

ATTACHMENT C2

*Evaluation of Historic Resources for the Fire
Mountain Reservoir*

May 15, 2018

9891

Philip Tunnell
City of Oceanside
300 North Coast Highway
Oceanside, California 92054

Subject: Evaluation of Historic Resources for the Fire Mountain Reservoir Project

Dear Mr. Tunnell:

This letter report summarizes the results of an historical resources evaluation conducted for the proposed Fire Mountain recycled water reservoir and pump station site, located north of Fire Mountain Drive west of El Camino Real in Oceanside, California.

BACKGROUND

The subject property is located on a parcel in central Oceanside, west of El Camino Real and north of State Route 78. The 5.66-acre parcel, APN 165-021-02-00, is west of and abuts open space associated with the Eternal Hills Cemetery. The site contains an existing water reservoir and associated facilities, roadways, stockpile areas, and ornamental plantings. The entire site is fenced, and access is restricted with a locked gate. Residential land uses surround the property to the north, south, and west, and open space characterized by native vegetation is located to the east.

Project Description

The City proposes to add a recycled water reservoir and pump station adjacent to the existing 3.0-MG prestressed concrete potable Fire Mountain Reservoir on City-owned parcel APN 165-021-02. The new 2.2-MG reservoir will be prestressed concrete construction with an approximate diameter of 124 ft. and height of 30 ft. It is proposed to be buried to a depth of approximately 5 ft., leaving the upper 25 ft. of the structure above ground. Construction of the reservoir will require temporary excavations up to 9 ft. deep. The new 1,150-gpm pump station will be located adjacent to the new reservoir and will consist of three 25-hp inline multi-stage vertical pump units in duty service housed in an at-grade, single story cement masonry unit block building with approximate dimensions of 30 ft. x 20 ft. x 14 ft. high. The proposed reservoir and pump station facilities will include appurtenant recycled water and drainage buried piping and vaults and a basin with an approximate volume of 125 cubic yards for stormwater retention and

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treatment. The proposed reservoir will have a crushed rock perimeter road and parking pad for operations and maintenance of the pump station and reservoir. The new facilities will be accessed by the existing site drive off of Fire Mountain Drive. All new facilities will be located within the existing perimeter fence. The reservoir will include a roof-mounted light.

Regulatory Framework

Federal

While there is no federal nexus for this project, the subject property was evaluated in consideration of the National Register of Historic Places (NRHP) designation criteria and integrity requirements. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service (NPS), under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act (NHPA), as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by NPS.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- 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
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” (criteria consideration G) to be considered for listing.

A historic property is defined as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria” (36 CFR Sections 800.16(i)(1)).

Effects on historic properties under Section 106 of the NHPA are defined in the assessment of adverse effects in 36 CFR Sections 800.5(a)(1):

An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property’s eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

Adverse effects on historic properties are clearly defined and include, but are not limited to:

- (i) Physical destruction of or damage to all or part of the property;
- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary’s Standards for the Treatment of Historic Properties (36 CFR Part 68) and applicable guidelines;
- (iii) Removal of the property from its historic location;
- (iv) Change of the character of the property’s use or of physical features within the property’s setting that contributes to its historic significance;
- (v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property’s significant historic features;

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- (vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- (vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance (36 CFR 800.5 (2)).

To comply with Section 106, the criteria of adverse effect are applied to historic properties, if any exist in the project Area of Potential Effect (APE), pursuant to 36 CFR Sections 800.5(a)(1). If no historic properties are identified in the APE, a finding of “no historic properties affected” will be made for the proposed project. If there are historic properties in the APE, application of the criteria of adverse effect will result in project-related findings of either “no adverse effect” or of “adverse effect,” as described above. A finding of no adverse effect may be appropriate when the undertaking's effects do not meet the thresholds in criteria of adverse effect 36 CFR Sections 800.5(a)(1), in certain cases when the undertaking is modified to avoid or lessen effects, or if conditions were imposed to ensure review of rehabilitation plans for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (codified in 36 CFR Part 68).

If adverse effects findings were expected to result from the proposed project, mitigation would be required, as feasible, and resolution of those adverse effects by consultation may occur to avoid, minimize, or mitigate adverse effects on historic properties pursuant to 36 CFR Part 800.6(a).

State

California Register of Historical Resources (CRHR)

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” (PRC section 5020.1(j).) In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” (PRC section 5024.1(a).) The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to PRC Section

5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- (2) Is associated with the lives of persons important in our 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.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see Cal. Code Regs., tit. 14, section 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC section 21083.2(g) defines “unique archaeological resource.”
- PRC section 21084.1 and CEQA Guidelines section 15064.5(a) defines “historical resources.” In addition, CEQA Guidelines section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource;” it also defines the circumstances when a project would materially impair the significance of an historical resource.
- PRC section 21074(a) defines “tribal cultural resources.”

- PRC section 5097.98 and CEQA Guidelines section 15064.5(e): Set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC sections 21083.2(b)-(c) and CEQA Guidelines section 15126.4: Provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource." (PRC section 21084.1; CEQA Guidelines section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA. (PRC section 21084.1; CEQA Guidelines section 15064.5(a).) The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption. (PRC section 21084.1; CEQA Guidelines section 15064.5(a).)

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." (CEQA Guidelines section 15064.5(b)(1); PR Code section 5020.1(q).) In turn, the significance of an historical resource is materially impaired when a project:

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

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- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA.

(CEQA Guidelines section 15064.5(b)(2).) Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2[a], [b], and [c]).

Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC section 21083.2(a); CEQA Guidelines section 15064.5(c)(4).) However, if a non-unique archaeological resource qualifies as tribal cultural resource (PRC 21074(c); 21083.2(h)), further consideration of significant impacts is required.

CEQA Guidelines section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC section 5097.98.

California Health and Safety Code

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. Health and Safety Code section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or

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nearby area reasonably suspected to contain human remains shall occur until the County coroner has examined the remains (section 7050.5b). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the California Native American Heritage Commission (NAHC) within 24 hours (section 7050.5c). The NAHC will notify the Most Likely Descendant. With the permission of the landowner, the Most Likely Descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the Most Likely Descendant by the NAHC. The Most Likely Descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

Local

City of Oceanside Historic Preservation Ordinance

Chapter 14A of the City of Oceanside Municipal Code, referred to as the Historic Preservation Ordinance, identifies evaluation criteria under which a historical site or area may be designated in Section 14A.6:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- (b) It is identified with persons or events significant in local, state, or national history; or
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) It is representative of the notable work of a builder, designer, or architect; or
- (e) It is found by the council to have significant characteristics which should come under the protection of this chapter.

(Ord. No. 82-14, § 1, 9-8-82)

Project Personnel

Archival research, Department of Parks and Recreation (DPR) forms, and preparation of this letter report were performed by Dudek Senior Architectural Historian Kara R. Dotter, MSHP. Dudek archaeologist Matthew DeCarlo conducted a pedestrian survey of the property on December 27, 2017. Dudek Senior Architectural Historian Samantha Murray, MA, provided quality assurance/quality control of the report. Ms. Dotter and Ms. Murray exceed the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for Architectural History.

HISTORIC CONTEXT

Historic Overview of the City of Oceanside

Mission San Luis Rey was founded in 1798, in the northeastern area of what would become Oceanside. After Mexico's successful War for independence in 1821, Mexico passed the Secularization Act of 1833 to combat the potential Spanish influence of the missions, which remained loyal to the Roman Catholic Church in Spain after the war. The Mexican government confiscated mission properties between 1834 and 1836; they broke up the properties, and either sold them or gave them away to private citizens. This ushered in the Rancho Era, where large tracts of secularized land were held by private individuals and families until the Mexican-American War began in 1846. Part of the Mission property, approximately 2,260 acres to the west of Mission San Luis Rey, was granted in 1845 by Governor Pio Pico to Andrés and José Manuel, local Luiseno Indians, and became Rancho Guajome (Hoffman 1862). Another rancho, Rancho Santa Margarita, was located north of the subject property, and Rancho Agua Hedionda, was located east-southeast of and closer to the subject property (Alexander 1912).

During the 1870s, early pioneers moved into the region and founded the Township of San Luis Rey. In 1882, railroad construction began between Riverside and San Diego. One year later, Andrew Jackson Myers applied for a Homestead Grant in what would become downtown Oceanside. On July 3, 1888, the City of Oceanside incorporated and the first train depot was built. Oceanside continued to grow, with expansion during the 1920s spurred on by construction of a highway through the town that connected Los Angeles and San Diego. In 1942, the Navy took control of Rancho Santa Margarita and renamed it Camp Joseph H. Pendleton. Construction of the camp led to a population boom in Oceanside, as military members and their families moved into the area; by 1950, the population had nearly tripled. The continued presence of Camp Pendleton and the growth of population in southern California as a whole led to Oceanside becoming the third largest city in San Diego County (Oceanside Historical Society 2018, City of Oceanside n.d.)

Existing Fire Mountain Reservoir and Control Building

Aerial images indicate the existing potable water reservoir and control building were built between 1953 and 1958, after the boom initiated by the opening of Camp Pendleton in 1942 that resulted in a tripling of the local population by 1950 (UCSB 2018a, 2018b). Google Streetview images dated May 2015 show rehabilitation work to both the reservoir and the control building being undertaken. The images show the reservoir with grey colored walls (unpainted concrete, apparently without the textured coating) and an off-white colored roof with crazing (possibly colored asphalt rolled-roofing material or an elastomeric paint). In 2015, the control building

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appears white in color, with smooth surfaces and subtle textures indicative of poured-in-place concrete, and openings where there were once windows or doors.

METHODS AND RESULTS

Site Visit

Dudek cross-trained archaeologist Matthew DeCarlo conducted a pedestrian survey of the property on December 27, 2017. Weather conditions were clear and sunny, approximately 50-60°F, with calm winds. The purpose of the historical resources pedestrian survey was to photo-document the existing reservoir and control building, and note the condition of the structures.

Building Development Research

During March 2018, a variety of archival resources were searched for information relating to the existing reservoir and control building. Aerial images from the University of California Santa Barbara and Nationwide Environmental Title Research, LLC, were reviewed, as well as Google Streetview images. Information also was gleaned from newspapers published at the time. Sanborn Maps were examined, but the property was not within their mapped boundaries. Information relating to building/permit records or water and sewer connection records was not available from the County of San Diego Assessor's Office. The DPR forms are attached to this letter report.

Description of Surveyed Resources

The subject property contains two structures: a pre-stressed concrete reservoir and a control building. The cylindrical reservoir tank with a domed roof has a textured shotcrete surface that is painted light tan. The reservoir is 135 ft. in diameter with approximately 37 ft. projecting above ground (including the domed roof), and rests on a concrete foundation. A protected access ladder is attached to the south elevation and grants access to the roof. There appears to be a hatch approximately three feet inward from the roof edge and a hooded vent crowning the top of the roof, with security railing around or leading to both features.

The control building is a rectangular building constructed of cast-in-place concrete and painted a light brown, with the long axis oriented north-south. The building is one-story tall, with a smaller two-story rectangular section projecting upward from the central eastern portion, and rests on a concrete foundation. The north and west elevation each has a centered single metal door with a square louvered panel located on the bottom half. Windows are limited to the west and south elevations; two 8×8 glass block windows symmetrically flank the door on the west elevation, while a single 16×8 glass block window is centered on the south elevation. The glass blocks are

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set in approximately ¼ in. beds of white-colored mortar. Aside from the door and window fenestration, the decorative accents are limited to a double- and triple-band of concrete belt courses parallel to and approximately six inches below the roof line on the first and second story levels, respectively. The east and west elevations of the two-story section also sport six evenly-spaced ventilation holes between the concrete belt courses.

SIGNIFICANCE EVALUATIONS

For a property to be listed in or determined eligible for listing in the NRHP, it must be demonstrated to possess integrity and to meet at least one of four criteria. The CRHR was designed to reflect the same criteria and integrity as those identified for the NRHP. Therefore, the NRHP and CRHR significance evaluations are presented together.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The reservoir and control building are part of the water supply system for the City of Oceanside. However, neither the reservoir nor the control building are the first, last, or one of the more important water facilities within the Oceanside. Furthermore, the construction of the two structures occurred more than 10 years after the population boom occasioned by the construction of nearby Camp Pendleton. Therefore, the reservoir and the control building are recommended as not eligible for listing in the NRHP or CHRC under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.

Archival research and examination of the structures failed to identify any person of significance that may have been associated with the reservoir or the control building. Therefore, the reservoir and the control building are recommended as not eligible for listing in the NRHP or CHRC under Criterion B/2.

Criterion C/3: 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.

Both the reservoir and the control building are utilitarian structures built using commonplace construction techniques. The two structures are not the work of a master, nor do they possess high artistic values. The only remaining decoration on the control building are the two concrete belt courses above the openings. Furthermore, neither structure appears as it did originally: the reservoir underwent a structural retrofit in 2015 that involved removing the original outer layer

of shotcrete coating and replacing it with a highly textured layer of shotcrete, as well as repainting the walls and roof in a different, darker color, and the glass-block windows and solid doors on the control building are modern replacements. Therefore, the reservoir and the control building are recommended as not eligible for listing in the NRHP or CHRC under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

Neither the reservoir nor the control building have yielded, nor are they likely to yield, information important to understanding prehistory or history. Therefore, the reservoir and the control building are recommended as not eligible for listing in the NRHP or CHRC under Criterion D/4.

Integrity Discussion

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1990). The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.

Both the reservoir and control building are situated in the same location as originally built, the feeling and association with the local water system remains; therefore, integrity of location, feeling, and association is retained. When first constructed, the area around the reservoir and the control building was rural and agricultural, boasting many fruit groves. Although the area to the east-northeast of the property remains undeveloped, the rest of the local area is decidedly suburban, with many single-family residences; therefore, integrity of setting is diminished. Alterations to both the reservoir and the control building over the years left the structures looking noticeably different than when they were constructed originally; therefore, the property does not have integrity of design, materials, or workmanship. Taken together, the subject property lacks enough integrity to be considered for listing in the NRHP or CRHR.

FINDINGS AND CONCLUSIONS

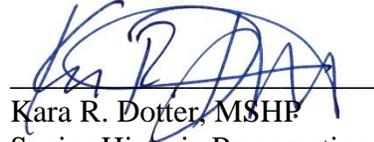
The existing Fire Mountain potable water reservoir and control building were both constructed between 1953-1958 to supplement the water supply system for the City of Oceanside. Archival research and a site visit provided sufficient information to evaluate both structures for listing in the NRHP and CRHR. As a result of the evaluation, the reservoir and the control building were found to not meet the necessary criteria and are recommended as not eligible for listing in the NRHP or CRHR due to a lack of historical associations and compromised integrity. Therefore,

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the reservoir and the control building are not considered historical resources under CEQA and no management recommendations or mitigation is required for historic built environment resources.

Sincerely,



Kara R. Dotter, MSHP
Senior Historic Preservation Specialist
and Architectural Historian

Att.: DPR 523 Forms

cc: Samantha Murray, Dudek

REFERENCES

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

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other
 Review Code

Reviewer

Date

Listings

Page 1 of 7 *Resource Name or #: (Assigned by recorder) Fire Mountain Reservoir Tank and Pump House

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad San Luis Rey Date 1997 T 11S; R 4W; SW ¼ of NE ¼ of Sec 30; San Bernardino B.M.

c. Address _____ City _____ Zip _____

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 468447 mE/ 3672728 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

The subject property contains two structures: a reservoir tank and a pump house. The cylindrical reservoir tank with a domed roof is clad in a stucco-like material and painted a light tan (Figure 1). The tank is approximately 125 ft. in diameter and about 25 ft. tall, and rests on a concrete foundation. A protected access ladder is attached to the south elevation and grants access to the roof. There appears to be a hatch approximately three feet inward from the roof edge and a hooded vent crowning the top of the roof, with security railing around or leading to both features. (see Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) _____



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

P5b. Description of Photo: (view, date, accession #) Reservoir tank and pump house, view looking SE. 12-28-2017 (IMG 0961)

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both
c.1953-1958 (NETR, UCSB)

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Kara R. Dotter, MSHP
Dudek
605 Third St.
Encinitas, CA 92024

*P9. Date Recorded: 03-19-2018

*P10. Survey Type: (Describe)
Intensive pedestrian

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

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

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Fire Mountain Reservoir Tank and Pump House *NRHP Status Code 6Z
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B1. Historic Name: Fire Mountain Reservoir Tank and Pump House
 B2. Common Name: Fire Mountain Reservoir Tank and Pump House
 B3. Original Use: water reservoir and pump house B4. Present Use: water reservoir and pump house
 *B5. Architectural Style: Utilitarian
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Built c. 1953-1958. Reservoir tank stuccoed in 2015. Pump House windows and doors replaced 2015.

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

*B8. Related Features:

B9a. Architect: unknown b. Builder: unknown
 *B10. Significance: Theme Infrastructure Area Oceanside, CA
 Period of Significance _____ Property Type _____ Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Historic Overview of the City of Oceanside

Mission San Luis Rey was founded in 1798, in the northeastern area of what would become Oceanside. After Mexico's successful War for independence in 1821, Mexico passed the Secularization Act of 1833 to combat the potential Spanish influence of the missions, which remained loyal to the Roman Catholic Church in Spain after the war. The Mexican government confiscated mission properties between 1834 and 1836; they broke up the properties, and either sold them or gave them away to private citizens. This ushered in the Rancho Era, where large tracts of secularized land were held by private individuals and families until the Mexican-American War began in 1846. Part of the Mission property, approximately 2,260 acres to the west of Mission San Luis Rey, was granted in 1845 by Governor Pio Pico to Andrés and José Manuel, local Luiseno Indians, and became Rancho Guajome (Hoffman 1862). Another rancho, Rancho Santa Margarita, was located north of the subject property, and Rancho Agua Hedionda, was located east-southeast of and closer to the subject property (Alexander 1912).

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

*B12. References:
 See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Kara R. Dotter, MSHP
 *Date of Evaluation: April 12, 2018

(This space reserved for official comments.)



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*P3a. Description:

The pump house is a rectangular building constructed of cast-in-place concrete and painted a light brown, with the long axis oriented north-south (Figure 2-3). The building is one-story tall, with a smaller two-story rectangular section projecting upward from the central eastern portion, and rests on a concrete foundation. The north and west elevation each has a centered single metal door with a square louvered panel located on the bottom half. Windows are limited to the west and south elevations; two 8×8 glass block windows symmetrically flank the door on the west elevation, while a single 16×8 glass block window is centered on the south elevation. The glass blocks are set in approximately ¼ in. beds of white-colored mortar. Aside from the door and window fenestration, the decorative accents are limited to a double- and triple-band of concrete belt courses parallel to and approximately six inches below the roof line on the first and second story levels, respectively. The east and west elevations of the two-story section also sport six evenly-spaced ventilation holes between the concrete belt courses.

*B10. Significance:

During the 1870s, early pioneers moved into the region and founded the Township of San Luis Rey. In 1882, railroad construction began between Riverside and San Diego. One year later, Andrew Jackson Myers applied for a Homestead Grant in what would become downtown Oceanside. On July 3, 1888, the City of Oceanside incorporated and the first train depot was built. Oceanside continued to grow, with expansion during the 1920s spurred on by construction of a highway through the town that connected Los Angeles and San Diego. In 1942, the Navy took control of Rancho Santa Margarita and renamed it Camp Joseph H. Pendleton. Construction of the camp led to a population boom in Oceanside, as military members and their families moved into the area; by 1950, the population had nearly tripled. The continued presence of Camp Pendleton and the growth of population in southern California as a whole led to Oceanside becoming the third largest city in San Diego County (Oceanside Historical Society 2018, City of Oceanside n.d.)

Fire Mountain Reservoir and Pump Station

Aerial images indicate the reservoir tank and pump station building were built between 1953 and 1958, after the boom initiated by the opening of Camp Pendleton in 1942 that resulted in a tripling of the local population by 1950 (UCSB 2018a, 2018b). Google Streetview images dated May 2015 show rehabilitation work to both the reservoir tank and the pump house being undertaken. The images show the reservoir tank with grey colored walls (metal or possible concrete, without a stucco coating) and an off-white colored roof with crazing (possibly colored asphalt rolled roofing material or an elastomeric paint). In 2015, the pump house appears white in color, with smooth surfaces and subtle textures indicative of poured-in-place concrete, and has no windows or doors (Figure 4).

SIGNIFICANCE EVALUATIONS

For a property to be listed in or determined eligible for listing in the NRHP, it must be demonstrated to possess integrity and to meet at least one of four criteria. The CRHR was designed to reflect the same criteria and integrity as those identified for the NRHP. Therefore, the NRHP and CRHR significance evaluations are presented together.

Criterion A/1: That are associated with events that have made a significant contribution to the broad patterns of our history.

The reservoir tank and pump house are part of the water supply system for the City of Oceanside. However, neither the tank nor the pump house are the first, last, or one of the more important water facilities within the Oceanside. Furthermore, the construction of the two structures occurred more than 10 years after the population boom occasioned by the construction of nearby Camp Pendleton. Therefore, the reservoir

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tank and the pump house are recommended as not eligible for listing in the NRHP or CHRC under Criterion A/1.

Criterion B/2: That are associated with the lives of persons significant in our past.
Archival research and examination of the structures failed to identify any person of significance that may have been associated with the reservoir tank or the pump house. Therefore, the reservoir tank and the pump house are recommended as not eligible for listing in the NRHP or CHRC under Criterion B/2.

Criterion C/3: 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.

Both the reservoir tank and the pump house are utilitarian structures built using commonplace construction techniques. The two structures are not the work of a master, nor do they possess high artistic values. The only remaining decoration on the pump house are the two concrete belt courses above the openings. Furthermore, neither structure appears as it did originally: the reservoir tank is entirely clad in highly textured, painted stucco, and the glass-block windows and solid doors on the pump house are modern replacements. Therefore, the reservoir tank and the pump house are recommended as not eligible for listing in the NRHP or CHRC under Criterion C/3.

Criterion D/4: That have yielded, or may be likely to yield, information important in prehistory or history.

Neither the reservoir tank nor the pump house have yielded, nor are they likely to yield, information important to understanding prehistory or history. Therefore, the reservoir tank and the pump house are recommended as not eligible for listing in the NRHP or CHRC under Criterion D/4.

Integrity Discussion

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria*, as "the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity" (NPS 1990). The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.

Both the reservoir tank and pump house are situated in the same location as originally built, the feeling and association with the local water system remains; therefore, integrity of location, feeling, and association is retained. When first constructed, the area around the reservoir tank and the pump house was rural and agricultural, boasting many fruit groves. Although the area to the east-northeast of the property remains undeveloped, the rest of the local area is decidedly suburban, with many single-family residences; therefore, integrity of setting is diminished. Alterations to both the reservoir tank and the pump house over the years left the structures looking noticeably different than when they were constructed originally; therefore, the property does not have integrity of design, materials, or workmanship. Taken together, the subject property lacks enough integrity to be considered for listing in the NRHP or CRHR.

***B12. References:**

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Figure 1. Reservoir tank, view looking south-southwest. (IMG_0968; 12-27-2017)

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Figure 2. Pump house, view looking west. (IMG_0969; 12-27-2017)

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Figure 3. Pump house, view looking south. (IMG_0974; 12-27-2017)



Figure 4. Reservoir tank and pump house as seen in May 2015. (Google 2018)