



**Historic Building Survey of  
the House at 8542 Prospect Avenue/  
8705 Marrokal Lane  
Santee, California**

*Prepared for*  
Mr. Michael Grant  
Development Contractor, Inc.  
110 Town Center Parkway  
Santee, CA 92071

*Prepared by*  
RECON Environmental, Inc.  
1927 Fifth Avenue  
San Diego, CA 92101  
P 619.308.9333

RECON Number 7974-1  
October 11, 2018

A handwritten signature in black ink that reads "Harry J. Price". The signature is written in a cursive, flowing style.

Harry J. Price, Architectural Historian

**NATIONAL ARCHAEOLOGICAL DATA BASE INFORMATION**

Author: Harry J. Price, Jr.

Consulting Firm: RECON Environmental, Inc.  
1927 Fifth Avenue, Suite 200  
San Diego, CA 92101-2358

Report Date: October 11, 2018

Report Title: Historic Building Survey of the House at 8542 Prospect Avenue/8705 Marrokal Lane

Submitted to: City of Santee

Project Number: RECON Number 7974-1

USGS Quadrangle Map: La Mesa, California 7.5-minute series, 1994 edition

Acreage: N/A

Keywords: Santee, residential building, 1950s, building evaluation, APN 383-112-3200, Sheffer

**ABSTRACT**

This report presents the methods and results of a historic building evaluation of the house at 8542 Prospect Avenue in the city of Santee. The house has been occupied by a single owner since it was moved to the property in 1965. The owner, Ms. Hazel Sheffer, was interviewed on August 8, 2017. The files of the Santee Historical Society were checked on July 24, 2017 by Nathaniel Yerka. A field survey of the parcel was completed in July 2017.

The field visit, conducted on July 6, 2017 by Harry Price and Carmen Zepeda-Herman, was to photograph and obtain information on the current condition of the structure. Research determined that the building was moved onto the property in 1965 by the current owners. An enclosed patio addition in 1976 connected the house to a previously detached two-car garage. The architectural style of the house is Minimal Traditional.

The California Environmental Quality Act provides four criteria to use for evaluation of properties for historical significance. The house does not qualify for listing under California Environmental Quality Act as a significant historic resource, and therefore there will be no significant adverse effects from implementation of the proposed project. Because of this, RECON feels no mitigation measures are necessary.

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1:	Residential Building Records
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## 1.0 Introduction

In accordance with the California Environmental Quality Act (CEQA) regarding the protection of historic resources, a historic resource archival search, field survey, and historic structure assessment were completed for the house at 8542 Prospect Avenue, in the city of Santee (City), in San Diego County (Figures 1–3). The property the house sits on is being developed as part of the Prospect Estates II Project, which proposes the development of 38 attached townhomes and 15 single-family residences on the 6.8-acre project site. The Assessor’s Parcel Number for the property is 383-112-3200. The proposed project would demolish the subject house.

The property is bordered on the north and south by undeveloped parcels, on the east by the Prospect Estates development, and on the west by Marrokal Lane and a mobile home park. It is in an unsectioned portion of Township 15 South, Range 1 West, in part of what was originally the El Cajon Rancho. It is on the La Mesa, California U.S. Geological Survey (USGS) 7.5-minute topographic maps, 1994 edition.

## 2.0 Research Design

This evaluation was requested by the City to determine the historical significance of the house on the project property. The evaluation included a field survey of the building and archival research to determine its historical significance under CEQA criteria. Research included a review of aerial photographs and Sanborn maps, a literature search at the Santee Historical Society, and an interview with Ms. Hazel Sheffer, the current owner.

The field survey was completed on July 6, 2017 by Harry Price and Carmen Zepeda-Herman. The field survey included observations of exterior architectural elements and building design. Photographs using a digital single-lens reflex camera were taken of the outside of the building, including elevations, construction details, and general lot conditions.

Archival research was conducted by Nathaniel Yerka in July 2017 and included a review of the Sanborn Insurance maps, review of the files at the Santee Historical Society and San Diego Historical Society, and an interview with Ms. Hazel Sheffer, the property owner. Aerial photographs dating from between 1953 and 2012, available online (Historic Aerials 2017 <https://www.historicaerials.com/viewer>), were examined for information on the house.

## 3.0 Survey Results

The property at 8542 Prospect Avenue is a single-story house with a side-facing irregular T-floorplan and a side-gabled roof. Architectural style is Minimal Traditional. The arm of the T facing the front is significantly narrower than the arm of the T facing the rear. The garage, once detached, has been connected to the foot of the T by a room added at a later date. The garage is also end gabled, with the ridgeline running the same as the house. The roof is shallow pitch and covered in composition shingles. Rafters are exposed with decoratively cut tails. Gable end eaves are close raked with wood cornices. The exterior is stucco cladded. The foundation is a poured concrete exterior wall type.




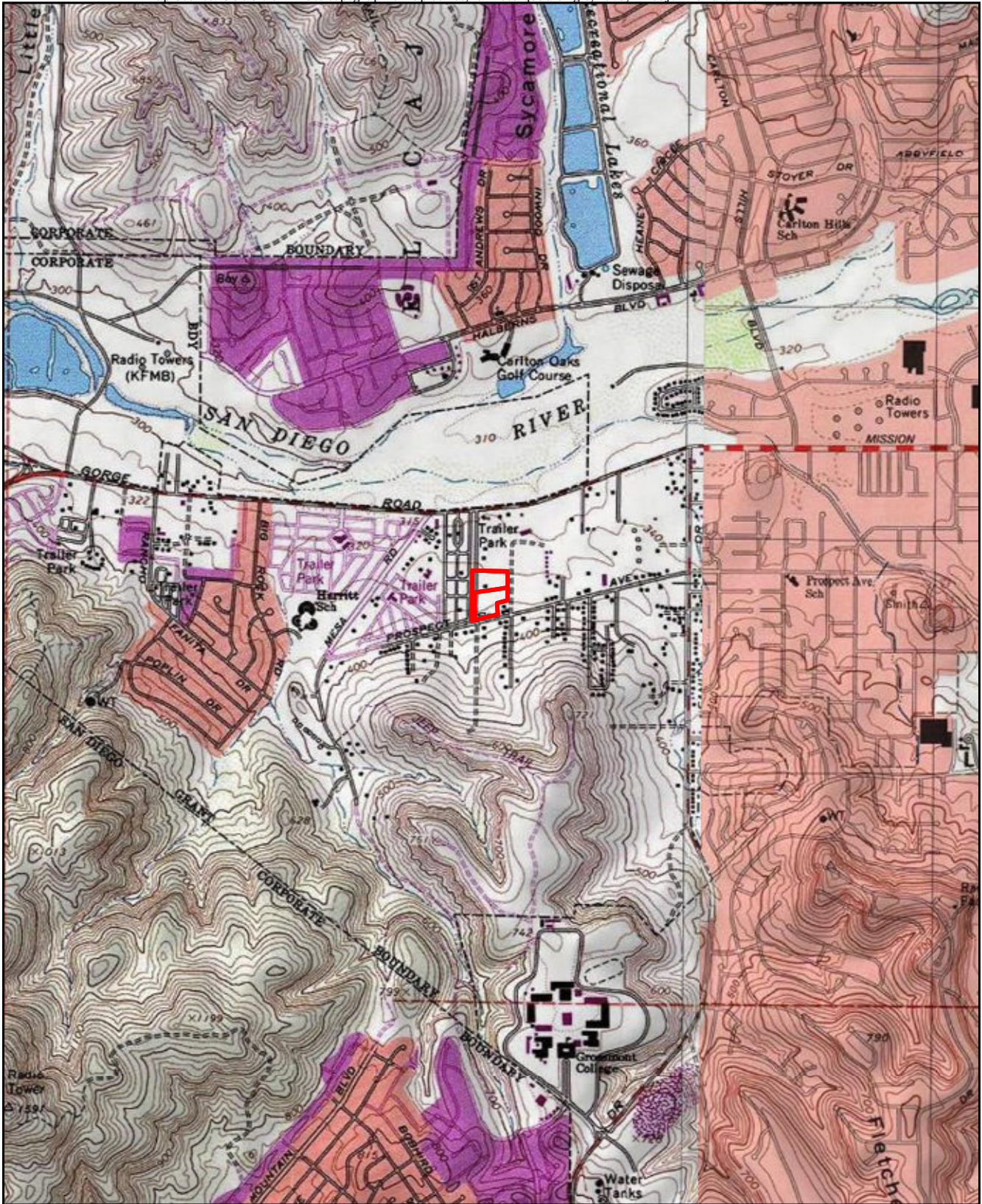
 Project Location

FIGURE 1  
Regional Location





 Project Boundary

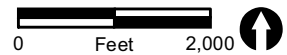
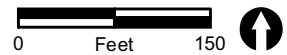


FIGURE 2  
Project Location on USGS Map





 Project Boundary

FIGURE 3  
Project Location on Aerial Photograph

The façade faces west (Photograph 1). The front door is set in the western arm of the T and faces south. It is a painted six-panel door in either wood or metal. A narrow porch extends along the façade, covering two sets of double windows. One set is double-hung, four over four with wood frames. The second set is wood framed and appears fixed. Both types have wood sills. None of the original windows have casings. The porch has been enclosed to create a screen room. The arm of the T on the façade is narrower than the arm on the rear of the house, being approximately 16 feet wide. The arm is 17 feet long. There is a single double-hung four-over-four wood-framed window on the south-facing wall of the façade T arm. The west end of the façade T arm has a centrally placed bay window, with three single-hung wood-framed windows with wood sills. The roof of the bay window has a very shallow pitch, with close eaves and wood cornice. The gable is clad in vertical flush wood siding, with three centrally located small triangular wooden vent covers. Two walls are clad in flush wood boards on the bottom 30 inches. The original house is connected to the garage by a wood-framed room approximately 15 feet long (Photograph 2). There is a centrally placed aluminum-framed sliding glass door flanked by metal-framed sliding windows. The wall cladding is wood. The west garage wall has a single small, aluminum-framed sliding window offset to the north of center (Photograph 3).

The gable on the north elevation is offset to the east of center. A brick chimney, now painted, is set near the west end (Photograph 4). There are five unevenly spaced windows set in the north elevation, one to the west of the chimney and four to the east (Photograph 5). Two are wood-framed four-over-four single-hung style; one is a ribbon set of three two-over-two single-hung wood-framed windows; one is a single two-over-two single-hung wood-framed window, and the last is a replacement aluminum-framed one-over-one awning window. There is a horizontally metal-slatted vent set in the apex of the gable.

On the east elevation, the eastern T arm is approximately 37 feet wide, but only 7 feet long (Photograph 6). There is a single two-over-two, single-hung, wood-framed window offset to the north of center in the gable end of the eastern T arm and a single two-over-two single-hung wood-framed window on the south wall of the T arm. South of the T arm there is a ribbon set of three two-over-two single-hung wood-framed windows; to the right of these there is a single two-over-two single-hung wood-framed window. To the right of the single window is the back door with nine fixed lights in the upper two-thirds and a single panel in the lower one-third (Photograph 7). South of the door is the room addition connecting the house and the garage. This has three aluminum-framed sliding windows occupying almost the entire wall. The addition is set forward of the garage, and the short south wall of the addition is occupied by a large sliding glass door (Photograph 8). Originally the door of the garage was in the east elevation, but the opening has been framed in and covered with exterior wood paneling. An entrance door is set in the right side of the opening.





**PHOTOGRAPH 1**  
View of Façade (West Elevation)



**PHOTOGRAPH 2**  
Room connecting Original House and Garage





PHOTOGRAPH 3  
West Elevation of Garage



PHOTOGRAPH 4  
North Elevation, West Half





PHOTOGRAPH 5  
North Elevation, East Half



PHOTOGRAPH 6  
East Elevation, North Half





**PHOTOGRAPH 7**  
East Elevation, Rear Door and Ribbon Window



**PHOTOGRAPH 8**  
East Elevation, Addition and Garage

The south elevation of the house consists of a gable end of the garage (Photograph 9). There is a single two-over-two single-hung wood-framed window centered under the gable apex, and a narrow wood door with a fixed window offset to the left of center.

Three wood patio covers have been added to the east side of the house/garage. They have various rafter configurations. The center patio cover has a large aviary built in, and the southern cover has lath/plywood walls on the south and east sides (Photograph 10).

## 4.0 Research Results

Several sources were used to obtain information about the house. The Sanborn Fire Insurance maps were checked to determine if the building was present on any of these maps. The files of the Santee Historical Society and the San Diego Historical Society were checked for maps, photographs, and written information on the buildings and property owners. No chain-of-title was researched, because there has been only one owner of the property, the Sheffer family, since the house was moved onto its current location. The Residential Building Records were obtained from the County Recorder's Office and are included as Attachment 1.

The property is not covered by the Sanborn Fire Insurance mapping.

The files of the Santee Historical Society were checked for information on the Sheffer family. No information could be found related to the house. Wilfred and Hazel Sheffer moved onto the property in 1957 and occupied a small house already on the property (H. Sheffer, pers. comm.). According to Ms. Sheffer the original house was composed of two single-room buildings originally constructed for the Coast Artillery Corps replacement training center Camp Callan, located at Torrey Pines. When the camp was decommissioned after World War II, the buildings were sold off.

The current house was purchased and moved to the Santee property by the Sheffers in 1965 (H. Sheffer, pers. comm.). It was originally constructed in 1947 in the College Area, close to the intersection of College Avenue and Montezuma Road. Originally the house and garage were separate, but they were soon attached by a roof, and by the late 1970s the space between had been turned into a room.

Wilfred Sheffer was born in Fennville, Michigan, on July 28, 1921 (Ancestry.Com 2017, 1). He completed high school and was apparently employed as a mechanic. Mr. Sheffer enlisted in the U.S. Army Air on September 18, 1942 and was assigned to the Air Corps (Ancestry.Com 2017, 2). He was discharged on January 30, 1946. No other information was available concerning his service in the Air Corps. Mr. Sheffer married Hazel Hall in June 1949 in Kalamazoo, Michigan (Ancestry.Com 2017, 1).

Hazel Sheffer was born on July 20, 1925 in Grand Rapids, Michigan. She worked in a defense plant during the latter half of World War II (H. Sheffer, pers. comm.).





PHOTOGRAPH 9  
South Elevation (Garage)



PHOTOGRAPH 10  
Central and Southern Patio Covers



The Sheffers moved to Santee in 1951. According to a listing in the U.S. City telephone directory, Mr. Sheffer was employed as a manager at the Safeway store in Santee and Ms. Shaffer worked as a telephone operator at the General Services Administration. Ms. Sheffer retired in 1981, when the General Services Administration office she was working in closed (H. Sheffer, pers. comm.). Mr. Sheffer died on October 18, 1984 and was buried at Fort Rosecrans national Cemetery (Ancestry.Com 2017, 1) .

The files of the Santee Historical Society were also checked for information on the house, but no information was found.

No information could be found about the Sheffers or the house in the files at the San Diego Historical Society

## 5.0 Significance Evaluation Under CEQA

### 5.1 Applicable Regulations

Compliance with CEQA requires consideration of impacts to cultural resources as historical resources within the Prospect Estates II Project, specifically State CEQA Guidelines Section 15064.5(a) and 15064.5(b).

According to CEQA Section 15064.5 (a), a historical resource includes the following:

- 1) *A resource listed in, or determined to be eligible for listing on the CRHR;*
- 2) *A resource included in the local register; and*
- 3) *A resource which an agency determines to be historically significant.*

CEQA Section 15064.5(b) defines substantial adverse change in the significance of a historical resource as the physical demolition, destruction, relocation, or alteration of a historical resource or its immediate surroundings such that the significance is materially impaired.

The California Register of Historical Resources (CRHR) establishes the evaluative criteria used by CEQA in defining a historic resource. A historic resource is significant if it meets one or more of the criteria for listing in the CRHR. Resources are eligible for listing on the CRHR if they:

- 1) *Are associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.*
- 2) *Are associated with the lives of persons important to the nation or to California's past.*

- 3) *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*
- 4) *Has yielded, or may be likely to yield, information important in prehistory or history of the state or nation.*

Since resources that are not listed or determined eligible for the CRHR may still be historically significant in a local sense, their significance must be determined if they are affected by a project.

## 5.2 Significance Evaluation under CEQA Guidelines

- A. *Are associated with events that have made a significant contribution to the broad patterns local or regional history and cultural heritage of California or the United States.*

No information could be found to associate the house with a significant event in Santee's, San Diego County's, or California's history or cultural heritage.

- B. *Are associated with the lives of persons important to the nation or to California's past.*

No information could be found to relate either Wilfred or Hazel Shaffer with a significant event in local, regional, or California history.

- C. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The house is not a distinctive representative of the Minimal Traditional style of architecture. It exhibits common Minimal Traditional features such as a low-pitched gabled roof with shallow eaves, limited exterior detailing, a simple front porch, moderately sized wood-framed windows, stucco exterior with minimal use of wood siding as detail, and a detached garage (now connected). These features are very commonplace on such houses and are not distinctive to this particular house. Construction techniques and materials are those commonly used in the post-World War II era. No information could be found to associate the house with a well-known architect or contractor.

- D. *Has yielded, or may be likely to yield, information important in prehistory or history of the state or nation.*

The house is not eligible under this criterion.

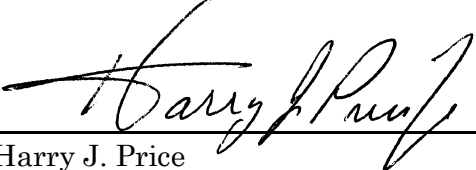
The house at 8542 Prospect Avenue/8705 Marrokal Lane is not eligible for listing in the CRHR under any of the criteria and is therefore not a significant historical resource under CEQA.

## 6.0 Potential Project Impacts and Recommendations

Current project plans call for the demolition of the house at 8542 Prospect Avenue/8705 Marrokal Lane. The house does not qualify for listing under CEQA as a significant historic resource; therefore there will be no significant adverse effects from implementation of the proposed project. Because no significant effect will occur, RECON recommends no additional mitigation measures.

## 7.0 Certification and Project Staff

This report was prepared in compliance with CEQA and with policies and procedures of the City of Santee. To the best of our knowledge, the statements and information contained in this report are accurate.



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Harry J. Price  
Architectural Historian

The following individuals participated in the field tasks or preparation of this report. Resumes for key personnel are included as Attachment 2.

Harry J. Price, Jr.  
Nathanial Yerka  
Jennifer Gutierrez  
Eija Blocker

Report Author, Architectural Historian  
Research Analysis  
Graphics  
Production Specialist



## 8.0 References Cited

Ancestry.Com Accessed by Santee Historical Society volunteer in July 24, 2017

- 1 Michigan Marriage Records, 1867-1952 – Ancestry.com.
- 2 Army Enlistment Records, 1938-1946 – Ancestry.com.

Historic Aerials

- 2017 Historic aerial map.  
<https://www.historicaerials.com/viewer>.

Sheffer, Hazel

- 2017 Personal communication, August 8, 2017.

**ATTACHMENT 1**  
**Residential Building Records**

SHEFFER

ADDRESS 8542 PROSPECT Lane

383-112-32

DESCRIPTION OF BUILDING

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL												
D 60+6	Light	X	Frame	X	Stucco on	Flat	Pitch	X	Heating	Cooling	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH					
	Sub-Standard		" " "	" " "	" " "	Gable	4/12 M	X	K.T.	Conduit	Forced	Clean'g	B	1	2	Material	Grade	TRIM	Walls	Ceilings
ARCHITECTURE	X	Standard	Sheathing	Siding "x"	Hip	4/12		X	B.X.	Cable	Gravity	Humid.	All	X		HWD	A	S		PL
1 Stories		Above-Standard	Concrete Block		Shed	4/12		X	Fixtures		Wall Unit									
TYPE		Special	B.&B.	T.&G.	Cut Up				Few	Cheap			Ent.Hall							
Use	Design	FOUNDATION	Adobe	Shingle	Dormers				Avg.	Med.	Floor Unit		Living	1						
Y	Single	X	X	Concrete	X	Floor Joist	B.B.B.	T.&G.	Gutters		Central		DINING	1						
	Double			Reinforced	X	" " "							Bed	2						
	Duplex			Brick		2" " " "	Brick		X	Shingle Wd	Floor	Star	Spec	Bed						
	Apartment			Wood		Sub-Floor	Stone			Shake			Oil Burner							
	Flof-Court			Piers		Concrete Floor	WINDOWS		X	Sink										
	Motel						X	D.H.	Casement	Tile Trim	Laundry		M-B.T.U.							
				Insulated Ceilings		Metal Sash	Compo.		Water Htr. Auto	X	Fireplace		Kitchen	1	V.	1				Dry & Ex.
				Insulated Walls	X	Screens	Compo Shingle		Water Softner				Drain Bd.	Material: T.		Lgth: 12 Ft	Splash: 4"			

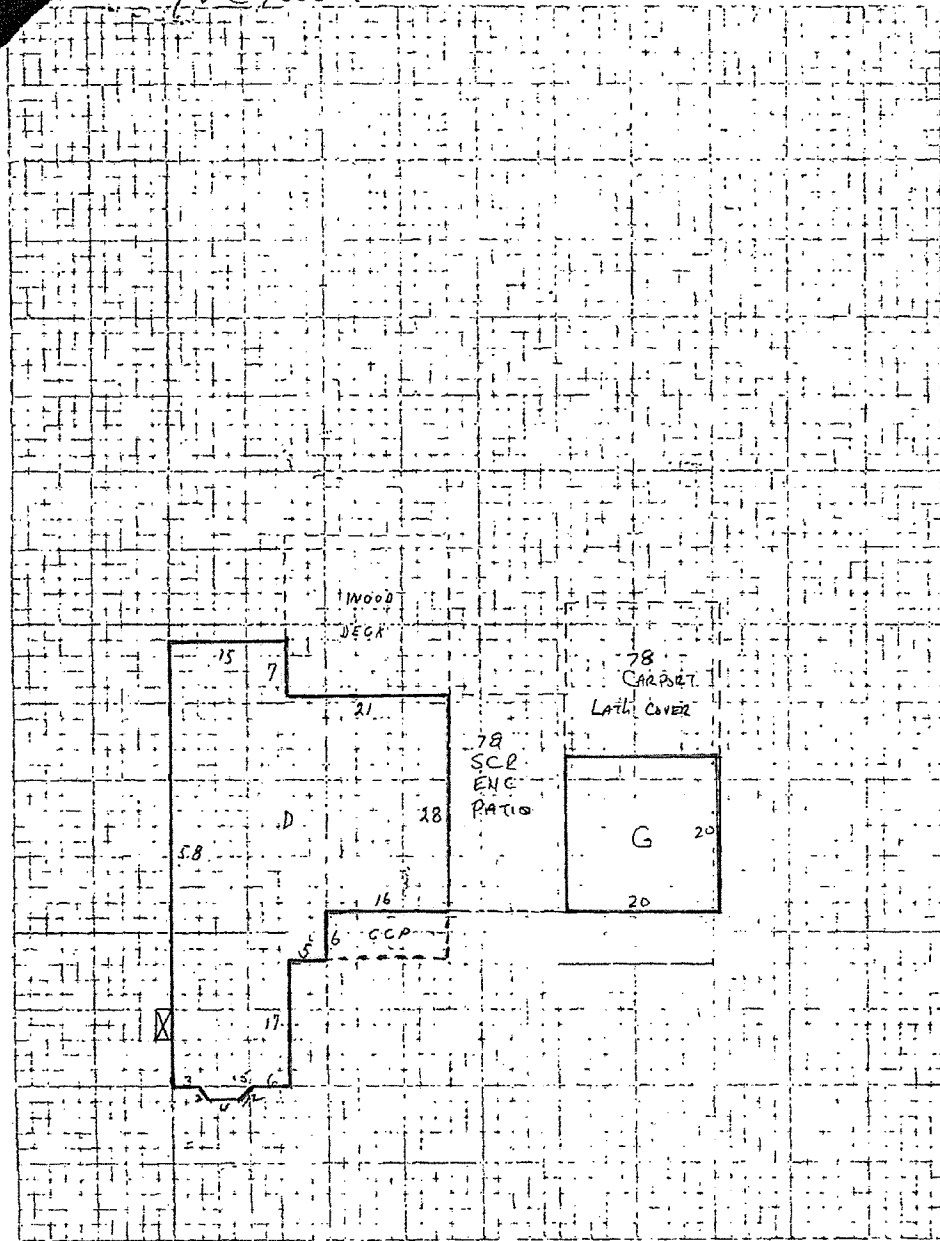
CONSTRUCTION RECORD				EFFEC. APPR. NORMAL % GOOD				RATING (E, G, A, F, P)				BATH DETAIL														
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con- form	Storage Equipd	Space Closet	Work- Inshp	Fl. No.	FINISH		FIXTURES		SHOWER				
																		Floors	Walls	We. Lo	Tub	Type	Grade	SH	Q.T.G.D.	Finish
ORIG	D & G		1938	1965	1965	28	34	R.C.O.	65	G	G	A	F	G	G	A	1	1	V.	PL & E	1	M	A			
3203448	ADD	11340	12-15-99		96					A	BT						1	1	V.	PL & E	1	M	A			ST.

COMPUTATION

Appraiser & Date	Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	OLD VALUE
J. Lupton 3-15-65	D	1493	FMA	3000	8.60	12840									TAKE OFF
	AC					260									LEAVING
	FP					400									+ ADDITION
	CCP	96			2.40	230									NEW VALUE
	G II	360			2.70	972									MAKE FIELD CHECK 1966
Val. Imp						440									FIELD CHECK WRITTEN YES
78 PATIO (30)		420							1500						PERMIT HELD YES
78 CABINETS (25)		400							1200						OCCUPIED X VACANT
															STATUS
															NEEDS EXT PAINT +
															PROBABLY INT FIN + REPAIR
															ADD ON
TOTAL			UNF	3000		15142									
NORMAL % GOOD						65									
R.C.L.N.D			UNF	3000	X	9842									



70e9000



MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	DIM.	AREA/VAL.
Brick <sup>90</sup> Walk		Wood Deck					440

COMPUTATIONS

AREA  
 16x4 = 5  
 58x15 = 870  
 5x6 = 30  
 31x28 = 868  
 1493 / 190  
 BF = 8.30  
 + Wood Fl = .25  
 + Sheds = .10  
 8.65

REMARKS: (1) N.O.H. J. Lupton 3-15-65 (2) Est. Finished as of this date 7/66 J. Lupton (3) No landing - locked after 4-6-71 A.T.S.  
 2/NOH. LOCKED GATE. S.V. VALUE ONLY - TREES + SHRUBS MAKE VISUAL INSPECTION DIFFICULT.  
 CLARKSON'S 24-76(3) 79 PATIO AND (MARR) COST 10000. S.S.

**ATTACHMENT 2**  
**Resumes**

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# Harry Price

## Architectural Historian

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### Highlights

- ✓ Field surveying and evaluating
- ✓ Experience evaluating properties for the National Register of Historic Places

### Experience:

40 years

### Education:

B.A. Anthropology, San Diego State University, 1976

### Certifications/Trainings:

County of San Diego  
Approved CEQA  
Consultants List –  
Archaeological and Historic  
Resources

City of San Diego Qualified  
Archaeological Principal  
Investigator

Qualified Archaeological  
Monitor, City of San Diego

National Preservation  
Workshop on Identification  
and Evaluation of Mid-20<sup>th</sup>-  
Century Buildings

California BLM Cultural  
Resource Use Permit No.  
CA-15-01

County of Riverside  
Cultural Resources  
Consultants List

Riverside County Cultural  
Sensitivity Training  
Course, Register No. 241

### Experience Summary

Mr. Price has been working for RECON as an architectural historian and cultural resources specialist since 1986. He has experience in Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) documentation for historic structures. He has performed historic building evaluations and archival research for many historic structures in the San Diego area and is familiar with the California Register of Historical Resources (CRHR) and National Register of Historic Places (NRHP) eligibility requirements. Mr. Price is on the County of San Diego's Qualified Consultants List for the fields of Historic Resources and Archaeology, and the City of San Diego list of Principal Investigators.

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### North Coastal Regional Center, Health and Human Services Agency, Oceanside, CA

Mr. Price conducted a historic evaluation of two existing buildings that comprise the County of San Diego's Health and Human Services Agency North Coastal Regional Center, in the City of Oceanside. Research conducted at the Oceanside Historical Society and on-line newspaper archives identified Robert A. Bradt as architect of one of the two buildings. The evaluation concluded that the two buildings, constructed between 1957 and 1960, were not eligible for inclusion on the California Register of Historical Resources.

### Alpha Square Project in Downtown San Diego, CA

Mr. Price completed historic resource research reports for two pre-1950 buildings at Market Street and 14th Avenue in downtown San Diego. These reports included architectural descriptions of the building, photographs, and historic research, and were used to determine the building's eligibility for listing on the San Diego City Register of Historic Resources.

### Del Mar City Hall/Town Hall EIR, Del Mar, CA

The survey and evaluation were conducted by Mr. Price to determine the significance of two existing City Hall buildings that are over 50 years old that were to be demolished by the proposed Del Mar City Hall/Town Hall Project on the existing City administration property. The evaluation included a review of archival files at the Del Mar Historical Society, San Diego Historical Society, County of San Diego, and an on-foot



reconnaissance of the parcel. The evaluation determined that neither building qualified for listing on the California Register of Historic Resources under any of the four criteria. In addition, neither building qualified as historically significant under City of Del Mar Municipal guidelines.

### **372 Fourth Avenue Project, San Diego, CA**

This report written by Mr. Price evaluated the potential for subsurface archaeological deposits to be present on the 372 Fourth Avenue Project parcel. Research included a review of the results of a records search at the California Historical Resources Information System South Coastal Information Center, a review of the 1876 Bird's Eye View drawing of San Diego, applicable Sanborn Fire Insurance Maps, and a review of the files at the San Diego Historical Society. This research was used to determine what buildings occupied the project site prior to the construction of the current warehouse building.

The report determined that the potential exists for subsurface historic archaeological deposits such as building foundations and trash deposits, to be present.

### **Dorothy Street Residence Project, Chula Vista, CA**

Mr. Price prepared a technical analysis report for the City of Chula Vista to determine the impacts of a proposed multi-family development on a historic private residence at 753 Dorothy Street in the City of Chula Vista. The Spanish Colonial Revival Style residence had been recommended as being eligible for inclusion on the list of Chula Vista's Register of Historical Resources and the California Register of Historical Resources. The technical analysis included background information on the development of the parcel and house and a discussion of the integrity of the house. The report also evaluated the impacts on the integrity of the house from a proposed relocation of the house to either of two proposed sites on the parcel. Mr. Price determined relocation of the house to the preferred site would not significantly impact the integrity of the house and it would remain eligible for listing on both the Chula Vista and California registers. This determination was accepted by the City of Chula Vista.

### **Atmosphere Project in Downtown San Diego, CA**

Mr. Price completed historic resource research reports for two pre-1960 buildings at 1434 and 1492 Fifth Avenue in downtown San Diego to determine their eligibility for listing on the California Register of Historical Resources and the San Diego Register of Historical Resources. These reports included architectural descriptions of the building, research results,

photographs, and discussions and determinations of significance.

### **El Granito Rancho Adobe Historic Building Survey, El Cajon, CA**

Mr. Price developed and directed the efforts to research and record an adobe house, wood-frame house, and barn prior to their demolition. Research included accessing primary material from various sources. Recordation included photo documentation of all buildings, exterior drawings of the wood-frame house, and exterior and interior drawings of the adobe. Research determined the adobe was constructed in 1941 by James Streeter.

### **Mount Laguna Air Force Station, San Diego County, CA**

Mr. Price co-authored a National Register of Historic Places eligibility evaluation of the Mount Laguna Air Force Station (MLAFS) located in the Cleveland National Forest. The evaluation for potential eligibility for inclusion on the National Register involved a building-by-building inspection of the remaining 23 buildings and the development of a historic context of MLAFS to use in the evaluation process. In addition, a cultural resources survey of the 140 acres of MLAFS was also conducted.

### **South Orange Avenue, Escondido, CA**

Mr. Price was the project architectural historian for this redevelopment project in Escondido. He was responsible for background research, on-site current conditions survey, and buildings evaluation report with mitigation recommendations for these four buildings (three residences and an outbuilding) built between 1930 and 1960. The evaluation included archival, aerial photography, and architectural research following CEQA and City of Escondido Guidelines.

### **Escondido Disposal Incorporated Master Plan, Escondido CA**

Mr. Price completed the historic building evaluation of the Golfcraft office/manufacturing plant building as part of the environmental review of a proposed expansion/modernization of the EDCO facility in the City of Escondido. The evaluation included a review of archival files at the City of Escondido, Escondido Historical Society, San Diego Historical Society, County of San Diego, an on-foot reconnaissance of the parcel and evaluation of the building eligibility under CEQA and City of Escondido eligibility criteria. The report determined that the building was eligible for both the California Register of Historical Resources and the Escondido historic register.

### **Clinicas de Salud del Pueblo Expansion Project, Imperial County, CA**

Mr. Price co-authored a National Register of Historic Places eligibility evaluation of a building constructed between 1928 and 1937. The building was part of a proposed project in the City of Brawley and involved renovation and expansion of the existing Clinic complex. The evaluation determined the historic building at 945 G Street, qualified for listing on the National Register of Historic Places under Criterion C, at the local level of significance. Because the project could not be redesigned, a program of mitigation to reduce impacts to the historic building was developed in conjunction with the State Historic Preservation Office, including a HABS Level III recordation of the building and installation of an interpretive plaque in the new Clinicas reception area.

### ***Additional Projects***

- ◆ Rohr Complex Building Evaluation for Chula Vista Bayfront Master Plan EIR, Chula Vista, CA
- ◆ Cultural Resource Survey and Building Evaluation of the AMCAL Multi-housing Project, El Centro, CA
- ◆ Historic Building Survey on West San Ysidro Boulevard, City of San Diego, CA
- ◆ Historical Building Evaluation of the Buildings at 4040 Fifth Avenue, San Diego, CA
- ◆ Historic Building Assessment and Context Development for the El Cajon Downtown Specific Plan, El Cajon, CA
- ◆ Evaluation of the Ivey Ranch House at the Ivey Ranch Park, Oceanside, CA
- ◆ Historical/Structural Assessment for 101 Mission Avenue, The Pishon/Guenther Residence, Oceanside, CA
- ◆ Historic American Building Survey (HABS) for the Descanso Ranger Station, Engine Garage, San Diego County, CA
- ◆ National Register Evaluation/Documentation of Schwanbeck's Store, Crossroads, CA
- ◆ Historic American Engineering Record (HAER) Documentation of Six Base End Stations in the White's Point Reservation, Los Angeles County, CA
- ◆ Evaluation and Documentation of the Alta Loma Heights Citrus Association Packing House, Rancho Cucamonga, CA.
- ◆ Excavations and Evaluations of Historic Ceramics at Los Peñasquitos (Johnson Taylor) Ranch House, San Diego, CA



- ◆ Cultural Resource Survey of the Shawnee Grantville Redevelopment Project, Mission Gorge, City of San Diego, CA
- ◆ San Diego Flume Documentation and Assessment of Mission Gorge Superior Mine, San Diego, CA
- ◆ Imperial Irrigation District Irrigation System Assessment in Association with South Fourth Street Property, El Centro, CA
- ◆ Consideration of Edgemore Geriatric Hospital and Polo Barn Relative to Proposed Development of Santee Town Center Specific Plan Amendment, Santee, CA
- ◆ Savage/Spreckles Tire Factory and Aztec Brewing Company Historic Archaeological Studies and Construction Monitoring, San Diego, CA
- ◆ Construction Monitoring for the Egyptian Condominiums, San Diego, CA
- ◆ Cultural Resources and Historic Resources Survey for the Camp Lockett Sewage Treatment Plant Garage, San Diego County, CA

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# Nathaniel Yerka

## Archaeologist

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### Experience Highlights

- ✓ Field surveying, excavation, and monitoring
- ✓ Prehistoric artifacts analysis
- ✓ Environmental analyst

### Experience

13 years

### Education/Registrations

B.A. Anthropology,  
University of California  
San Diego

J.D. College of Law,  
Glendale University

### Certifications/Permits

City of San Diego Qualified  
Archaeological Monitor

### Training

BBK Webinar for  
Assembly Bill 52

Mr. Yerka has over 13 years of experience as an archaeologist and has worked on over 70 archaeological projects throughout California, Arizona, and Nevada. He primarily serves as crew chief and has participated in a range of cultural resource investigations including archaeological surveys, BLM fire rehabilitation surveys, test excavations, skeletal excavations, data recovery programs and various monitoring projects for which he has authored or co-authored technical reports and letters, and prepared DPR site forms for SHPO. He has performed laboratory procedures including analysis of prehistoric artifacts, marine shellfish remains and historic refuse collections. Mr. Yerka works closely with the Native American community in southern California and maintains good working relationships with a variety of community members. Additionally, Mr. Yerka has over one year experience assisting RECON's environmental team in the preparation of initial study checklists, NOPs, NOEs, NDs, MNDs, and EIR sections.

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### **A Class III Cultural Resources Inventory of 35.4 Miles (505 Acres) for the Western Area Power Administration Saguaro-Tucson 115-**

Mr. Yerka served as crew chief for U.S. Department of Energy, Western Area Power Administration (WAPA), Desert Southwest Region, Class III cultural resources survey along the 35.4-mile-long by 100-foot-wide right-of-way for the Saguaro-Tucson 115 kiloVolt transmission line. WAPA controls vegetation on transmission line rights-of-way to prevent trees or shrubs from coming into contact with conductors, which can cause short circuits and power outages. Typically, WAPA removes vegetation by employing heavy machinery, but blading and mowing can adversely affect historic properties. To prevent adverse effects, WAPA requires that vegetation within historic properties be removed by hand. The transmission line right-of-way lies on lands managed by Arizona State Lands Department, the Bureau of Reclamation, and privately owned property.

### **Archaeological Evaluation for the Cottonwood Development Plan, Joshua Tree National Park, CA**

Mr. Yerka participated in the 176-acre cultural resources survey and evaluation program pursuant to Section 106 (16 USC 470) for the expansion of the Cottonwood

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Campground. A pedestrian survey of the approximately 176-acre area of potential effect was completed using 10-meter transect intervals. The excavation and evaluation program for CA-RIV-2054 and CA-RIV-6611 consisted of a surface collection and excavation of ten 30x50-centimeter surface test units, twenty 2x2-meter surface scrapes, and eight 1x1-meter test units.

#### **Escondido Innovation Center, Escondido, CA**

Mr. Yerka served as crew chief of a testing program to determine if subsurface deposits exist in association with milling features and to determine the significance of the cultural resources. The testing plan consisted of 18 shovel test pits and one 1-meter-square test unit.

#### **Prospect Estates IS/MND, Santee, CA**

The project proposes a residential subdivision consisting of 74 lots for single-family detached homes, private streets, and two common areas. Mr. Yerka performed an archaeological survey of the 11.75-acre parcel to identify, evaluate, and record any observable surface cultural resources. Mr. Yerka also authored the negative-survey letter.

#### **Sunshine Affordable Housing Project EA, El Cajon, CA**

Mr. Yerka conducted a cultural resources survey of the approximately 1-acre property for development of a 69-unit affordable multi-family residential apartment project for military veterans and low-income families. He also authored the subsequent letter request for SHPO concurrence that the proposed project has no effect on historic properties.

#### **Loma Alta Residential Archaeological Survey, Oceanside, CA**

The project proposes the construction of 10 single-family dwelling units on a 4.13-acre undeveloped lot. Mr. Yerka performed an archaeological survey to identify, evaluate, and record any observable surface cultural resources and authored the negative-survey letter.

#### **Evaluation Plan and Archaeological Testing of Two Sites for the Isabella Dam Safety Modification Project, Kern County, CA**

Mr. Yerka participated as a field technician in the archaeological testing that preceded the U.S. Army Corps of Engineers construction of an emergency spillway and construction staging area in support of the Lake Isabella Dam Safety Project. Fieldwork included a full pedestrian survey, the recordation of permanent bedrock milling

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features, excavation of over one hundred fifty 0.25x0.5-meter surface transect units and nine 1x1-meter control units to identify the types and densities of cultural constituents in each site.

#### **Spectrum 3 and 4 Project, San Diego, CA**

Mr. Yerka participated in the cultural resource survey of the 14-acre site, which prepared for the demolition of existing office buildings and new landscaping. The majority of the property had been impacted prior to the current development. Therefore this survey concentrated on the undeveloped south facing slopes where one isolate was recorded.

#### **Chapman Solar Ranch Project, San Diego County, CA**

Mr. Yerka participated in the archaeological survey of approximately 135 acres. Approximately 40 acres will be impacted for the construction of a solar generating facility, on-site gen-tie component, and access roads. Additionally, 75.88 acres would be placed within a conservation easement. He assisted in recording 17 new cultural resources and 6 prehistoric isolated artifacts.

#### **36-inch Transmission Main Replacement Project, San Diego County, CA**

Mr. Yerka conducted a record search at the South Coastal Information Center and participated in the cultural resources field survey of the proposed area of potential effect comprising 18,000 feet of new transmission pipeline. He also assisted with the preparation of the IS/MND.

#### **The Scripps Research Institute Torrey Pines Project, San Diego, CA**

The project involved building demolition and new construction on two parcels on the Scripps Research Institute campus. Mr. Yerka conducted a cultural resources survey on 14 acres and co-authored the subsequent survey report.

#### **Delaware Street Apartments EA and IS/MND, Huntington Beach, CA**

Mr. Yerka assisted in the preparation of the IS/MND and the EA, as well as the air quality, archaeology, biology, greenhouse gas, and noise technical reports for this 37-unit affordable housing project.

#### **Gaviota Coast Community Plan EIR, Santa Barbara, CA**

Mr. Yerka assisted in the preparation of the EIR for the Gaviota Coast Plan which encompassed 158-square-miles in

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unincorporated Santa Barbara County. Key policy changes that the EIR included was a new Environmentally Sensitive Habitat Area - Gaviota Coast Overlay Zone.

**Solana Beach Comprehensive Active Transportation Strategies Plan, Solana Beach, CA**

Mr. Yerka assisted in the preparation of the MND for the Solana Beach Comprehensive Active Transportation Strategy (CATS) plan, which will lay the foundation for improved bicycle and pedestrian facilities within the city of Solana Beach and connections to adjacent jurisdictions and greater regional networks.

**Olive Hill Project, Bonsall, CA**

Mr. Yerka participated in the exploratory excavation of a possible archaeological feature located during monitoring of ground disturbance activities of the 46-acre residential project in northern San Diego county.

**The Elms and The Ivy Property, San Diego, CA**

Mr. Yerka participated as a field technician during the data recovery program where seventy-eight surface scrapes were excavated across the 33.7-acre project.

**Neckel Road Utility and Roadway Infrastructure Project, Imperial County, CA**

Mr. Yerka performed a cultural resources survey of approximately 5 miles of developed roadway for the future installation of updated water and sewer lines. The survey recorded two historic canal gate structures. Mr. Yerka authored a letter requesting State Historic Preservation Office concurrence that the proposed project had no effect on historic properties.

**San Vicente Road Improvements Project, San Diego, CA**

The County of San Diego Department of Public Works is proposing to make improvements to an approximate 2-mile segment of San Vicente Road, located south of the community of Ramona. Mr. Yerka participated as an archaeological monitor and expanded boundaries of a previously recorded archaeological site. He also participated in the analysis and cataloging of all Native American Monitor collected archaeological material

**Avenida de la Playa Construction Monitoring, San Diego, CA**

Mr. Yerka participated as an archaeological monitor for the replacement of 1,300 linear feet of existing storm drain pipe, 150 linear feet of existing water mains, and 1,768

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linear feet of existing sewer mains located along Avenida de la Playa in La Jolla. As per the MMRP, when secondary cultural deposits were encountered, Mr. Yerka coordinated a mechanically excavated sample of soil for transport to an off-site wet-screening location in order to identify and repatriate any human remains and analyze any archaeological materials. Duties also included daily notes, photography and reporting any and all non-compliance mitigation measures to his immediate supervisors.

#### **Group Job 809 Archaeological Data Recovery and Construction Monitoring, San Diego, CA**

Mr. Yerka participated as a crew chief and archaeological monitor in the replacement of approximately 7,323 linear feet of sewer and approximately 8,086 linear feet of water main. Under the MMRP, Mr. Yerka was responsible for daily monitoring of numerous construction crews during man-hole and utility box excavations as well as mainline and lateral trenching, potholing and backfilling. He worked closely with City engineers, City inspectors, construction crew and Native American monitors. Duties also included daily notes, photography and reporting any and all non-compliance mitigation measures to his immediate supervisors. He participated in excavation portions, wet/dry screening and sorting of cultural material at an off-site location in order to identify and repatriate human remains and analyze any archaeological materials. Mr. Yerka also performed modeling, analysis and cataloging of all archaeological material, and co-authored report sections.

#### **Meadowood Project Additional Studies, San Diego, CA**

Mr. Yerka participated in the updated cultural resources survey for the Meadowood project, a proposed development of 389.5 acres. The project is subject to federal regulations, including Section 106 of the National Historic Preservation Act and the National Environmental Policy Act.

#### **El Sobrante Landfill Archaeological Review, Riverside County, CA**

Mr. Yerka served as crew chief of the cultural resources survey of 32.22 acres for phased expansion of the El Sobrante Landfill and authored the Draft Survey Report.

#### **Previous Experience**

##### **Cultural Resource Study at 4S Ranch, San Diego, CA**

For over two years, Mr. Yerka served as crew chief, supervising field crew for the 4S Ranch project. The project site contained 170 archaeological sites with varying data recovery programs under the master Cultural Resource

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Management Plan. In addition to supervising crew in excavation, wet-screening and processing of cultural material, Mr. Yerka directed a sub-contracted machine operator during the coordinated excavation of mechanically excavated units.

**Phase II Archaeological Test Excavation at CA-SLO-832 and CA-SLO-1420, for The James Way/Price Street Road Improvement Project, San Luis Obispo County, CA**

Mr. Yerka participated in a test excavation over several locations for a Caltrans District 5 improvement project.

**6,142 Acres, Selected Targets, Naval Air Weapons Station, China Lake, Inyo County, CA**

Mr. Yerka participated in a reconnaissance survey of 6,142 acres of selected targets over several ranges of the Naval Air Weapons Station at China Lake documenting numerous archaeological prehistoric sites as well as performing site updates.

**Starwood Harris Site Complex, Rancho Santa Fe, CA**

Mr. Yerka participated in Phase III data recovery for sites located within the Harris Complex along the San Dieguito River. He assisted in the excavation of numerous shovel test pits and 1-by-1-meter units and provided archaeological lab support.

**Extended Phase I and Phase II Testing at Four Locations near Cholame, San Luis Obispo County, CA**

Mr. Yerka participated in a Caltrans District 5 project on SR 46. The excavation of several STPs and 4 units was an archaeological investigation of sites near the actor, James Dean's, crash-site.

**Audie Murphy Ranch Project, Sun City, CA**

Mr. Yerka participated as a field supervisor during the survey of the 1,100-acre project and during the excavation of 38 prehistoric and five historic sites, including Audie Murphy's ranch house. Many of the sites were determined significant and additional work was recommended including a data recovery program and mitigation monitoring.

**Lake Wohlford Dam Survey, San Diego, CA**

Mr. Yerka participated in an archaeological field survey to identify cultural resources in the recessional area of the lake. He was in charge of recording the site locations using a GPS unit and documenting site conditions of relocated sites.

**Cultural Resource Salvage Program at 1891 Viking Way within SDI-39, La Jolla, CA**

Mr. Yerka served as crew chief for the water screening project to salvage unmonitored trench material within Spindrift site. 1891 Viking Way Salvage recovered human remains, lithics, ground stone, faunal bone, marine shell, stone and bone tools and fire affected rock.

**Cultural Resource Salvage Program, CA SDI-39, San Diego, CA**

Mr. Yerka served as crew chief of water screening project to salvage unmonitored trench material within Spindrift site. 1891 Viking Way Salvage recovered human remains, lithics, ground stone, faunal bone, marine shell, stone and bone tools and fire affected rock.

**North OB Gateway Project, CA-SDI-45, San Diego, CA**

Mr. Yerka split time as crew chief and field technician for data recovery program where 29 units were excavated over a 12-week period yielding large quantities of artifacts including: lithics, ground stone, faunal bone, marine shell, stone and bone tools and fire affected rock.

**Sherman Heights Utilities Undergrounding Project, San Diego, CA**

Mr. Yerka served as cultural resource monitor completing site forms for numerous recorded historic deposits, cataloged recovered material and co-authored the technical reports.

**Cultural Resources Inventory for Freedom Ranch, Campo, CA**

Mr. Yerka served as crew chief in the survey of ranch land slated for development expansion of a substance recovery facility. He recorded several historic sites and authored report sections.

**Cultural Resources Testing Program for Kellogg Park, Green Lot Infiltration Project, San Diego, CA**

Mr. Yerka served as a crew chief and cultural resource monitor. He monitored all mechanical underground excavations and located the perimeter of W-2. He then supervised testing, data recovery and wet-screening of recovered material.

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