSA 40748 - Foundations of Urban Planning & The Built Environment (UCSD 2009-2012)
- BUSA 40749 - Functions & Processes of City Planning (UCSD 2011-2012)
- ART 40436 - American Architectural History I & II (UCSD 2008-2014)
- CP 670 - History of Urban Planning (SDSU 2012)

- March 2015 *Class III Cultural Resources Inventory for Southern California Edison's Coolwater-Lugo Transmission Project, San Bernardino County, California – Volume 1: Historic-Era Built Environment Survey Report.*
- 2014-2015 *Los Angeles Regional Intercommunications System NHPA Section 106 Assessment of 125 sites located throughout Los Angeles County.*
- 2014 *Historic Preservation and Urban Planning Expert Witness, Brandon Milan v. City of San Diego, State of California Superior Court Case No. 37-2013-00067039-CU-EI-CTL.*
- 2013-2014 *Historic Preservation and Urban Planning Expert Witness, Edward Valerio v. City of San Diego, U.S.D.C. Case No. 12C1200W (WMC)*
- November 2014 *Historic-Era Built Environment Survey Report, NRHP / CRHR Eligibility Evaluations, and Concurrence Consulting for proposed Coolwater Lugo Transmission Project (approx. 200 built environment sites over 13 segments in the vicinity of Apple Valley, Barstow, and Hesperia, California).*
- November 2014 *Herald Examiner Building, 1101-1139 S. Broadway, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, Historic Preservation Certification Application: Part 1 – Determination of Eligibility – Draft Submittal.*
- November 2014 *Cecil Hotel Building, 640 Main Street, Los Angeles, CA, City of Los Angeles Historic Cultural Monument Application Package – Draft Submittal.*
- November 2014 *Historic-Era Electrical Infrastructure Management Program: A Program for the Identification, Review, Exemption, and Treatment of Generating Facilities, Transmission Lines, Sub-transmission Lines, Distribution Lines, and Substations within the SCE Service Territory.*
- October 2014 *Commercial Exchange Building, 416 W. 8<sup>th</sup> Street, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Lighthipe and Laguna Bell Substations, Long Beach and Commerce, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Eagle Rock Substation, Los Angeles, California.*
- October 2014 *NRHP / CRHR Eligibility Review, SCE Colton Substation, Colton, California.*
- September 2014 *City and County of Honolulu Little Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *City and County of Honolulu Big Makalapa National Register of Historic Places Nomination Peer Review.*
- September 2014 *Sudberry Properties Strawberry Fields Historic Cultural Landscape Analysis Report, Chula Vista, CA.*
- July 2014 *Friday Morning Club Building, 938 S. Figueroa, Los Angeles, CA, Historic Preservation Certification Application: Part 2 – Description of Rehabilitation – Draft Submittal.*
- May 2014 *Commercial Club of Southern California Building / Case Hotel Part 2 Determination of Eligibility, Los Angeles, CA.*
- May 2014 *City and County of Fresno Tertiary Treatment and Disinfection Facility – Plant 2 NHPA Section 106 and CEQA Historical Resource Assessment.*
- April 2014 *City and County of Honolulu Aloha Stadium Station Project Treatment Plan Peer Review, Honolulu, CA.*
- April 2014 *Redwood Solar Farm Historic Property Survey / Historical Resource Report, Kern County, CA.*
- April 2014 *4<sup>th</sup> @ Broadway EIR Mitigated Negative Declaration – Historical Resource Assessment Report, Los Angeles, CA*



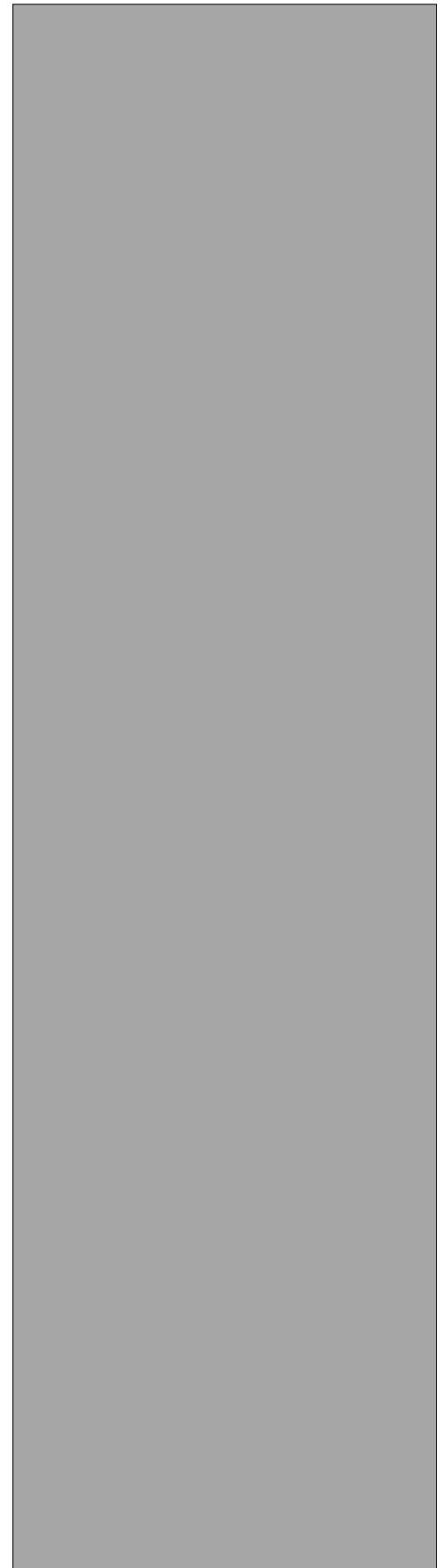


- March 2014 *Commercial Club of Southern California Building / Case Hotel Part 1 Determination of Eligibility, Los Angeles, CA.*
- February 2014 *Commercial Club of Southern California Building / Case Hotel Historic Cultural Monument Application, Los Angeles, CA.*
- January 2014 *1560 S. Escondido Boulevard NHPA Section 106 Review and Concurrence Consulting.*
- November 2013 *Consulting for Two Historic House Relocations to the City of San Diego Development Services Department, Public Works Department, and City Attorney's Office.*
- September 2013 *Caltrans Section 106 Historic Property and CEQA Historical Resource Survey – Gilbert Street, Santa Ana, CA.*
- October 2013 *NHPA Section 106 Historic Property and CEQA Historical Resource Survey Report, Proposed Coolwater Lugo Transmission Project.*
- June 2013 *Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*
- January 2013 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – Big Creek Hydroelectric System East & West Transmission Line, Fresno to Los Angeles, CA*
- January 2013 *Historical and Architectural Eligibility Evaluation of Delano Substation Complex.*
- October 2012 *Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*
- October 2012 *City and County of San Francisco, 2419-2435 Lombard Street Historical Resource Evaluation Report.*
- 2011-2013 *Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*
- In-process *San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*
- July 2012 *National Park Service Historic American Engineering Record (HAER) Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*
- June 2012 *Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*
- June 2012 *County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA*
- April 2012 *NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*
- March 2012 *Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*
- January 2012 *NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*
- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
- September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation and Historic Property Treatment Plan.*



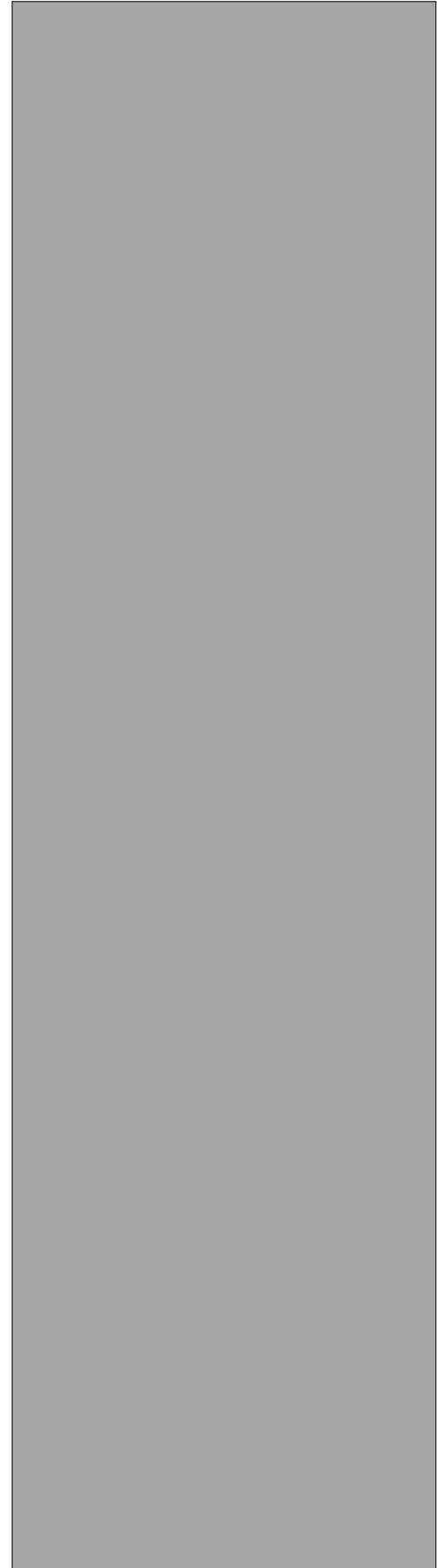


- July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
- June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
- December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- November 2010 *Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
- August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
- April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- March 2010 *Imig Manor/ Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
- January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
- December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
- December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*
- November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*
- November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*
- November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*
- August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*
- August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*
- August 2009 *Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*
- August 2009 *CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*
- July 2009 *Code Compliance & Resource Review, 2341 Irving Avenue, San Diego, CA*
- July 2009 *City of Santa Ana Bristol & 17<sup>th</sup> Transportation Study Historical Resource Survey, Santa Ana, CA*



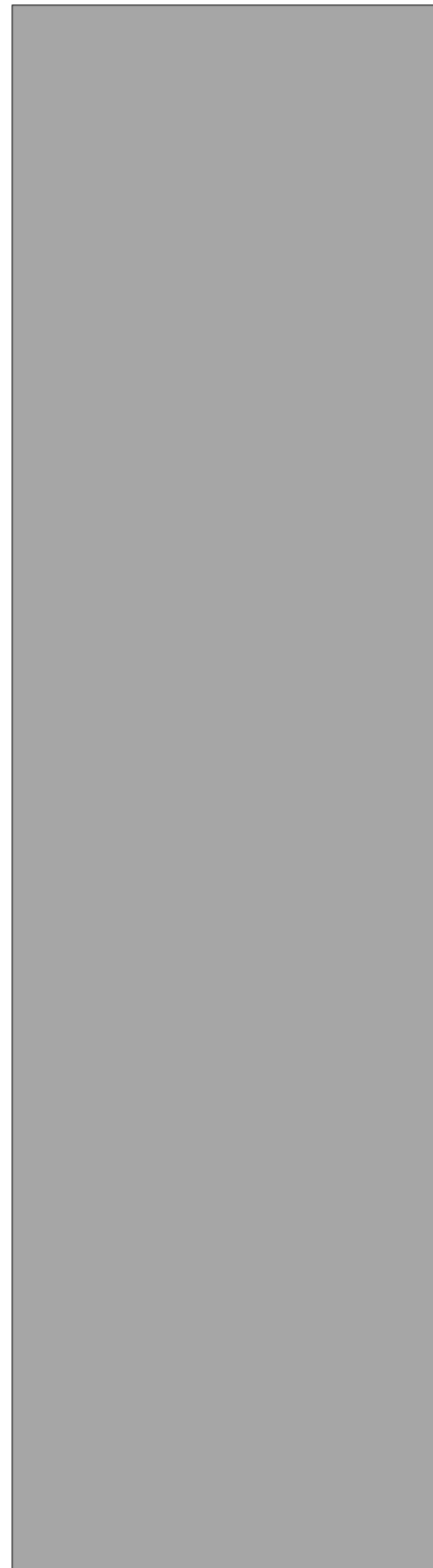


- May 2009 *Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*
- May 2009 *Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*
- April 2009 *Design Review Analysis for the 2110 Glenneyre Street Property, Laguna Beach, CA*
- April 2009 *Section 106 Review of the Fairfax Theatre, Oakland, CA*
- March 2009 *National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*
- February 2009 *Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*
- February 2009 *San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*
- January 2009 *Historical Resource Analysis Report, 634 2<sup>nd</sup> Avenue, Chula Vista, CA*
- October 2008 *Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*
- 2007-2008 *Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*
- August 2008 *Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*
- July 2008 *California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*
- July 2008 *Historic Context Statement – Bean Springs Site, Rosamond, CA*
- June 2008 *Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*
- May 2008 *Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*
- April 2008 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*
- April 2008 *Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*
- March 2008 *Lombardi Ranch CEQA Review, San Ardo, California*
- February 2008 *Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*
- February 2008 *Foothill Ranch Historical Resource Review, Palmdale, CA*
- January 2008 *Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*
- January 2008 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*
- November 2007 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*
- October 2007 *Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*
- October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*
- September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*
- September 2007 *SCE Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*
- August 2007 *USDA Forest Service Meeks Creeks Bridge Assessment, Lake Tahoe, CA*
- July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*

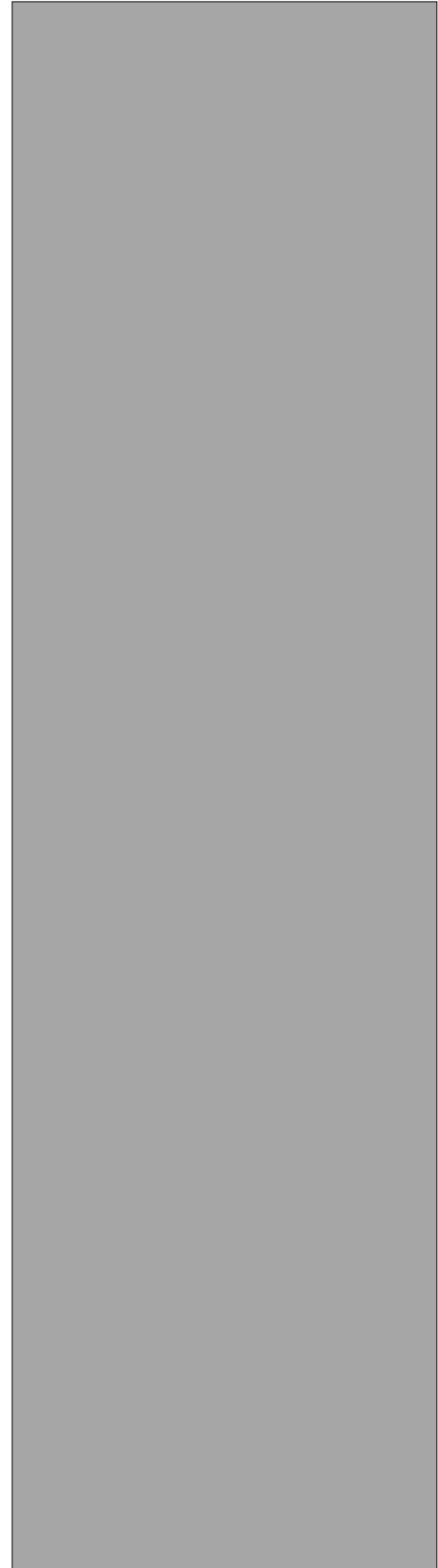




- May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*
- February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*
- January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*
- December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*
- November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*
- September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*
- September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*
- August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*
- June 2006 *Historical Resource Analysis Report: 418-450 10<sup>th</sup> Avenue Properties, San Diego, CA*
- May 2006 *Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*
- May 2006 *Historical Resource Evaluation Report for the 70 15<sup>th</sup> Street Warehouse, San Diego, CA*
- April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*
- March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*
- March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*
- February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*
- January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*
- January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*
- January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Bouevard, Fremont, CA 94555*
- December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*
- December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*
- November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*
- November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*
- October 2005 *Section 106 Review of the 1025 3<sup>rd</sup> Street Property, Sacramento, CA 95818*
- September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*
- September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*
- August 2005 *Historical Resource Analysis Report – Somky Property/Thompson's Soscol Ranch, Napa, CA 94558*
- July 2005 *Walnut Creek Women's Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*
- June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*
- May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*
- March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*
- March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*
- February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*
- January 2005 *Historical Resource Evaluation, 700 28<sup>th</sup> Avenue, San Mateo, CA*



- January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*
- December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*
- November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*
- October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*
- September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*
- September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*
- August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*
- August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*
- July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*
- July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*
- July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*
- June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*
- June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*
- June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
- May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
- April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42<sup>nd</sup> Avenue, San Francisco, CA 94122*
- April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
- March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
- March 2004 *Historical Evaluation of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*
- February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
- January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
- January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
- January 2004 *Historical Evaluation of The Residence Located At 571 Valley Street, San Francisco, CA*
- January 2004 *Historical Evaluation of the 3925 20<sup>th</sup> Street Residence, San Francisco, CA 94131*
- November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
- November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
- November 2003 *Historical Evaluation of the Greer-O’Brine Property, 51 Encina Avenue, Palo Alto, CA,*
- November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
- October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
- August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*





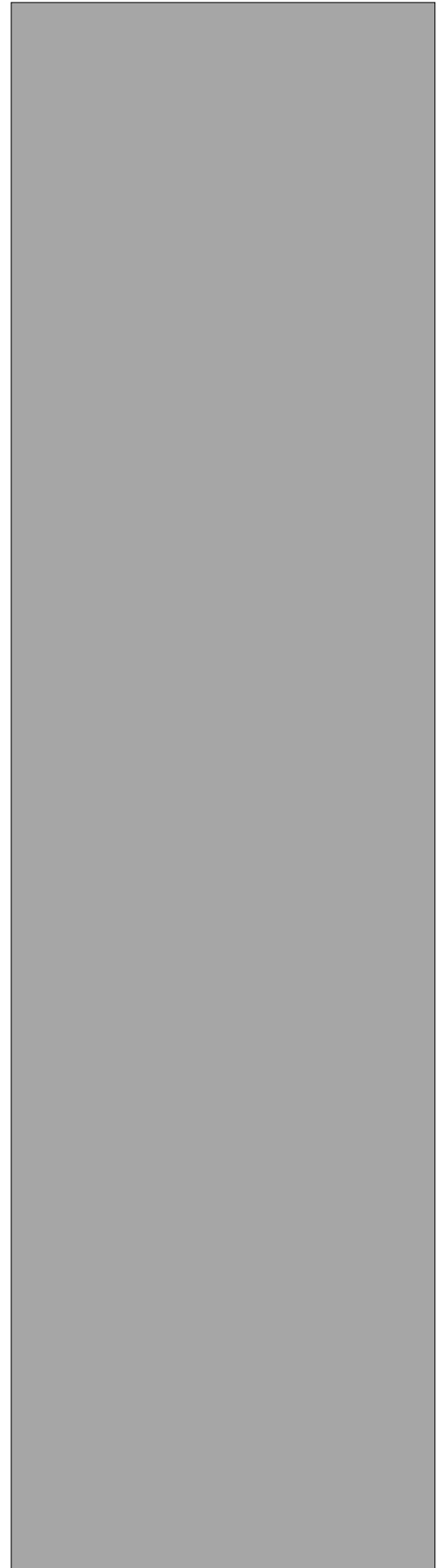
- July 2003 *Historical Evaluation of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*
- June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)*
- May 2003 *Historical Evaluation of The Residence Located At 606 Dorchester Road, San Mateo, CA*
- March 2003 *Ames Aeronautical Laboratory 40' x 80' Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory 6' x 6' Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)*
- March 2003 *Historical Evaluation of The Residence Located At 1015 South Grant Street, San Mateo, CA*
- February 2003 *8<sup>th</sup> & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
- February 2003 *Existing Conditions and Subdivision Design Alternatives for The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
- February 2003 *Historical Evaluation of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
- January 2003 *Historical Evaluation of the 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
- December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
- November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
- October 2002 *Historical Evaluation of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)*
- October 2002 *Historical Assessment of The St. Patrick's Parish Community Building Located At 3585 30<sup>th</sup> Street, San Diego, CA, 92104*
- September 2002 *Historical Assessment of The Building Located At 4257 Third Street, San Diego, CA,*
- April 2002 *Historical Assessment of The Building Located At 3567 Ray Street, San Diego, CA,*
- October 2001 *Historical Assessment of The Gustafson's Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
- September 2001 *Historical Review of Lots A, B, K & L, Block 93, Horton's Addition Lockling, San Diego, CA*
- August 2011 *El Cortez Hotel Part 3 - Request for Certification of Completed Work*
- August 2001 *Core Inventory of All Sites Appearing to Be More Than 45 Years of Age Not Previously Documented (Prepared For Centre City Development Corporation)*
- August 2001 *Urbana Project Abstract Bibliography (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)*
- July 2001 *Historical Assessment of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
- July 2001 *Historical Assessment of The Building Located At 4230 Maryland Street, San Diego, CA, 92103 (With Kathleen A. Crawford)*
- June 2001 *Historical Assessment of the 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*
- May 2001 *Update of The November 1988 Historic Site Inventory of Centre City East for Centre City Development Corporation (with Scott Moomjian)*





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

\*Visit [www.urbanapreservation.com](http://www.urbanapreservation.com) for project profiles and additional information.





**Alexandrea Baker, MCP**  
**Urban / Preservation Planner + GIS Technician**  
**alex@urbanapreservation.com**

Urban / Preservation Planner + GIS Technician, **Alexandrea Baker**, Alexandria holds a Bachelor of Arts in Geography, with a minor in Community and Regional Planning, from the University of Nebraska and a Master of City Planning from San Diego State University. The capstone project for her graduate degree was a partnership with Metropolitan Transit System evaluating the shared bus / bike lane on El Cajon Boulevard, a historic auto corridor envisioned for revitalization and increased density. Alex brings previous municipal experience having worked for the City of Richmond, California, where she completed research for a safe parking program, helped process project approvals, processed CEQA documents, and supported public outreach. Alex additionally worked for Alta Planning + Design where she coordinated public outreach, scheduled site visits, and completed mapping for proposed planning projects. She is a recognized GIS and cultural landscape specialist on the Urbana team. At Urbana she surveys historic-era built environment sites, conducts property specific and contextual research, identifies cultural landscapes consistent with National Register Bulletin No. 36, and prepares GIS maps for all Urbana projects. Having completed graduate school, and with her roots in the Midwestern states of Wisconsin and Illinois, Alex recently relocated from California to her hometown of St. Charles and is working to expand Urbana’s presence in the region.

**PROJECT EXPERIENCE**

- 2021 *Olson Townhomes Historic Architectural Evaluation* (Huntington Beach, CA)
- 2019-2021 *GIS Mapping of Historic-Era Built Environment Cultural Resources within the SCE Service Territory* | Mono, Tulare, Inyo, Kern, Ventura, Los Angeles, San Bernardino, Riverside, and Orange Counties, California.
- 2021 *Post Rock Resources of Kansas Survey; Lincoln, Mitchell, Rush, and Russell Counties, KS.*
- 2021 *GIS Mapping for the To Kalon Vineyard Patent Litigation Project* | Hunton Andrews Kurth, LLP; Napa Valley, California.
- 2021 *Determination of Historic Significance Report for 135 I Avenue* | Coronado, California.
- 2021 *Determination of Historic Significance Report for 777 B Avenue* | Coronado, California.
- 2021 *Determination of Historic Significance Report for 1425 7th Street* | Coronado, California.
- 2021 *Historical Resource Designation and Mills Act Application for 2275 Evergreen Street* | San Diego, California.
- 2019-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Ivanpah - Control Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo, Kern, and San Bernardino, Counties, California. and Clark County, Nevada.
- 2019-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Kern River to Los Angeles Transmission Corridor, Historic-Era Built Environment Survey Report* | Kern and Los Angeles Counties, California.
- 2020-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Eldorado-Pisgah-Lugo Transmission Corridor, Historic-Era Built Environment Survey Report* | San Bernardino County, California.
- 2020-2021 *Southern California Edison Company Transmission Line Rating and Remediation Program Control-Silver Peak Transmission Corridor, Historic-Era Built Environment Survey Report* | Inyo and Mono Counties, California.

**EDUCATION**

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

**PROFESSIONAL EXPERIENCE**

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

**MEMBERSHIPS**

- American Planning Association

**RELATED COURSEWORK**

- Community and Regional Planning
- GIS Applications in Planning
- Plan and Design: Built  
Environment

- 2020 *Historic Property Survey Report, Rancho Miramonte Project | Chino, California.*
- 2020 *Historic Site Designation Report for 4350 Nabal Drive | La Mesa, California.*
- 2020 *Historic Resource Research Report for 4630 Date Avenue | La Mesa, California.*
- 2020 *Historic Resource Research Report for 2956 Roosevelt Street | Carlsbad, California.*
- 2020 *Historic Resource Research Report for 5930 Division Street | San Diego, California.*
- 2020 *Middle Ranch Pipeline Historic Resource Analysis Report | Santa Catalina Island, California.*
- 2019 *California's Mojave Desert Region Cultural Landscape Survey, Eligibility, Documentation and Mapping Project | Mojave Desert, California.*
- 2018 *Owens Valley, California Historic Cultural Landscape Survey, Eligibility Documentation and Mapping Project | Owens Valley, California.*
- 2018 *Kern County Region Historic Agricultural Landscape Survey, Eligibility, Documentation, and Mapping Project | Kern County, California.*

**RELATED COURSEWORK CON'T**

Urbanization of Rural Land

Active and Healthy Community  
Development

Environmental Planning and Policy

Analysis and Public Affairs

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