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SAN LUIS OBISPO

MEMORANDUM

DATE: December 1, 2022

To: Nicole Morse, Esq., T&B Planning Inc.

FROM: Casey Tibbet, M.A., Associate Cultural Resources Manager/Architectural Historian

SUBJECT: Historic Resources Evaluation – Primary Record and Building, Structure, and Object (BSO) Form for 4665 Lampson Avenue in Los Alamitos, Orange County, California (LSA Project Number TBB2201)

Under contract to T&B Planning, Inc., LSA completed a historical evaluation of the property at 4665 Lampson Avenue (Assessor’s Parcel Number 130-012-35) in Los Alamitos, California. In support of this effort, LSA conducted research and an intensive-level field survey. The evaluation was documented on Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms, and the property was identified on a DPR Location Map (all are provided as an attachment).

As a result of LSA’s evaluation of this property, it was determined that the 1972 Corporate International style building does not appear to be eligible for listing in the California Register of Historical Resources under any criteria. In summary, no evidence was found that it has any important associations with significant historical trends, events, or people, and it does not appear to have the potential to yield important historical information. Although it retains a high degree of architectural integrity and was designed by the master architectural firm Skidmore, Owings and Merrill (SOM), it does not express the design concepts of the Corporate International style more fully than other buildings of its type and is not a particularly distinctive example of the style or SOM’s work.

For these reasons, the 4665 Lampson Avenue does not qualify as a “historical resource” as defined by the California Environmental Quality Act and, for purposes of this project, the City of Los Alamitos may make a finding of “no impact” with regard to built environment historical resources.

Attachment: DPR 523A and 523B forms

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: 4665 Lampson Avenue

P1. Other Identifier: West Ed; Department of Fish and Game

***P2. Location:** Not for Publication Unrestricted *a. County: Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Los Alamitos, CA Date: 1981 T4S; R11W; Section: 32; S.B.B.M.

c. Address: 4665 Lampson Avenue City: Los Alamitos Zip: 90702

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 130-012-35

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

This approximately 12-acre property is situated on the north side of Lampson Avenue just east of the Rose Street intersection. The campus-like setting includes a two-story office building, surface parking, landscaped walkways, and a large, undeveloped field (east and north sides). Adjacent properties include a golf course on the east, a park to the north, undeveloped land to the west, and the divided, four-lane Lampson Avenue to the south.

The Corporate International style building, which is oriented to the south, has a rectangular plan with an off-center atrium that is not visible from the exterior. The roof is flat with no overhang and the exterior walls are composed of smooth concrete, glass, and metal with a horizontal emphasis. On the first and second floors, the south-facing façade features several pairs of large, fixed windows separated by slightly projecting, narrow, metal columns. The window arrangement creates the perception of two horizontal bands of glass extending the length of the building separated by several feet of smooth concrete. Near each end of the building on the ground level, there is an aluminum-framed glass entrance with double doors flanked by large, fixed windows. Each entrance is sheltered by a metal awning attached to the building wall. The pattern of paired windows and metal columns is repeated on the east and north elevations, but the east elevation has only one entrance with double doors and no awning and the north elevation has three double-door entrances, one single-door entrance, and one metal awning. All of the doors have fixed transom windows. *See Continuation Sheet*

***P3b. Resource Attributes:** (List attributes and codes) HP6-1-3 Story Commercial Building

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

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Façade, view north (11/18/22).

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1972 (*Press-Telegram* 1972)

***P7. Owner and Address:**
Unknown

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:**
November 18, 2022

***P10. Survey Type:** (Describe)
Intensive-level Section 106 CEQA compliance

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 4665 Lampson Avenue

B1. Historic Name: Southwest Regional Laboratory for Educational Research and Development

B2. Common Name: West Ed

B3. Original Use: Research facility **B4. Present Use:** Office building and research facility

***B5. Architectural Style:** Corporate International

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

The City of Los Alamitos has no building permits on file for this property. However, a 1972 news article announced the dedication of the two-story building, which was built by the United States Health, Education, and Welfare Department for a cost of \$4.2 million (*Press-Telegram*, 1972). Skidmore, Owings and Merrill of San Francisco was the architect and Turner Construction Company was the construction manager (Hein, 1975). Historic aerial photographs reveal that the addition to the west elevation was constructed between 1988 and 1992 (Historicaerials.com var.).

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

***B8. Related Features:**

B9a. Architect: Skidmore, Owings and Merrill **b. Builder:** Turner Construction Company

***B10. Significance: Theme:** Architecture **Area:** City of Los Alamitos

Period of Significance: 1972 **Property Type:** Commercial **Applicable Criteria:** NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This 1972 Corporate International style building does not meet the criteria for listing in the California Register of Historical Resources (California Register) under any criteria. No evidence was found that it has any important associations with significant historical trends, events, or people, and it does not appear to have the potential to yield important historical information. Although it retains a high degree of architectural integrity and was designed by the master architectural firm Skidmore, Owings and Merrill (SOM), it is not a particularly distinctive example of the Corporate International style or an important example of SOM's work. It is not a "historical resource" as defined by the California Environmental Quality Act (CEQA). *See Continuation Sheet*

Historic Overview. The historic period in California is divided into three periods: Spanish/Mission Period (1769-1821), Mexican/Rancho Period (1821-1848), and the American Period (1848-Present). In 1784, during the Spanish/Mission Period, the subject property was part of a 300,000-acre land grant known as Los Nietos that was owned by (*see Continuation Sheet*)

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

***B12. References:**

Carpenter, Virginia
2003 *Ranchos of Orange County: Chronologies of Early California*. Produced in cooperation with Jane Mueller. The Paragon Agency Publishers, Orange, California.

Christopher A. Joseph & Associates
2009 City of Riverside Modernism Context Statement. On file at the City of Riverside Office of Historic Preservation.

See Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** November 2022

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____

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*Recorded by LSA Associates, Inc. *Date: November 2022 Continuation Update

***P3a. Description** (continued from page 1)

The west elevation maintains the same window pattern on the second floor, but on the ground level the windows are either covered (north and south ends) or have been removed to accommodate a projecting, one-story metal addition, a pedestrian ramp, a door, and a truck loading area with two bay doors. Other features include pebblestone, concrete, and asphalt walkways that encircle the building (with the exception of the loading area) and ornamental landscaping that, on the south side, includes small shrubs, grass, groundcover, and mature sycamore and liquid amber trees. There are several mature sycamore trees on the east and north sides as well.

The condition of the property is good and, with the exception of the modern addition on the west elevation, the integrity level is high.

P5a. Photo (continued from page 1)



South and east elevations, view northwest (11/18/22).



East elevation, view west (11/18/22).

See Continuation Sheet

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DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____

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***P3a. Description** (continued from page 3)



North elevation, view south (11/18/22).



Northwest corner of the building showing addition, view southeast (11/18/22).



West elevation with addition on the left side of the photograph, view east (11/18/22).

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

Manuel Perez Nieto (Carpenter, 2003). After Nieto's death in 1804, the land was divided among his four surviving children and Juan Jose Nieto received the acres called Los Alamitos (approximately 28,000 acres), which include what would become the city of Los Alamitos (Carpenter, 2003). The Nieto grant/Rancho Los Alamitos changed hands numerous times during the Spanish and Mexican periods with Abel Stearns acquiring it in 1842 (Carpenter, 2003). Eventually Stearns also acquired Rancho Los Coyotes and "built up the largest land and cattle empire in the area" (City of Cypress n.d.:2).

In 1848, Alta California came under control of the United States and in 1950 it was admitted to the Union. In the mid-1860s, Stearns lost a portion of his land to Michael Reese as part of a foreclosure (Carpenter, 2003). Reese eventually leased the land to the Bixbys, who used it to grow grain and raise sheep (City of Los Alamitos n.d.). In 1896, former Montana Senator William Clark bought approximately 8,150 acres of the land for raising sugar beets (City of Los Alamitos n.d.). He laid out the town of Los Alamitos, built the first sugar refinery in Southern California, and built housing and recreation facilities for workers; most of the land between the Santa Ana River and today's Lakewood was used for growing sugar beets (City of Los Alamitos n.d.). However, an insect infestation led to the death of the sugar beet industry, and in 1921 the refinery was leased for processing of dog food (City of Los Alamitos n.d.). During the 1920s, the community of Los Alamitos was a wild place with an average of two shootings or stabbings every weekend; after the 1933 earthquake, the old refinery was shut down and eventually demolished (City of Los Alamitos n.d.).

In 1941, after the attack on Pearl Harbor, the United States (U.S.) Navy moved its training field for aircraft from Terminal Island in Long Beach to a 1,300-acre tract in Los Alamitos (City of Los Alamitos n.d.). The subject property was within those 1,300 acres. In 1943, when it became an active-duty station, the name was changed from Naval Reserve Air Base (see *Continuation Sheet*)

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***B10. Significance:** (continued from page 4)

Los Alamitos to Naval Air Station Los Alamitos (MilitaryBases.com, 1998). When the war ended, the base continued to be used as a military training facility under control of the Navy. The presence of the air base reinvigorated the small town and attracted new businesses and settlers to the area.

In February 1971, a news article stated that Los Alamitos City Councilmen viewed plans “for a \$2.25 million educational research laboratory to be built on a 12-acre site at Los Alamitos Naval Air Station”, which was aiming to close out all flight operations by July 1971 (*Los Angeles Times*, 1971). The two-story, 87,000 square-foot building would be paid for by the United States Department of Health, Education, and Welfare and would house the Southwest Regional Laboratory for Educational Research and Development, then located in Inglewood (*Los Angeles Times*, 1971). The building was designed by SOM and Turner Construction Company was the construction manager (Hein, 1975). In 1972, when the subject building was constructed, the base was turned over to the California National Guard; today, the Joint Forces Training Base is currently used as a reserve training center for all branches of the military (City of Los Alamitos n.d.). The base and the subject property are within the city of Los Alamitos, which became a chartered city in 1960 (City of Los Alamitos n.d.).

People/Agencies Associated with the Building. This building was designed by SOM for the United States Department of Health, Education, and Welfare. The construction manager was Turner Construction and the original occupant was the Southwest Regional Laboratory for Educational Research and Development (SWRL).

SOM was founded in 1936 by Louis Skidmore and Nathaniel Owings in Chicago and is a collective of architects, designers, engineers, and planners (Skidmore, Owings and Merrill, 2021). The firm is widely recognized for its achievements in design and engineering and is responsible for numerous award winning and historically significant buildings throughout the world. “By 1950, the firm had earned an exhibit devoted entirely to its innovative design work at the Museum of Modern Art” (Skidmore, Owings and Merrill, 2021). The Lever House in New York (1952), which SOM designed, is credited with wielding “a tremendous amount of influence with respect to solidifying the aesthetic of the Corporate International style” (City of Los Angeles, 2021:156). SOM, which is recognized as a master in the field of architecture and a pioneer in the Corporate International style, does not list the SWRL building among its many noteworthy and influential designs.

Turner Construction Company was founded in 1902 by Henry Turner and “first made its mark on the industry by pioneering the use of steel-reinforced concrete for general building” (Turner, 2022). The company has been involved in the construction of numerous government buildings, but a search of the approximately 200 government projects listed on its website did not find the SWRL building.

SWRL, existed at least as early as 1967 (Popham 1967). Based on employment advertisements, in 1970, SWRL was located in Inglewood, California. Prior to World War II (WWII), the U.S. was relatively weak in the area of research and development (R&D) compared to the advanced countries of the world (National Academy of Sciences, 1995). At that time, only about one fifth of R&D was financed by the federal government and it primarily supported “mission-oriented research in agriculture, national defense, and natural resources carried out by government employees in small government laboratories and experimental stations” (National Academy of Sciences, 1995). R&D conducted by the military, universities, and industries rarely sought out federal funding. During WWII, federal expenditures on R&D increased tremendously and “two important institutional innovations were introduced. First, large numbers of academic researchers were mobilized to work in their own institutions’ laboratories on wartime R&D projects” and “Second, the R&D contract was devised as a mechanism to pay for private performance of work whose approach and outcome—in this case, R&D results—could not be specified precisely in advance. Importantly, the federal government agreed to compensate university and industry performers for the indirect or over-head costs of R&D done under grants and contracts, in addition to paying for direct expenses” (National Academy of Sciences, 1995). In 1945, Vannevar Bush published the “landmark tract, *Science - the Endless Frontier* (Cordoba 2020). The report argued for the importance of government-funded basic research related to national security, industry, and human health and welfare in universities, colleges, and research institutes. In response, in 1950, Congress created the National Science Foundation (NSF) (Cordoba, 2020). In 1952, NSF’s education and human resources portfolio only included funding for graduate student fellowships (Cordoba, 2020).

In June 1970, SWRL was awarded a grant to build and equip “the first facility constructed exclusively for educational research and development on a non-campus site” (Hein, 1975:10). Robert H. Finch, who was secretary of Health, Education and Welfare when plans for the SWRL facility were completed, was an advocate for educational R&D as a means to update and improve education “to make the school system more effective, efficient, and equitable” (*Los Angeles Times*, 1972). The stated purpose of SWRL was “to design and produce quality-verified instructional systems” (*Los Angeles Times*, 1972). After being awarded the grant, “SWRL agreed to test new construction techniques, known as construction management and fast-tracking, on the project” (*Los Angeles Times*, 1972). Normally government agencies progressed through the construction process along a single linear path rather than the parallel paths used by many non-governmental projects. The construction management and fast-tracking process proved to be (see *Continuation Sheet*)

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DEPARTMENT OF PARKS AND RECREATION
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Trinomial _____

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***B10. Significance:** (continued from page 5)

a success as the “design and construction were completed in less time than the six other R&D institutions that received grants” and with a cost savings of approximately \$15 million (partially thanks to the use of federally owned land) (*Los Angeles Times*, 1972). Although it seems reasonable that the approach used to construct SWRL may have resulted in changes to construction policies for federally funded projects, no evidence of that was found. Similarly, no evidence was found that SWRL was the first of its kind or responsible for any significant contributions to or innovations in the field of education during the historic period.

Architectural Context. The Corporate International style, sometimes also called Corporate Modernism or Miesian International, gained popularity in Southern California generally between 1949 and 1975 and was most often applied to large-scale commercial office buildings and government facilities (City of Los Angeles, 2021:155; Gebhard and Winter, 1985). The International style evolved mainly from the 1920s-1930s Bauhaus interdisciplinary design school in Germany and migrated to the U.S. with some of the German architects who relocated here during the Depression era. The style garnered interest in America around 1932 when the Museum of Modern Art featured a “Modern Architecture” exhibit highlighting buildings from around the world that shared a stark simplicity and vigorous functionalism (Christopher A. Joseph & Associates, 2009:14). Henry Russell Hitchcock and Philip Johnson coined the term International Style in their catalog for the exhibit (Christopher A. Joseph & Associates, 2009:14). The first major example of the style in the U.S. was the 1932 Philadelphia Savings Fund Society Building designed by George Howe and Swiss-born, William Lescaze (Christopher A. Joseph & Associates, 2009). In Southern California, the first truly International style building was Columbia Square (1938) by Lescaze and E. T. Heitschmidt (Christopher A. Joseph & Associates, 2009). “However, the distinctive cadre of characteristics that defined the Corporate International style would not fully come to fruition until the period after the war, with early examples appearing in the late 1940s. The Corporate International style, then, represented an evolution of the earlier International style, adapted and modified to account for technological advances and evolving public sentiment and taste” (City of Los Angeles 2021:155).

In the post-WWII years, two trends emerged, both based on philosophies associated with Bauhaus leaders Walter Gropius and Mies van der Rohe (Christopher A. Joseph & Associates, 2009). The Gropius-influenced trend focused on expressing the building’s function and featured screen walls, steel frames, and external glass walls without interruption (Christopher A. Joseph & Associates, 2009). The Miesian-influenced trend reflected a “less is more” aesthetic that typically followed one of three subtypes: glass curtain wall skyscrapers, glass and steel pavilions, or the modular office building (Christopher A. Joseph & Associates, 2009).

The Corporate International style came of age in Southern California in the 1960s and 1970s, a time when many downtown areas were undergoing large-scale redevelopment efforts in an effort to replace depressed areas with a clean, modern aesthetic. These areas typically included a mix of commercial and government buildings and the Corporate International style “became the face of many major American companies” and civic centers that conveyed a sense of “bureaucratic diligence and monumentality” (City of Los Angeles, 2021:160). There are numerous outstanding examples of the style in Southern California and across the nation, many of which have been recognized as historically significant at the local, state, and national levels.

Character-defining features of the Corporate International style include:

- Simple geometric forms, often box-shaped;
- Constructed of concrete, steel, and glass;
- Flat roof without eaves;
- Balance and regularity, but not necessarily symmetry;
- Unadorned, smooth wall surfaces;
- Complete absence of ornamentation and decoration;
- Articulated ground story, often double-height and set back behind columns or pilotis; and
- Horizontal bands of flush, metal-framed windows, or curtain walls

Significance Evaluation. This property is being evaluated under the California Register criteria in compliance with CEQA. No local criteria for historical significance were found.

It is associated with the 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. The SWRL was part of a post-WWII shift by the federal government to actively support R&D but was not at the forefront of this trend and does not appear to have made any significant contributions to it. Although the 1972 building was the first non-campus facility constructed solely for educational research and development in the nation no evidence was found that it started a trend for off-campus facilities or that such a trend would be an important historical event. The project also used an experimental fast-tracking construction process that was intended to be a model for future similar projects, but no evidence was found that this model was employed in subsequent similar (see *Continuation Sheet*)

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***B10. Significance:** (continued from page 6)
projects. For these reasons, the building is not significant under this criterion.

It is associated with the lives of persons important to local, California, or national history. No evidence was found indicating that the building is directly associated with the lives of any person or persons important to local, State, or national history. It is not significant under this criterion.

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. This building retains a high degree of integrity and embodies many of the characteristics of the Corporate International style such as the boxy form, flat roof with no eave, smooth exterior wall surfaces lacking ornamentation and decoration, and the flush metal-framed windows arranged in horizontal bands. It is a nice example of a comparatively modest Corporate International style building, but because of the prevalence of outstanding examples of the style it does not rise to a level beyond the ordinary. Although it was designed by the master architectural firm SOM, it is not one of the best or most representative examples of the firm's highly awarded work. The building does not possess high artistic values because it does not express the design concepts of the Corporate International style more fully than other buildings of its type. For these reasons, it is not significant under this criterion.

It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation. This building was constructed in 1972 using common methods and materials and is unlikely to yield any important information to the history of the local area, California, or the nation. It is not significant under this criterion.

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

City of Cypress

- n.d. City of Cypress History. Taken from the News-Enterprise Archives, written by Eileen Wheeler and Dr. Warren Beck and accessed online in April 2018 at <http://www.cypressca.org/home/showdocument?id=6>

City of Los Alamitos

- n.d. History of Los Alamitos. Website: <https://cityoflosalamitos.org/354/History-of-Los-Alamitos> (accessed November 2022).

City of Los Angeles

- 2021 Los Angeles Citywide Historic Context Statement. Context: Architecture and Engineering. Sub-Context: L.A. Modernism, 1919-1980. Website: https://planning.lacity.org/odocument/4f67bd39-631a-4f26-9a52-cd5809a66655/LA_Modernism_1919-1980.pdf (accessed November 2022).

Cordova, France A.

- 2020 Celebrating NSF's 70th Birthday. *Science – the Endless Frontier*. 75th Anniversary Edition. Website: https://www.nsf.gov/about/history/EndlessFrontier_w.pdf (accessed November 2022).

Gebhard, David and Robert Winter

- 1985 *Architecture in Los Angeles: A Complete Guide*. Peregrine Smith Books, Salt Lake City.

Hein, William H., Jr.

- 1975 *A Laboratory Facility Dedicated to Educational R&D, Volume 1*. Sponsor Agency: National Institute of Education (DHEW), Washington, D.C.

historicaerials.com

- Var. Photos of the subject property and the surroundings. Website: historicaerials.com (accessed November 2022).

MilitaryBases.com

- 1998 Los Alamitos Joint Forces in Los Alamitos, CA. Website: <https://militarybases.com/california/los-alamitos-joint-forces/> (accessed November 2022).

National Academy of Sciences

- 1995 *Allocating Federal Funds for Science and Technology. National Academy of Sciences (US) Committee on Criteria for Federal Support of Research and Development*. National Academy Press, Washington D.C.

(see Continuation Sheet)

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*Recorded by LSA Associates, Inc. *Date: November 2022 Continuation Update

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

Popham, W. James

1967 The Product Development Cycle in the Southwest Regional Laboratory for Educational Research and Development. *Performance Improvement, International Society for Performance Improvement*, Volume 6, Issue 9, pages 4-8. Website: <https://onlinelibrary.wiley.com/doi/10.1002/pfi.4180060903> (accessed November 2022).

Press-Telegram

1972 Finch Speaks at Dedication. June 3, page 9.

Skidmore, Owings and Merrill

2021 About. Website: <https://www.som.com/about/> (accessed November 2022).

Turner Construction

2022 History. Website: <https://www.turnerconstruction.com/about-us/history> (accessed November 2022).

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
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